

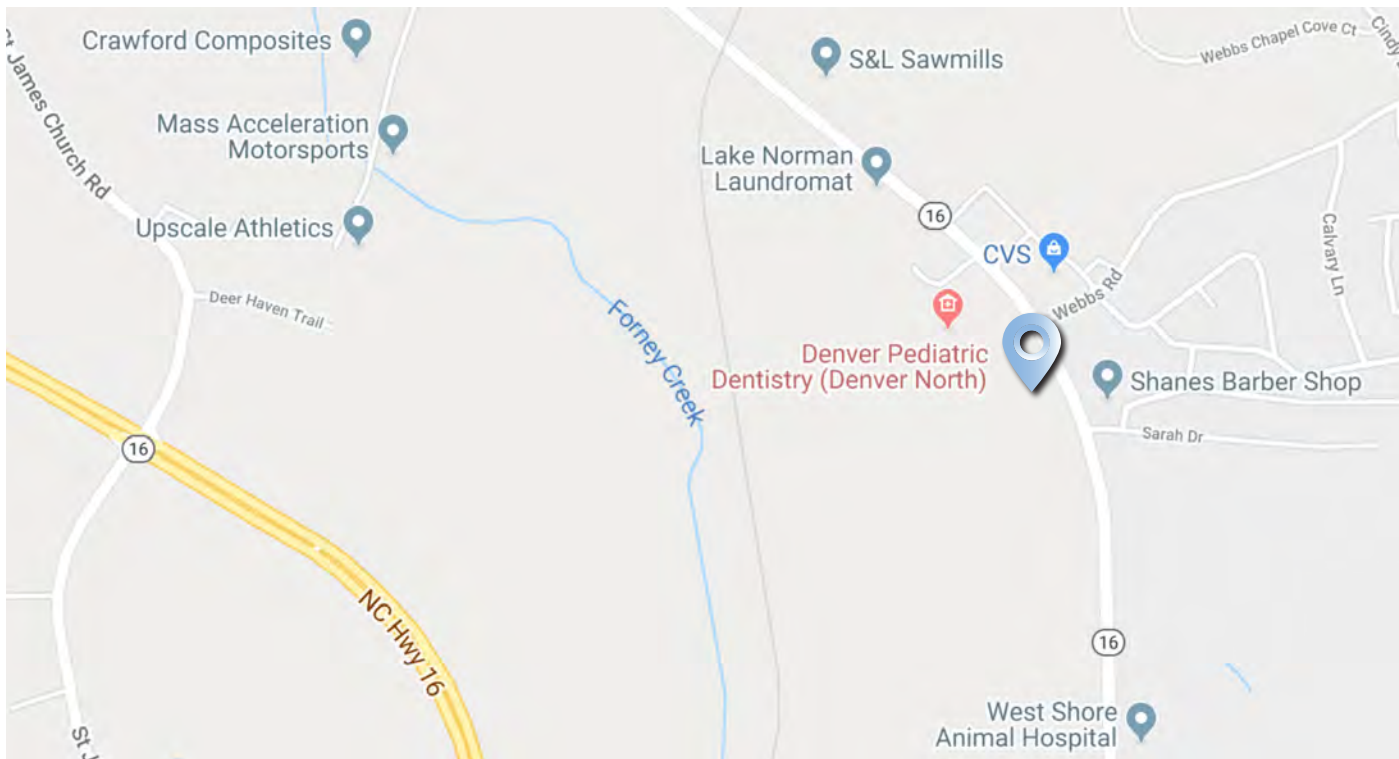


GRANDE LAKE CROSSING, LOTS 3 & 4 | DENVER

Two commercial lots available along Highway 16 Business and within the Grande Lake Crossing development.

