

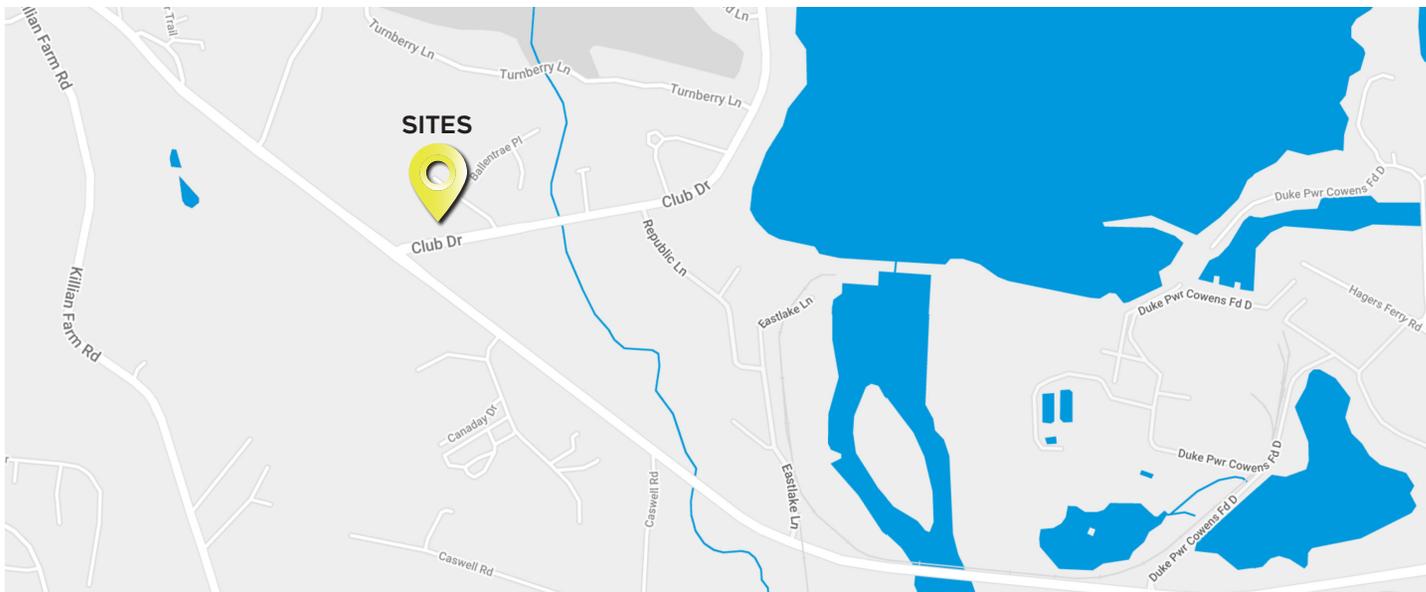
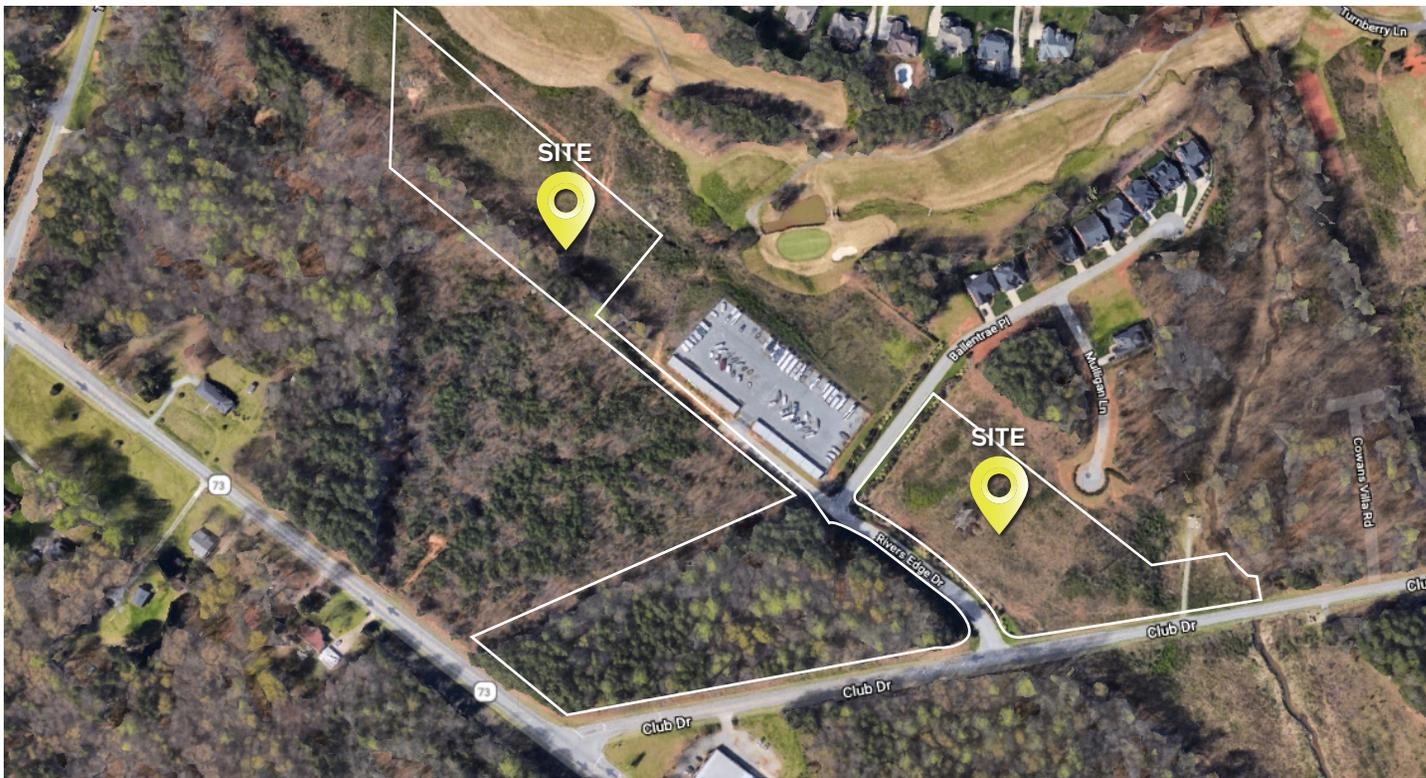
LAND | **FOR SALE**

