



LAND | 996 OLD OCEAN HIGHWAY | BOLIVIA, NC

DAVID SUMMERLIN, III  
WILLIAM HIGH

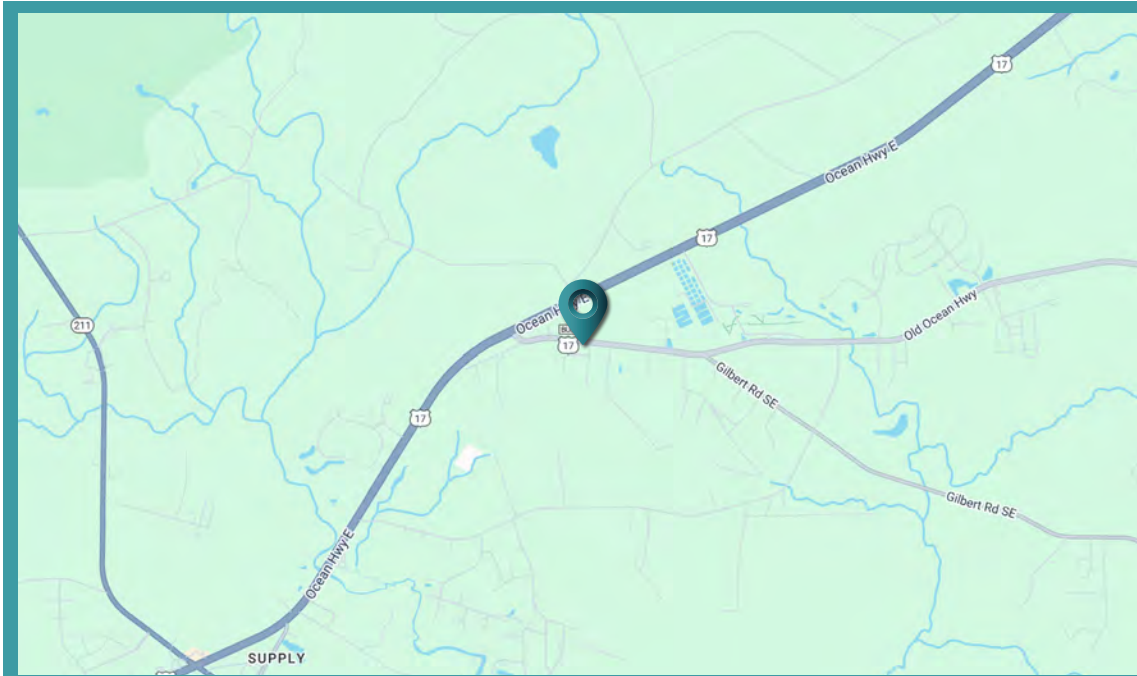
# FOR SALE

**SUN COAST PARTNERS COMMERCIAL**  
1430 Commonwealth Drive, Suite 102  
Wilmington, NC 28403  
910 350 1200 | [scpcommercial.com](http://scpcommercial.com)



**Sun Coast  
Partners**  
COMMERCIAL





Strong corner site at the corner of Old Ocean HWY and Hope Lane in Boliva, NC. This site is zoned CO-CLD, which allows for a variety of commercial uses in Brunswick County. Water and sewer run along Old Ocean HWY. This site is in close proximity to Brunswick County Community College and the Brunswick County Government complex. It is roughly 1,600 feet from the signalized intersection of HWY 17 and Old Ocean HWY. The site has 200 feet of frontage on Old Ocean HWY and has over 500 feet of frontage on Hope Lane.

Call brokers with questions.

## 996 Old Ocean Highway Bolivia, NC 28422

|            |            |
|------------|------------|
| ACREAGE*   | 1.5 Acres  |
| LIST PRICE | \$450,000  |
| ZONING     | CO-CLD     |
| PARCEL ID  | 1530003067 |

\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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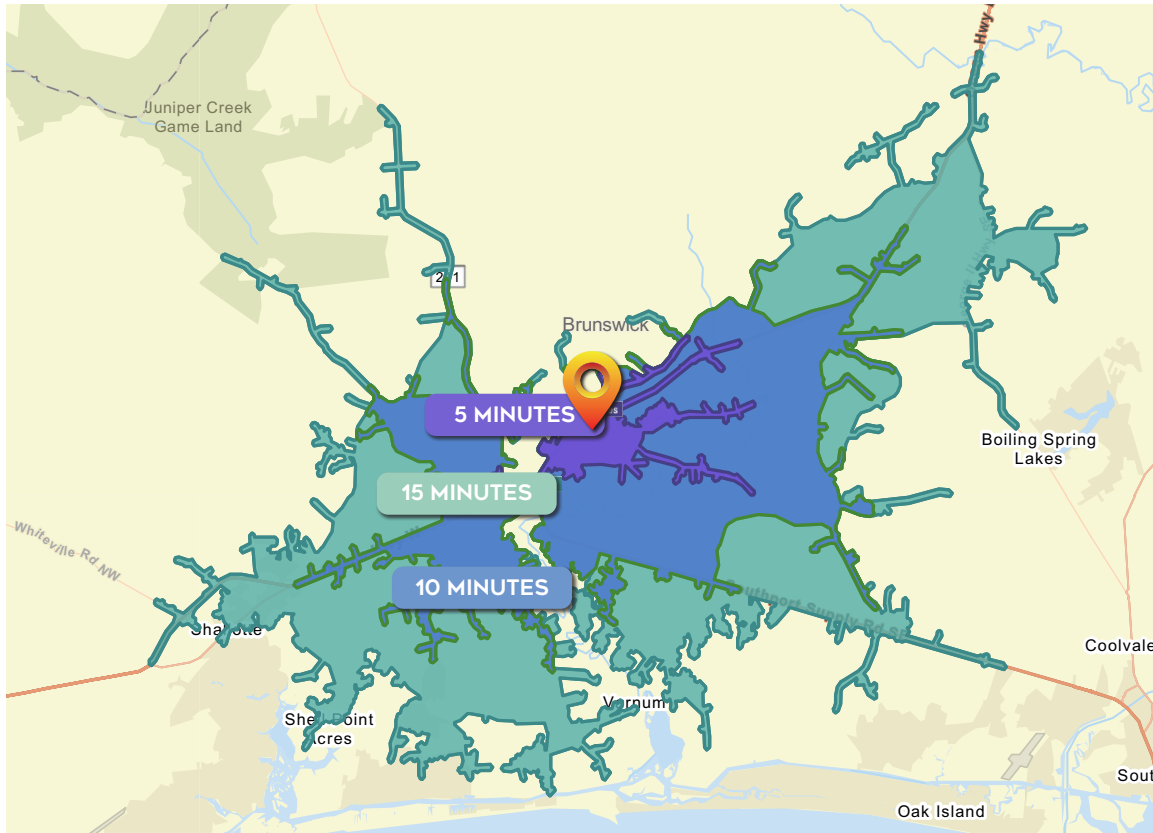
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| DEMOGRAPHICS      | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|-------------------|-----------|------------|------------|
| Total Population  | 480       | 7,749      | 21,061     |
| Average Age       | 45.9      | 49.2       | 49.8       |
| Households        | 142       | 3,004      | 8,635      |
| Average HH Size   | 3.07      | 2.47       | 2.39       |
| Median HH Income  | \$51,981  | \$62,049   | \$61,876   |
| Average HH Income | \$74,172  | \$82,520   | \$82,423   |
| Per Capita Income | \$26,994  | \$32,743   | \$34,427   |

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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