

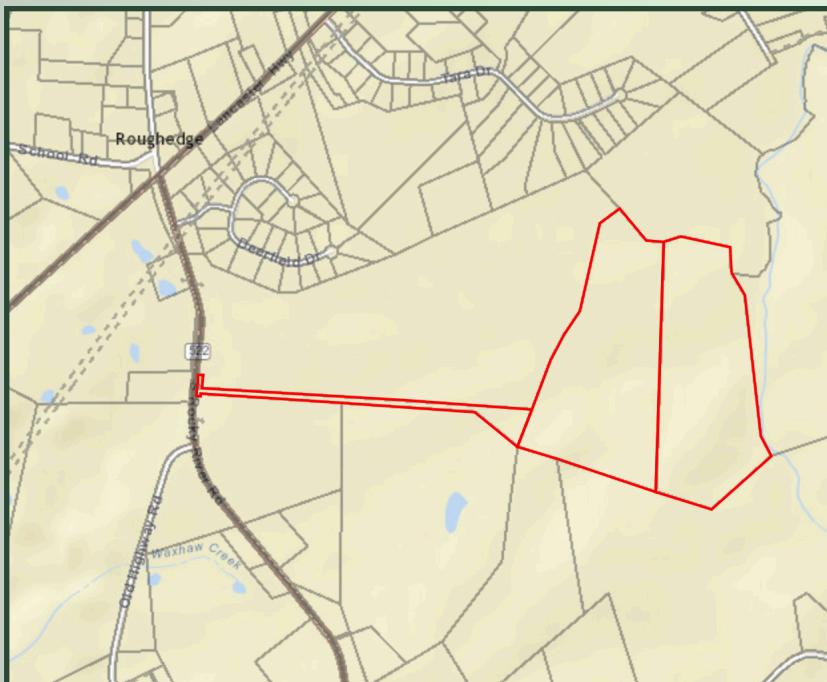
**+/- 113 ACRES**



**LAND AVAILABLE  
FOR SALE**

**S.<sup>22</sup> ROCKY RIVER ROAD  
MONROE, NC 28110**

Parcel ID: 04255005, 04255006 & 04255006A



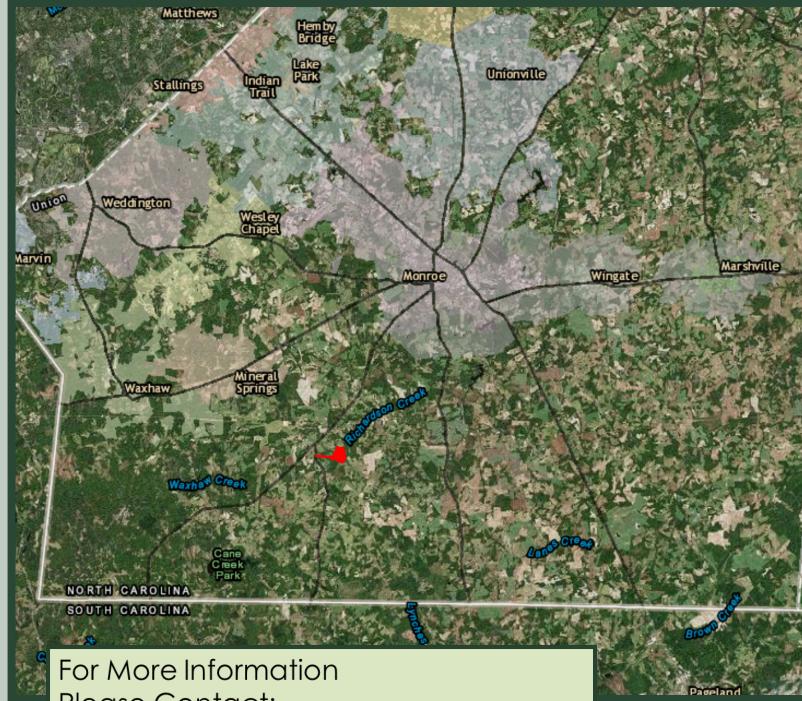
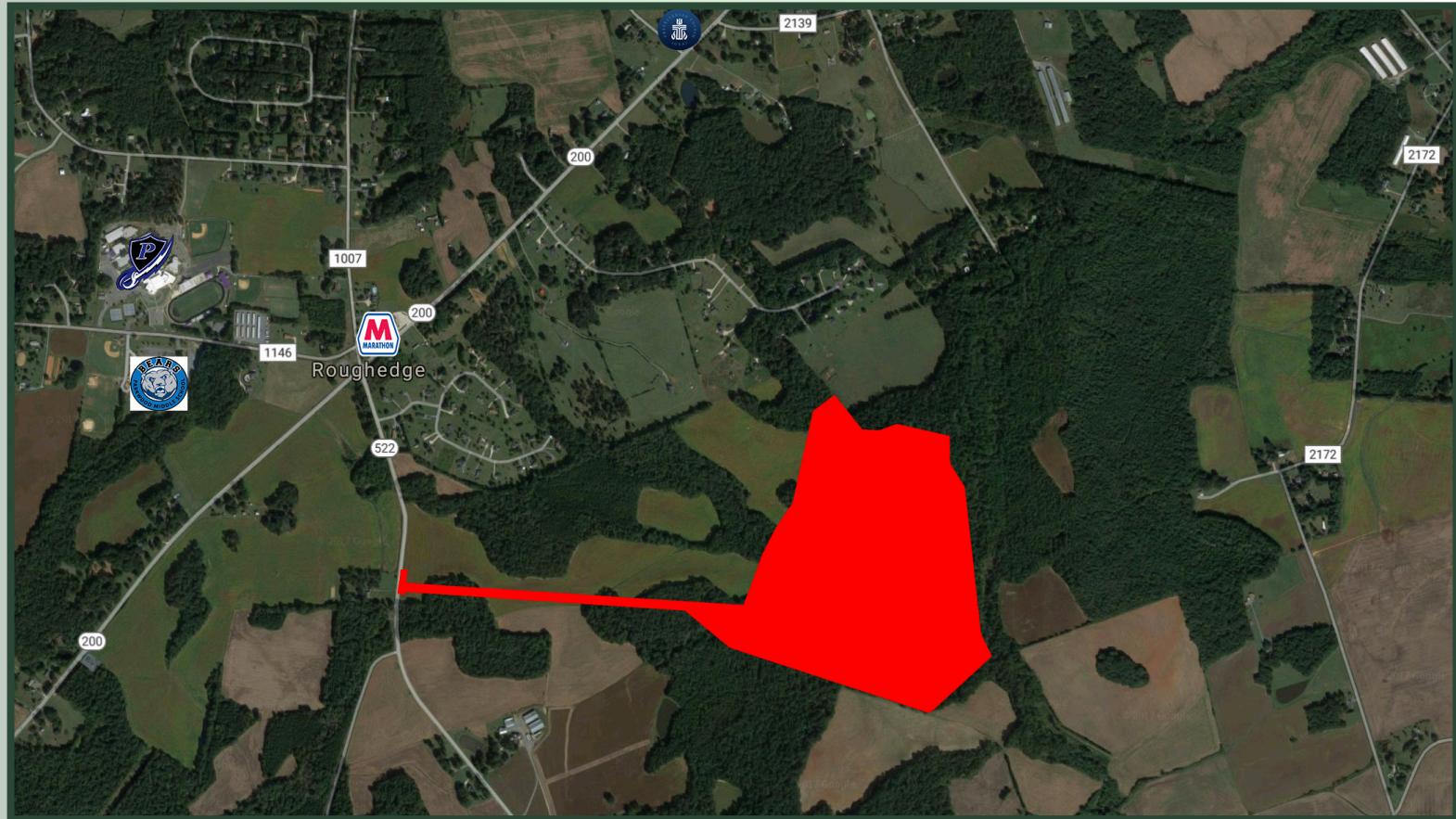
**PROPERTY HIGHLIGHTS:**