NC HIGHWAY 73 | STANLEY

Excellent location on Highway 73 amidst a vast number of households situated close to Lake Norman.

SAM KLINE, CCIM
c 704 777 6003
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PROPERTY INFORMATION

ACREAGE*
Total - 15.161 acres*

TAX PARCELS
78190 - 10.834 acres*
93149 - 4.327 acres*

ZONED
78190 - ELDD, PD-MU, CU
93149 - PD-MU

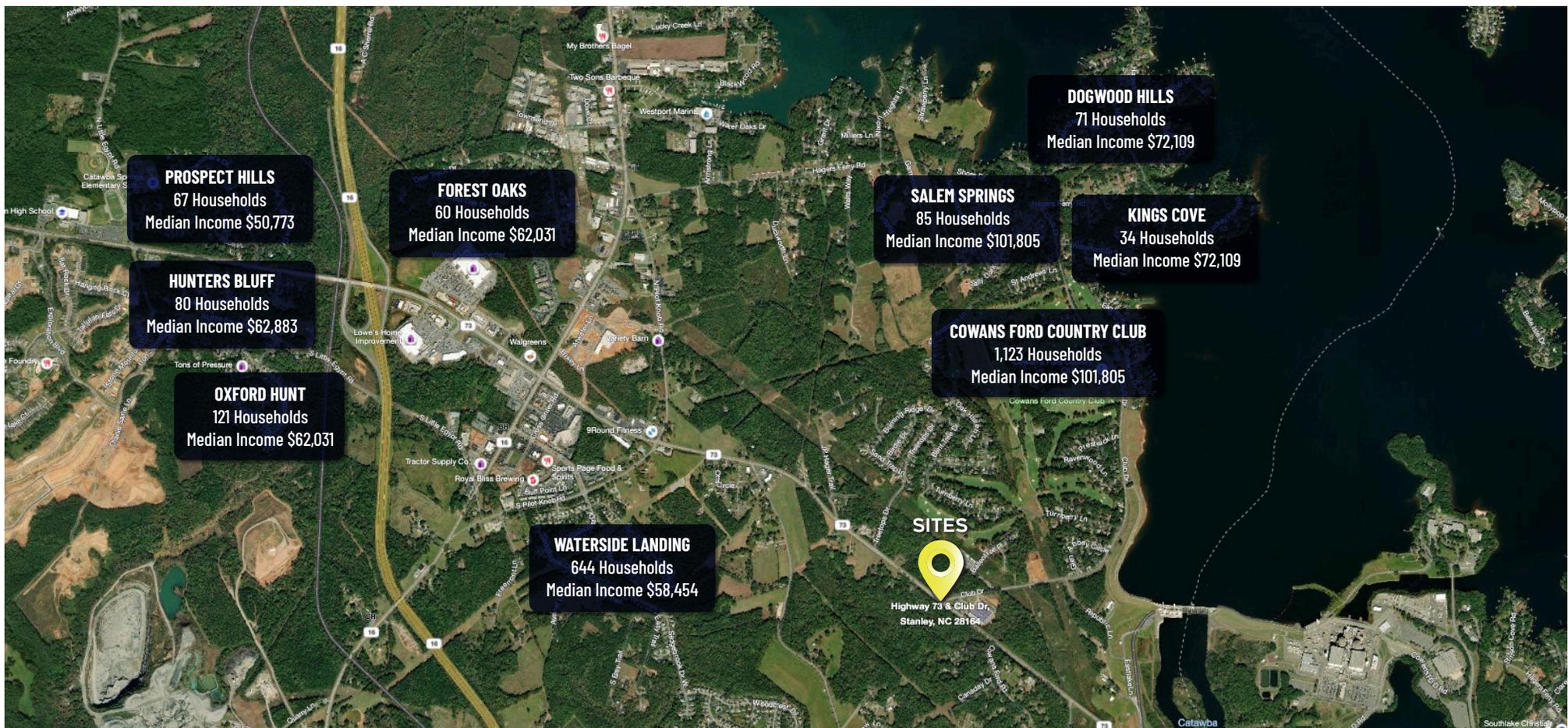
- FEATURES**
- Ample acreage on flat parcels
 - Rapidly growing area
 - Fronts heavily traveled NC Highway 73
 - HWY 73 is in the process of expanding due to area growth and appeal
 - Expansion will safely accommodate uses as bicycle and pedestrian activities

