

21 ACRES - N NC 16 BUSINESS HWY

DENVER, NC 28037

LAND FOR SALE

FOR MORE INFORMATION

MARTY MCCARTHY

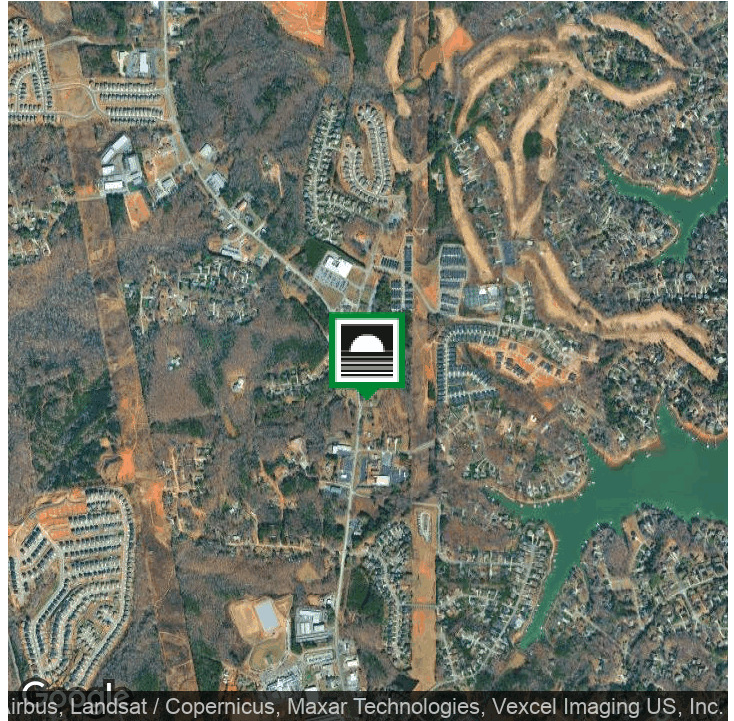
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1952 N NC 16 BUSINESS HWY

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EXECUTIVE SUMMARY | 2



OFFERING SUMMARY

Sale Price:	\$4,174,800
Lot Size:	21 Acres
Zoning:	B-N & R-SF ELDD

PROPERTY OVERVIEW

Multiple parcels listed separately, but could be purchased together totaling 21 acres in Lincoln County, providing over 870 FT of highway road frontage and 19,000+ average daily traffic count.

Parcels available:

- 1) Parcel 32820: 4.24 acres listed for \$499,900
- 2) Parcel 32918: 1051 sf structure & 0.72 acres listed for \$425,000
- 3) Parcel 32929: 1500 sf structure & 3.16 acres listed for \$599,900
- 4) Parcel 34352: Corner parcel with traffic signal, 14.29 acres listed for \$2,650,000

This tract offers exceptional potential for future development. The sites are zoned Residential Single Family and Neighborhood Business within the East Lincoln District Overlay. According to Lincoln County's Future Land Use Plan, these properties are designated for business use, making it an excellent candidate for conversion or redevelopment.

Water and Sewer Available

DO NOT WALK PROPERTY WITHOUT CONTACTING AGENT.

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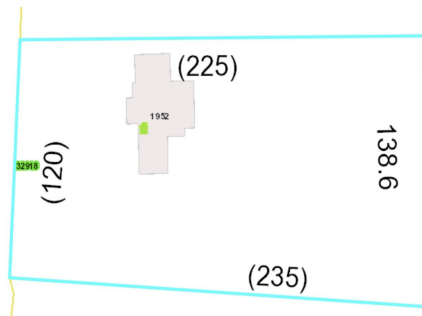
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ADDITIONAL PHOTOS - 8 ACRES - PARCELS 32820, 32918, 32929 | 3



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RETAILER MAP | 5



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DEVELOPMENTS | 6



6000 +/- units approved within direct vicinity to the properties

Rock Creek - 150 units
 Sylvan Creek - 198 units
 Trinity Fields - 16 units
 Stratford - 249 units
 Melwood - 165 units
 Westport North - 65 units
 Westshore - 59 units
 Meadows of Denver - 261 units
 Villages of Denver - 685 units
 Killian Creek - 58 units

Trilogy - 1,700 units
 Villages of Cowans Ford - 25 units
 Sifford Farms - 39 units
 Canaopy Creek - 152 units
 Creek Park - 170 units
 Rivercross - 228 MF units & 40 TH units
 Springs at Westport - 116 Units
 The Ridge at Creek Park - 55 units
 Willow Haven - 15 units

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