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





PROPERTY INFORMATION

ACREAGE*

Total: 1.97 ± acres

Lot 3: 1.129 ± acres

Lot 4: 0.841 ± acres

ZONING

B-N, ELDD & R-SF

PARCEL ID

71506

FEATURES

- Frontage on well-travelled Highway 16
- Large amount of residential development along Webb's Rd. which empties into this intersection

LIST PRICE

LOT 3 - \$675,000

LOT 4 - \$400,000

SAM KLINE, CCIM

c 704 777 6003

skline@mecacommercial.com

MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
COMMERCIAL REAL ESTATE

- 3. PROPERTY MAY BE SUBJECT TO REDEMPTION OR UNREDEEMED RIGHTS OF WAY OR EASEMENTS NOT OBSERVED.
- 4. INTENT TO VERIFY ALL STRAINS AND JOINING REQUIREMENTS PRIOR TO ANY PLANNING OR CONSTRUCTION.
- 5. DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAN SHOULD NOT BE SCALE'D OR INFERRED FROM ANY DESIGN OR STATEMENT OF INTENT. A FIELD VERIFICATION OF ALL DIMENSIONS.
- 6. DIGITAL COPIES OF THIS PLAN ARE FOR REFERENCE ONLY. ONLY PRINT NOT USED FOR CONSTRUCTION.
- 7. ALL DRAWING & JUDICIAL STATEMENT MUST HAVE A 10% L&L INK.
- 8. EASEMENTS IF FORMED BY L&L WITH OLD CHAIN OF ACTS.
- 9. AND LEGAL DOCUMENTS FORMED WITHIN 30% OF SUBJECT PROPERTY.
- 10. PROPERTY IS IN BUSINESS.
- 11. ROAD OF LOT 15 IS CONTAINING 4.25% INCREASE.
- 12. EASEMENTS FORMATION THROUGH ADJACENT WAS DECLINED IN 2007, 2008, 2009, 2010, TO ABANDON FORMATION THE 30% INCREASE OR 20% INCREASE.
- 13. L&L MAY ALLOW A REDEMPTION OR REDEMPTION THROUGH PLAN.
- 14. FOR EASEMENTS OF 10% INCREASE TO BE ADDED TO EASEMENTS.
- 15. WHETHER THE 10% MAY BE SUBJECT TO ANALYSIS. CAPABILITY, MATTER OF THE

B-44 SETBACKS:
 FRONT - 20'
 REAR - 20'
 SIDE - 10'
 PROPERTY OWNER:
 STEVE AUSTIN
 H & A INVESTORS, LLC
 116 TWIN OAKS PL
 GOLDSBORO, NC 27530
 AGENT: CHUCK RODNEY
 DEDMON SURVEYS
 704-483-4608
 FEMA INFO:
 COMMUNITY PANEL #3710460400J
 EFF. DATE 8/16/2007
 ZONE X

This property is not located in a water supply watershed as designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County.

Supervision Administrator 10-1-21
Date

Certificate of Ownership and Dedication

I/We do hereby certify that I/we am/are all of the owners of the simple title to the property shown and described herein, which is located in the subdivision, jurisdiction of Lincoln County and that I/we hereby reject the plan of subdivision with pre-close time consent and establish minimum lot size and building setbacks as noted.

SMA 7/9/11

H and A Investors, LLC Date

Authorized Representative

Private Road Design and Construction Certificate

I hereby certify that the proposed private road was constructed in accordance with the preliminary construction plan of _____ as approved by the Department of Transportation in accordance with §§ 4-6.5 and § 4-6.6 of the General Statutes of North Carolina.

Certification Officer:

[Signature] Date: *7/28/09*

Seal of the North Carolina Professional Engineers & Surveyors Association, Inc. The seal is circular with "NORTH CAROLINA PROFESSIONAL ENGINEERS & SURVEYORS ASSOCIATION, INC." around the perimeter. In the center, it says "SEAL OF THE NORTH CAROLINA PROFESSIONAL ENGINEERS & SURVEYORS ASSOCIATION, INC." and "JULY 1888".

STATE OF NORTH CAROLINA
I, DAVID C. POOLY, CERTIFY THAT THIS MAP WAS [DRAWN BY ME]
[DRAWN UNDER MY SUPERVISION] FROM AN ACTUAL SURVEY MADE
BY ME AND ACTUAL SURVEYING INSTRUMENTS UNDER MY SUPERVISION, (FOOTED
DESCRIPTION RECORDED) IN BOOK 236AS PAGE 260,
BOOK _____ PAGE _____, BOOK _____ PAGE _____,
THAT THE BASIS OF PRECISION AS CALCULATED BY LATITUDES AND
DEPARTURES IS 1:10,000. [THAT THE BOUNDARIES NOT SURVEYED
ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FURNISHED
IN BOOK _____ PAGE _____, AND _____, THAT THIS MAP WAS
PREPARED IN ACCORDANCE WITH THE ACT OF 1909.]
WITNESS MY HAND AND SEAL THIS _____ DAY OF
June, A.D. 2021.