LIST PRICE
\$1.4M

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HUNTERSVILLE, NC

Huntersville, the first Lake Norman town north of Charlotte in Mecklenburg County, is home to affordable housing for families, nationally acclaimed preschool facilities, exceptional education institutions and safe neighborhoods.

The lakeside city offers something for everyone, whether your hobbies include shopping, hiking, water sports, tennis or golf and in June of 2019, Huntersville ranked Number 3 on ChamberofCommerce.org's Best Cities in North Carolina to Live.

Information courtesy of huntersville.org

DENVER, NC

Denver sits on the west shores of Lake Norman, a very popular recreation spot, attracting thousands of visitors every year for fishing, swimming and boating.

Denver maintains the appeal of a quiet and relaxed little town, but with future plans to widen route 16 from Charlotte to Hickory, development has begun to hasten. New homes and businesses are suddenly popping up throughout the area and several large development projects are underway. People are beginning to discover the charm of the "other side of the lake" and in particular, Denver.

Information courtesy of denvernc.com

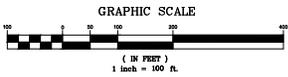
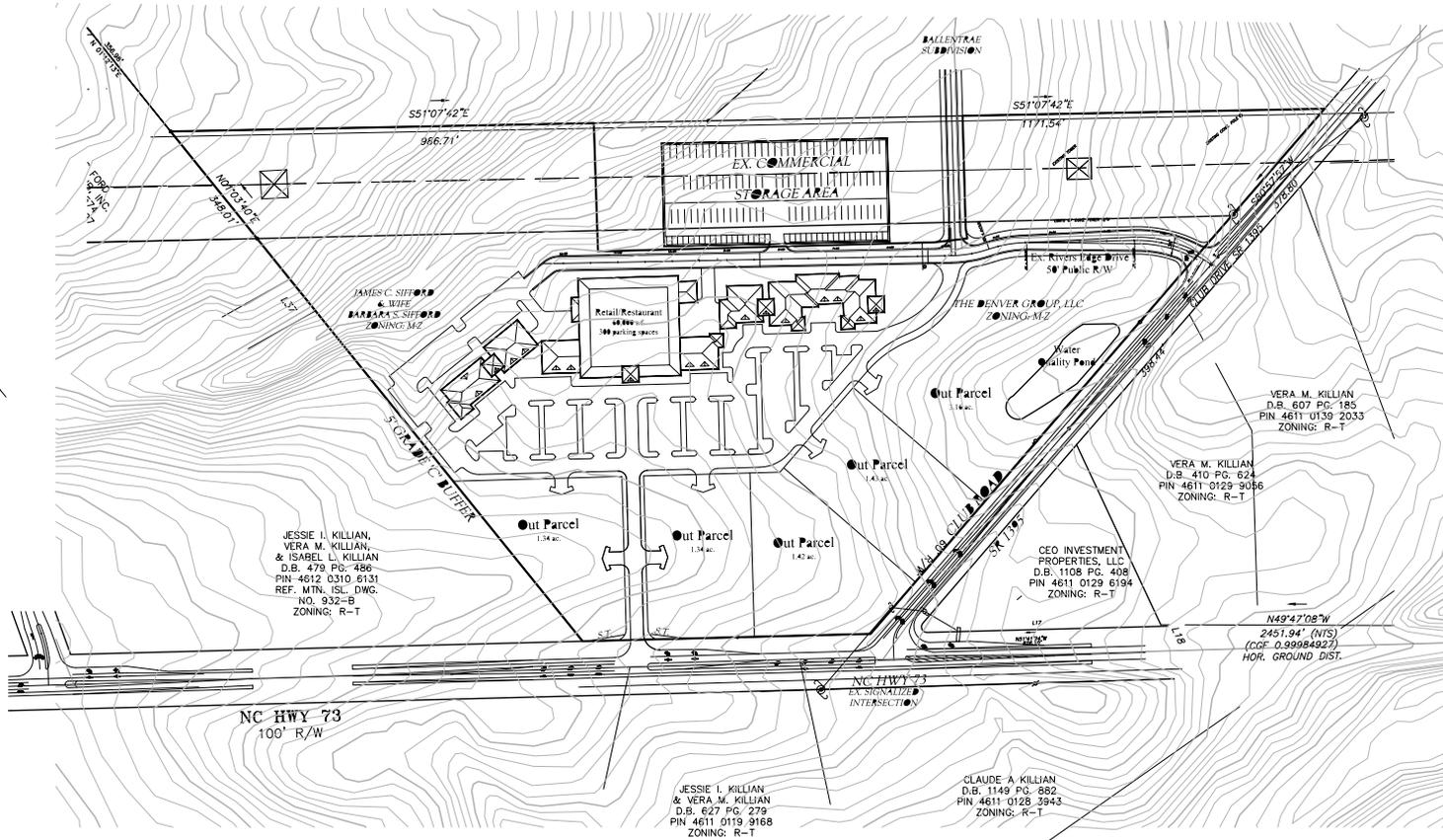
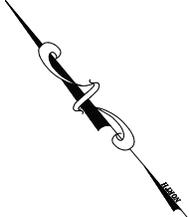
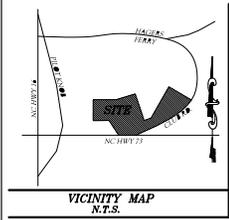
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NC HIGHWAY 73 EXPANSION

County:	Multiple
Status:	In Development
STIP Number:	R-2632AB, R-5706
Estimated Cost:	\$348 Million
Start Date:	2026
Completion Date:	TBD

PROJECT SUMMARY