- +/- 113 Acres of Vacant Land
- 3 Adjacent Parcels
- Zoned: Residential (RA-40)
- Access off of HWY 522
- Close to Lancaster HWY and South Carolina state line
- Property can be subdivided
- Excellent location for estate type development
- If all 3 are developed as one unit, water is accessible on Rocky River Road.
- County sewer is not accessible.

**Listed at  
\$21,000/Acre**

# THE MOSER GROUP, INC.

COMMERCIAL REAL ESTATE



For More Information  
Please Contact:

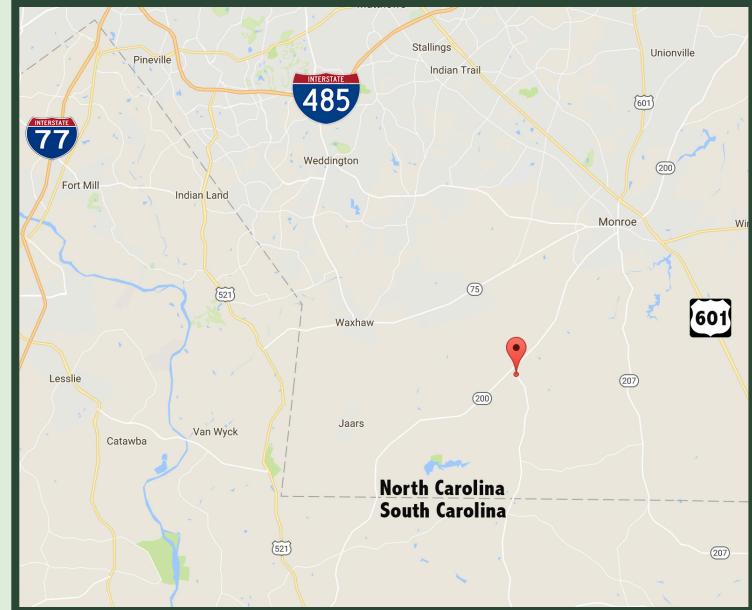
**Dennis W. Moser, MAI**

President/Broker

704.882.1700 x 211

704.201.6333

[dmoser@themosergrupinc.com](mailto:dmoser@themosergrupinc.com)



The information contained herein is believed to be accurate, but is not guaranteed and may change or be updated without notice.

231 Post Office Drive, B-8  
Indian Trail, NC 28079

[TheMoserGroupInc.com](http://TheMoserGroupInc.com)

704-882-1700