I FURTHER CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES SPLITZELS OF LAND"

David C. H.
PROFESSIONAL LAND SURVEYOR - PL 57562

Public Works Certificate
I, an authorized Public Works representative of Lincoln County certify that
the plot includes to the best of my knowledge, ability and belief Lincoln County Utility
Easements over all water, sewer, utility transmission, distribution and gas mains and easements
being conveyed are dedicated by the owner of the property described in this plot to Lincoln
County, Oregon
8/16/21

(Charles King)

STATE OF NORTH CAROLINA LINCOLN COUNTY

On this 10 day of June, 2020, State Justice personally appeared

Defect Mr. Jonathan E. Reep for him and his heirs, etc.

and signed the foregoing affidavit in my presence and

before me in the truth of the statement herein contained.

Jonathan E. Reep

Notary Signature

My commission expires: 6-23-2025

NOTARY PUBLIC

Private Road Easement Agreement

All subdivision roads are hereby dedicated private and shall not be owned by the North Carolina Department of Transportation or Johnston County. The maintenance of all roads in this subdivision shall be the responsibility of the Developer and it shall be his obligation to bring it up to the road standards as certified by the design and consulting engineer.

[Signature] 1/7/21
H. Scott A. Investments, LLC Date
Authorized Representative

Certificate of Approval for Recording
 I hereby certify that the subdivision plot shows herein met the
 requirements of Article 5, Subdivision Standards of the Lincoln County
 Unified Development Ordinance and that this plot has been approved
 by Lincoln County on 10-1-21 for recordation in the
 Lincoln County Register of Deeds.
 Subdivision Administrator [Signature] 10-1-21
 Date

NOTATION:
IN APPROVING THIS PLAT, LINCOLN COUNTY DOES NOT
GUARANTEE THE SUITABILITY OF ANY LOT FOR THE
PLACEMENT OF A SEPTIC TANK SYSTEM.

H & A IN
2985-760

(80' R/W (MINIMUM))

Diagram illustrating a 'PUMPED-OUT CLUTTER' on a road surface. The diagram shows a cross-section of a road with a 'ROAD' surface, a 'CLUTTER' area, and a 'PUMPED-OUT CLUTTER' area. A 'ROAD' label is at the top right, and a 'CLUTTER' label is at the top left. A 'PUMPED-OUT CLUTTER' label is at the bottom center.

OP = COMPUTED POINT (UNMARKED)
 R/P = REPT-OF-WAY
 E/P = END OF PAVEMENT
 C/L = CENTERLINE
 S = UTILITY POLE
 L/S = LINDEN CD. UTILITY
 (EASMENT)



DEDMON SURVEYS

DEDMON

CHUCK P.
ROBERT D.

3704 NC. HIGHWAY 101
P.O. BOX 494
PHONE: 704/891-1111
FAX: 704/891-1112

Certificate of Conformity with Plans and Specifications

LINCOLN COUNTY
Subdivision Name Gronde Lake Crossing Sect 2
City/Township Gronde Lake L. & Gronde Lake L. W.
Name of Roads or Subdivision _____
Developer: 404 INVESTMENTS, LLC

I hereby declare the truth of my knowledge, belief and belief fairly that all good will be performed in this subdivision will be checked by me or my authorized representative and all matters with liens, grades, cross-sections, dimensions, and all materials requirements which are shown and indicated in the plans which meet the standards of the North Carolina Department of Transportation. I also acknowledge that I understand that the above certificate may subject me to civil and/or criminal prosecution under G.S. 14-110, 136-102.6.

