



FAIRFIELD COMMONS

HECHT
Development

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FAIRFIELD COMMONS

Fairfield Commons is a five lot business park suitable for office, medical and possible retail uses. Major infrastructure has been completed and includes: entrance monument and landscaping, two entrance drives and complete parking with curb and gutter. Lincoln County water and sewer infrastructure has been completed and natural gas is available.

Building sizes have been projected from 3,000 to 6,000 per building site, based on available parking. The site is completed and ready for the building pad and construction, and water/sewer fees from purchaser.

The property is zoned P-MU-C and is intended to provide for a coordinated mixed use development to include light industrial, commercial, office, educational, civic, institutional, residential and service uses within a planned development with appropriate buffering, and recreation and open space. The variety of land uses available in this district allows flexibility to respond to market demands and the needs of the owners and tenants.

Fairfield Commons is located just off Business Highway 16, about 5 miles south of Denver, N.C. in the fast growing East Lincoln area, and on Lake Norman's west side. There is visibility from Highway 16 and easy access via a signalized intersection.

Directions: From the intersection of Hwy. 16 and 73, travel north on Highway 16 approximately 5 miles to Fairfield Forest Road, turn right and see Fairfield Commons on your right.

<u>Lot #</u>	<u>Dimensions</u>	<u>Acreage</u>	<u>Price</u>	<u>MLS</u>
1	177Rx416x252x248	1.28	\$196,500	883140
2	107Rx383x121x416	1.02	\$188,000	883138
3	110Rx350x118x383	0.94	\$168,000	883135
4	105Rx305x136x350	0.93	\$168,000	883131
5	130Rx260x131x305	0.83	\$145,000	883119

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Developed By: Hecht Properties, LLC



