

# THE MOSER GROUP, INC.

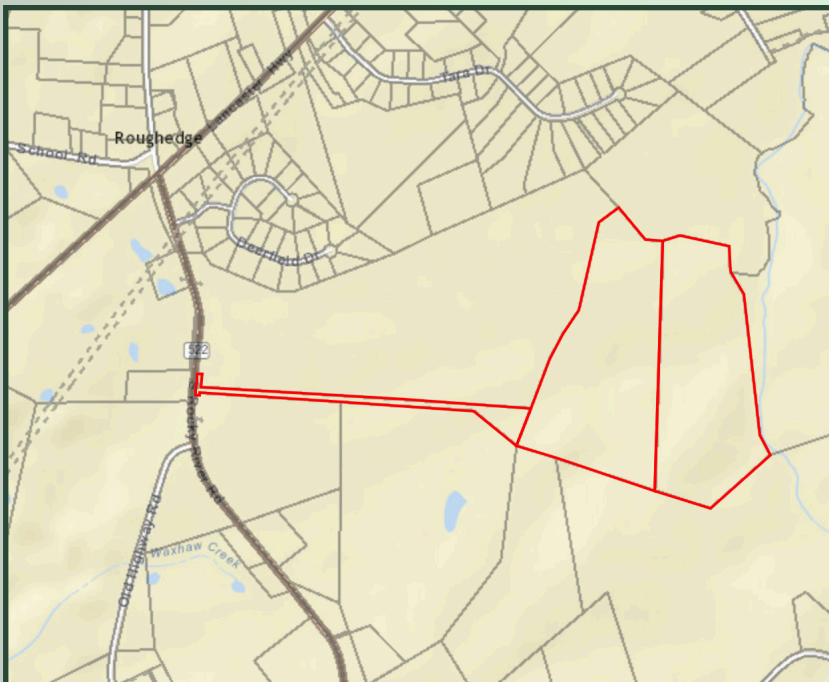
COMMERCIAL REAL ESTATE

**+/- 113 ACRES**

**LAND AVAILABLE  
FOR SALE**

**S. 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.

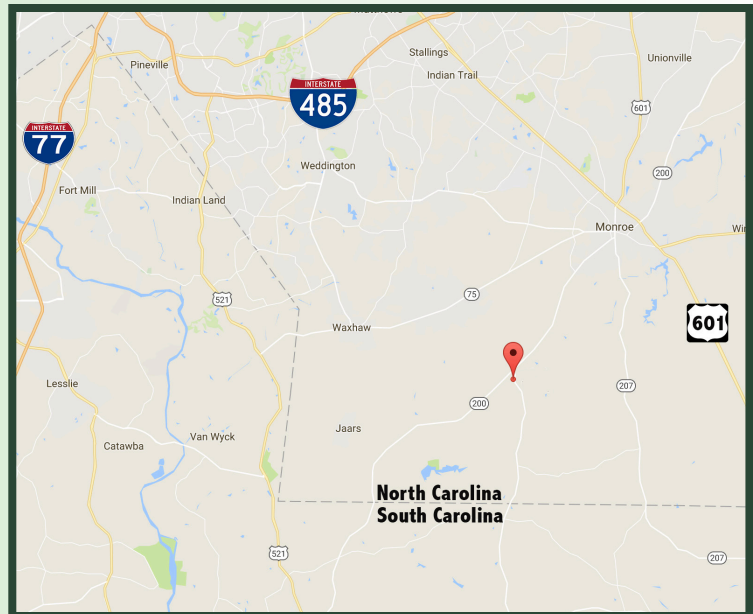
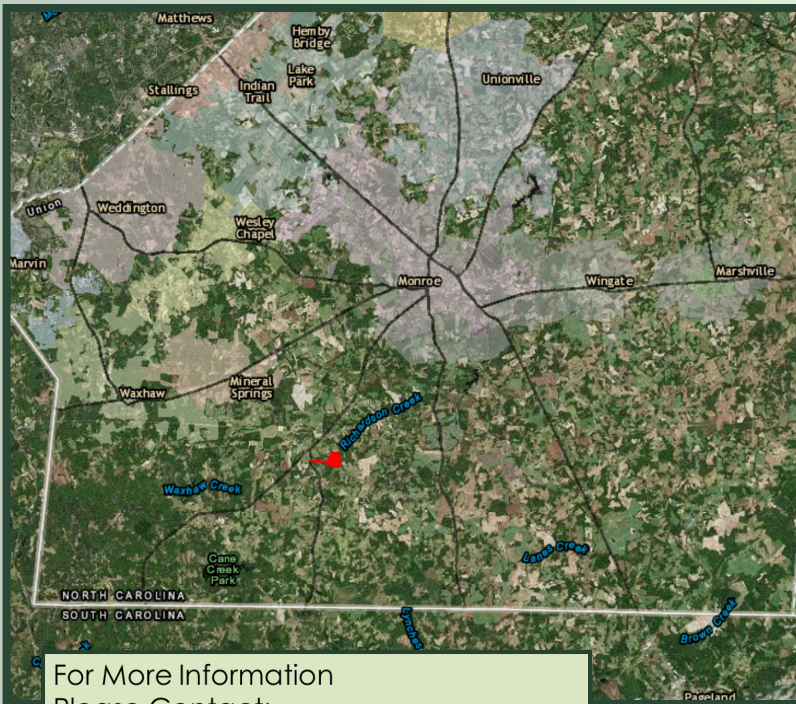
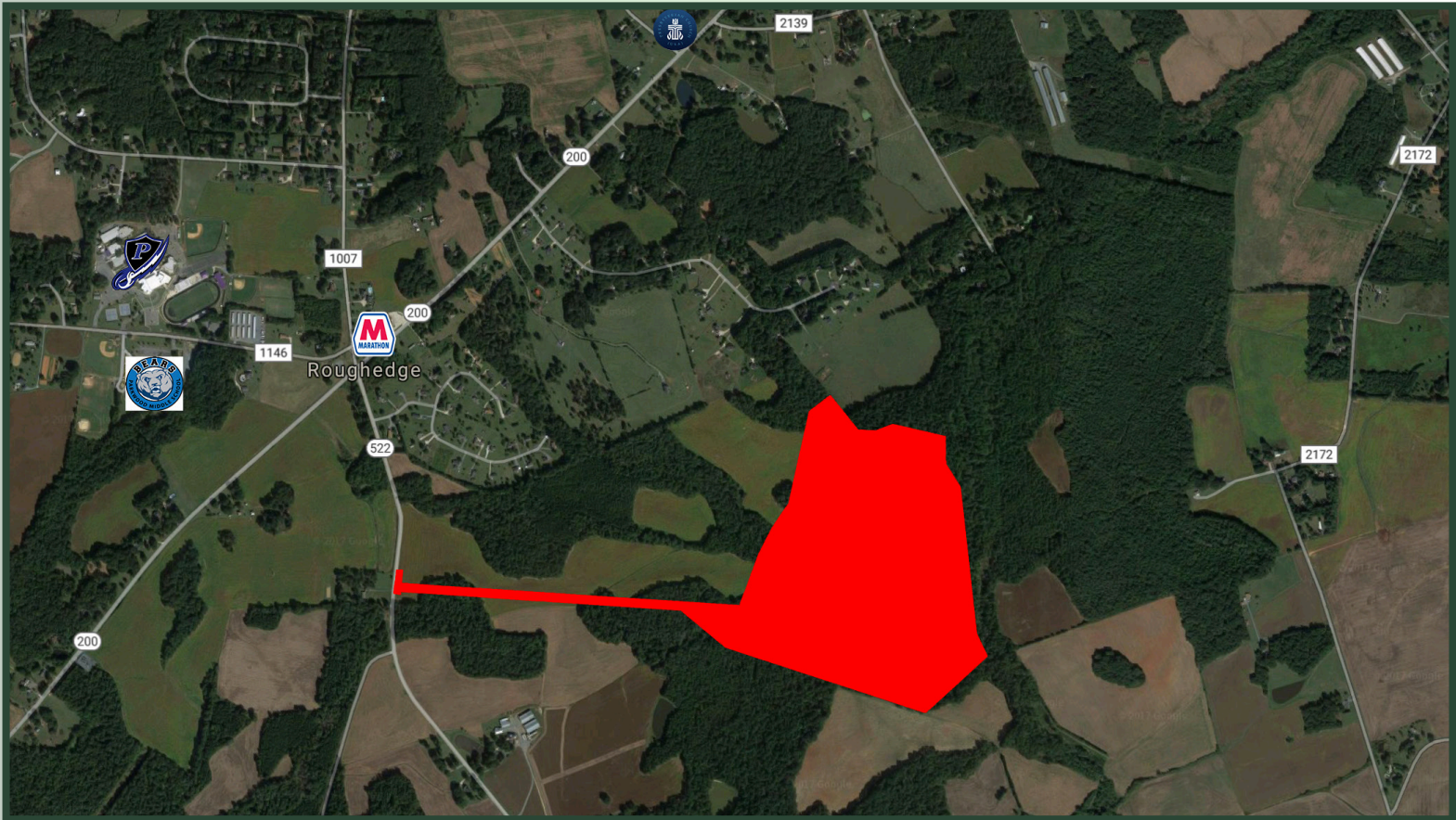
**Listed at  
\$21,000/Acre**

231 Post Office Drive, B-8  
Indian Trail, NC 28079  
[TheMoserGroupInc.com](http://TheMoserGroupInc.com)  
704-882-1700



# 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@themosergroupinc.com](mailto:dmoser@themosergroupinc.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