

±27.451 AC Commercial Development Opportunity

NC-16 Business Hwy, Denver, NC 28037

Broker contacts

Ryan Kendall

Vice President

704 612 0395

ryan.kendall@avisonyoung.com

Nick Claudio

Senior Vice President

704 512 0231

nick.claudio@avisonyoung.com

**AVISON
YOUNG**

Surrounding developments

STANLEY MARTIN
HOMES

Ryan
Homes

Site

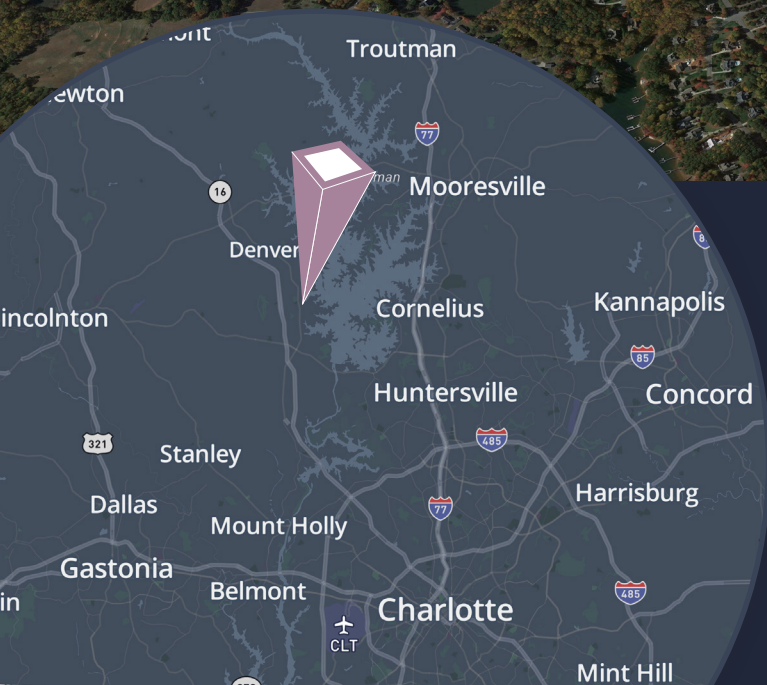
David Weekley
Homes

NC-16 Business Hwy

ELLE BEE
REALTY AND ASSOCIATES

NorthState
DEVELOPMENT

Lake Norman



MARKET DEMOGRAPHICS (10 MILES)

±191,875
population

\$122,960
average household
income

2.4%
annual household
growth

Property topography

Parcel IDs & Zoning:

- 30113 (ELDD B-N)
- 30116 (ELDD B-N)
- 31042 (ELDD B-N & R-SF)
- 33359 (ELDD B-N)

Zoning Definitions:

- ELDD B-N (Neighborhood Business)
- R-SF (Residential Single Family)

30113 (ELDD B-N)
30116 (ELDD B-N)
31042 (ELDD B-N & R-SF)
33359 (ELDD B-N)

ELDD B-N (Neighborhood Business)
R-SF (Residential Single Family)

±27.451 ac
total land area

Flat to Rolling
topography

3.1 miles
to Lake Norman

Flat to Rolling

topography

3.1 miles
to Lake Norman



Proximity to...

I-77
11.9 miles

I-485
15.2 miles

I-85
20.4 miles

CLT Airport
23.2 miles

Uptown CLT
24.2 miles

If you would like
more information
on this property
please get in touch.

Ryan Kendall
Vice President
704 612 0395
ryan.kendall@avisonyoung.com

Nick Claudio
Senior Vice President
704 512 0231
nick.claudio@avisonyoung.com

**AVISON
YOUNG**