Signature SMH *Date* 8/27/91
Representative of et al and Investors, LLC
 Authorized Representative

Severe Officer Certificate
 State of North Carolina County of Lincoln

JEREMIAH LOMBS
 Renewal Officer
 Lincoln County certifies that the man or girl to which this
 certification is affixed meets all statutory requirements
 for recording.
 Renewal Officer 10-1-21 Date
Oct. 08. 01-21

AUSTIN SMILES CONDOMINIUM
PB 16-347 2234-364

EASEMENT
DEPICTED IN DEED
BOOK 2867, PG 448
EXCEPT TO

IRON PK S 30th E 12th

BK 21 PG 23-23 (1)
 This document presented and filed
 10/05/2021 12:39 17 PM
 LOT LINE CALLS

Curve	Radius	Length	Chord	Chord Bear
C5	25.00'	21.03'	20.41'	S 49°15'14"
C6	50.00'	58.43'	55.18'	S 39°52'09"
C7	50.00'	36.31'	35.98'	S 14°41'01"
C8	50.00'	93.59'	80.51'	N 30°35'23"
C9	25.00'	21.03'	20.41'	N 01°03'51"

ON SURVEYS		DATE 6-18-2021	
DOOVEY, PLS #3762 EDMON, PLS #3899		SCALE: 1" = 100'	
WAY #16, BUSINESS NORTH 4 - DENVER, NC 28037 704/483/4908 704/483/2170		CATAWBA SPRING LINCOLN CO	
		SURV. BY: KJ	DRAWN:

CALLS ALONG LCUE (WATER)			Course	Bearing	Distance
Course	Bearing	Distance	1.1	N 57°22'40" E	64.34'
WB 1	N 07°50'57" W	36.72'	1.2	N 56°11'58" E	144.50'
WB 2	N 20°21'23" W	26.12'	1.3	N 56°20'44" E	23.42'
WB 3	S 82°01'42" W	326.40'	1.4	N 56°20'44" E	67.45'
WB 4	S 58°00'00" W	73.65'	1.5	S 35°25'53" E	66.35'
WB 5	S 31°30'52" E	70.80'	1.6	S 35°21'27" E	30.34'
WB 6	N 56°20'00" E	17.00'	1.8	S 35°12'53" E	66.50'

Curve	Radius	Length	Chord	Chord bear.
C1	18.99'	3.33	3.32	N 48° 13' 25" E
C2	27.18	183.90	113.47	S 26° 42' 07" E
C3	33.18	328.11	235.28	N 20° 47' 01" E
C4	38.00	388.15	273.61	N 88° 15' 58" E

2234-364

WEBB'S ROAD

80' R/W

PB 16-19

The map shows two lots, Lot 4 and Lot 3, separated by a road labeled "SARAH DR".