The N.C. Department of Transportation proposes widening an 8.5-mile stretch of N.C. 73 from N.C. 16 in Lincoln County to Northcross Drive in Huntersville to accommodate future growth.

The N.C. 73 project is included in the [2024-2033 NCDOT State Transportation Improvement Program \(Draft STIP\)](#) as three projects: R-5721A, R-5721B and U-5765. They are combined for environmental study purposes.

The limits for each project are described as follows:

- R-5721A - N.C. 16 to Beatties Ford Road, Lincoln and Mecklenburg counties
- R-5721B - Beatties Ford Road to West Catawba Avenue, Mecklenburg County
- U-5765 - West Catawba Avenue to Northcross Drive, Mecklenburg County

PROJECT PURPOSE

As the only Catawba River crossing between N.C. 150 and N.C. 16, N.C. 73 is a regionally important route.

The primary purpose is to improve the traffic-carrying capacity within the study area to operate at an acceptable level of service through 2040. The secondary purpose is to safely accommodate multi-modal uses of the corridor, including bicycle and pedestrian activities.

Improvements are needed because by 2040 traffic on N.C. 73 is projected to increase:

- 35 percent (approximately 23,900 to 45,500 vehicles per day) between N.C. 16 and West Catawba Avenue
- 60 percent (55,000 to 60,000 vehicles per day) between West Catawba Avenue and Northcross Drive

The proposed project is being developed in conjunction with additional proposed improvements to N.C. 73 in Mecklenburg & Cabarrus.

<https://www.ncdot.gov/projects/nc-73-improvements-lincoln-mecklenburg/Pages/default.aspx>

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