

EP ST EXT

FISHER CT

SHEARD RD

ST JAMES CHURCH RD

NC HWY 16

16

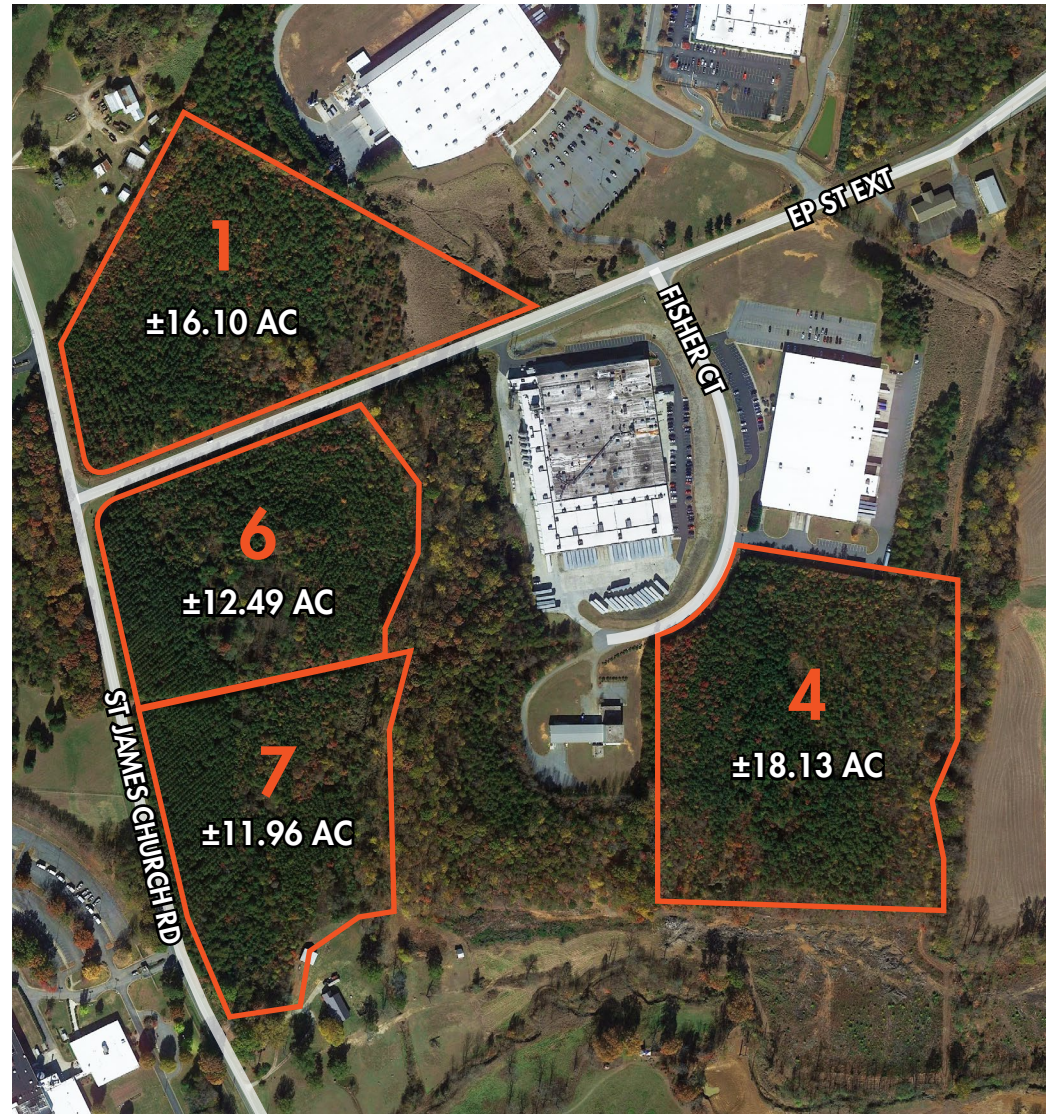
DANNER INDUSTRIAL PARK

NEWTON, NC

±11.96 - 18.13 ACRE INDUSTRIAL SITES FOR SALE

LAND FEATURES

MUNICIPALITY	Newton
ZONING	EM-1
PRICING	\$45,000 Per Acre
COUNTY TIER DESIGNATION	2
OPPORTUNITY ZONE	Yes; 37035011300
ELECTRIC	Public Power - Newton
GAS	Piedmont Natural Gas (Gas Line Size: 2" - 4") PSI: 60
SEWER	City of Newton (Sewer Line Size: 15")
WATER	City of Newton (Water Line Size: 12")
TELECOM	AT&T, Spectrum