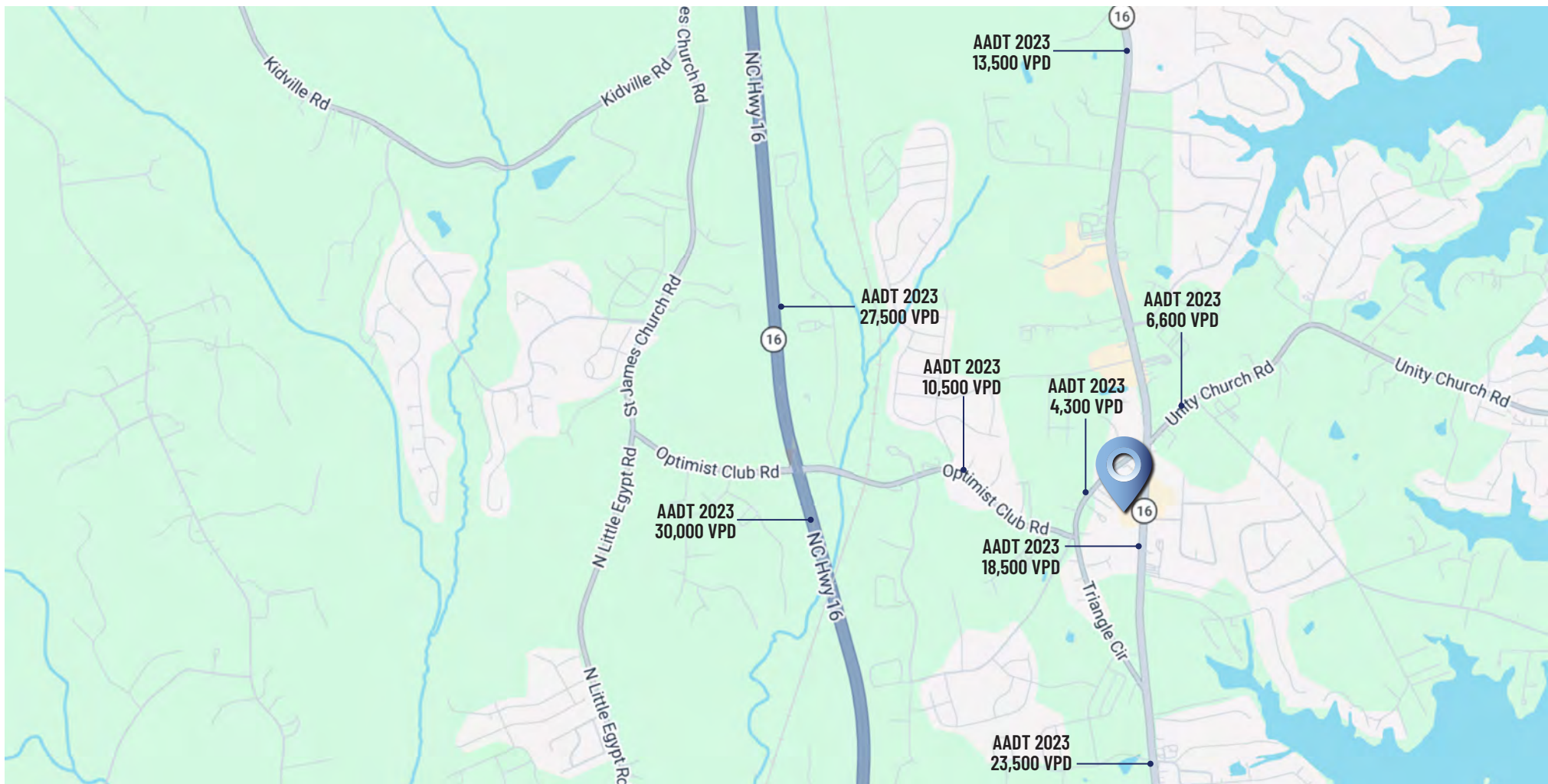
- Lot 4:** Located on the left, it has a width of 214.63' and a depth of 98.07'. It contains a circular feature with a radius of 50.00'.
- Lot 3:** Located on the right, it has a width of 400.78' and a depth of 1.129 AC. It also contains a circular feature with a radius of 50.00'.
- Boundaries:** The western boundary of Lot 4 is 214.63'. The eastern boundary of Lot 4 is 98.07'. The southern boundary of Lot 4 is 325.26'. The northern boundary of Lot 4 is 113.43'.
- Other Measurements:** The distance between the centers of the two circular features is 113.43'. The distance from the center of Lot 4's circle to the top-left corner is 113.43'. The distance from the center of Lot 3's circle to the top-right corner is 113.43'. The distance from the center of Lot 3's circle to the bottom-right corner is 113.43'.
- Area Calculations:** The total area of Lot 4 is 214.63' x 98.07' = 21,048.00 sq ft. The total area of Lot 3 is 400.78' x 1.129 AC = 45,111.00 sq ft.
- North Arrow:** Located in the upper right corner, pointing towards the top of the page.

Lincoln County North Carolina
 Danny R. Hester, Register of Deeds.

GRAPHIC SCALE - FEET

DE: 2468	PG: 261	MAJOR SUBDIVISION FOR GRANDE LAKE CROSSING SECTION 2 PIN 4604-38-4819 PARCEL #71506
PE: 18	PG: 148	
PE: 17	PG: 499	
GS TOWNSHIP COUNTY, NC		
CP	JOB# AUSTINOVERALL 102020 4LOTS 102020 4LOTS	





	1 MILE	3 MILES	5 MILES
Population	1,891	18,352	39,201
Households	775	7,345	15,780
Families	618	5,538	11,882
Median Age	42.2	45.1	46.7
Average HH Size	2.43	2.49	2.48
Median HH Income	\$137,626	\$117,459	\$118,818
Average HH Income	\$160,937	\$150,110	\$162,591
Per Capita Income	\$60,969	\$60,064	\$65,696

mecacommercial.com

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*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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c 704 777 6003

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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
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