FOR MORE INFORMATION, PLEASE CONTACT:

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LOCATION MAP



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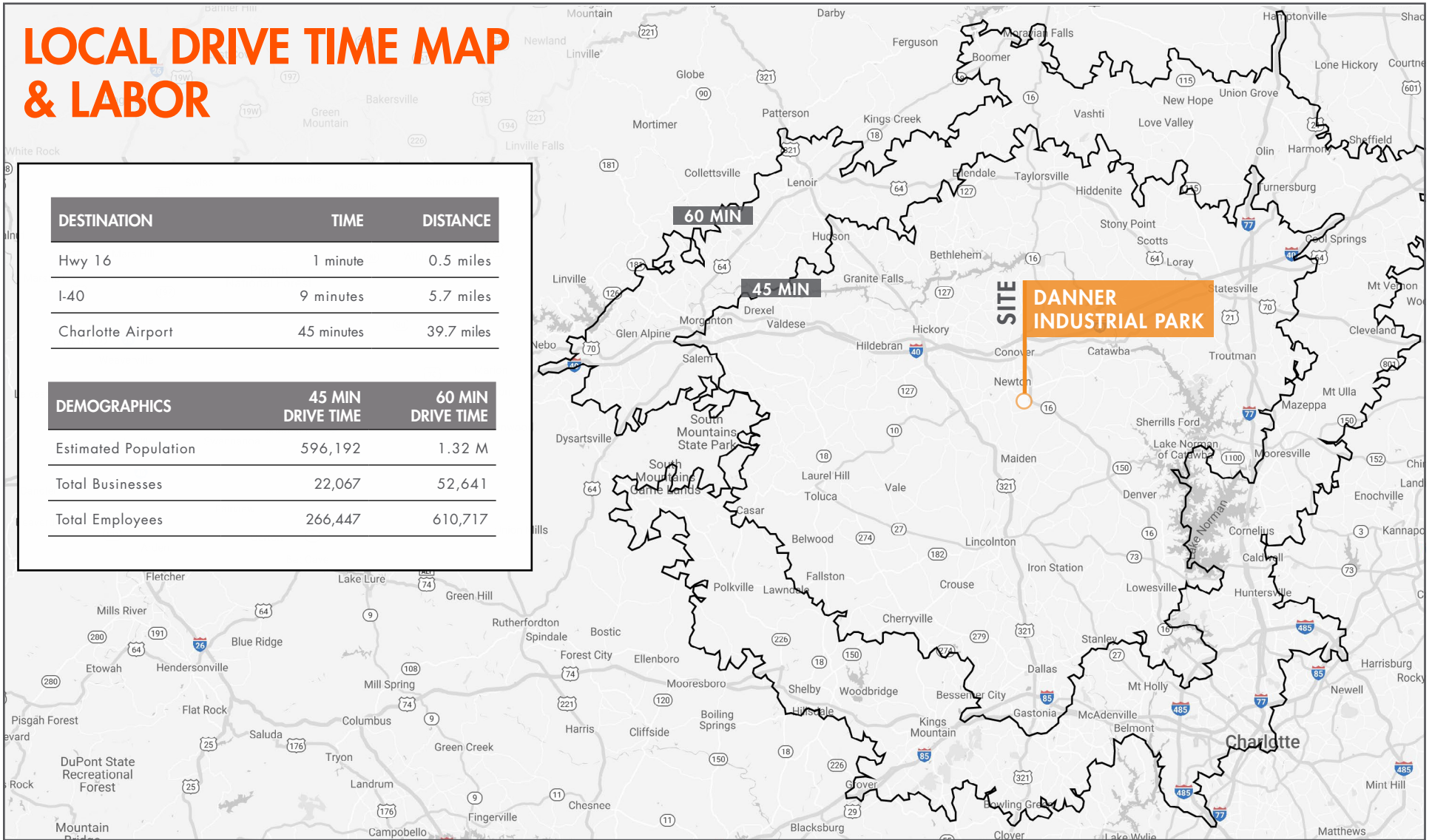
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LOCAL DRIVE TIME MAP & LABOR

DESTINATION	TIME	DISTANCE
Hwy 16	1 minute	0.5 miles
I-40	9 minutes	5.7 miles
Charlotte Airport	45 minutes	39.7 miles

DEMOGRAPHICS	45 MIN DRIVE TIME	60 MIN DRIVE TIME
Estimated Population	596,192	1.32 M
Total Businesses	22,067	52,641
Total Employees	266,447	610,717



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