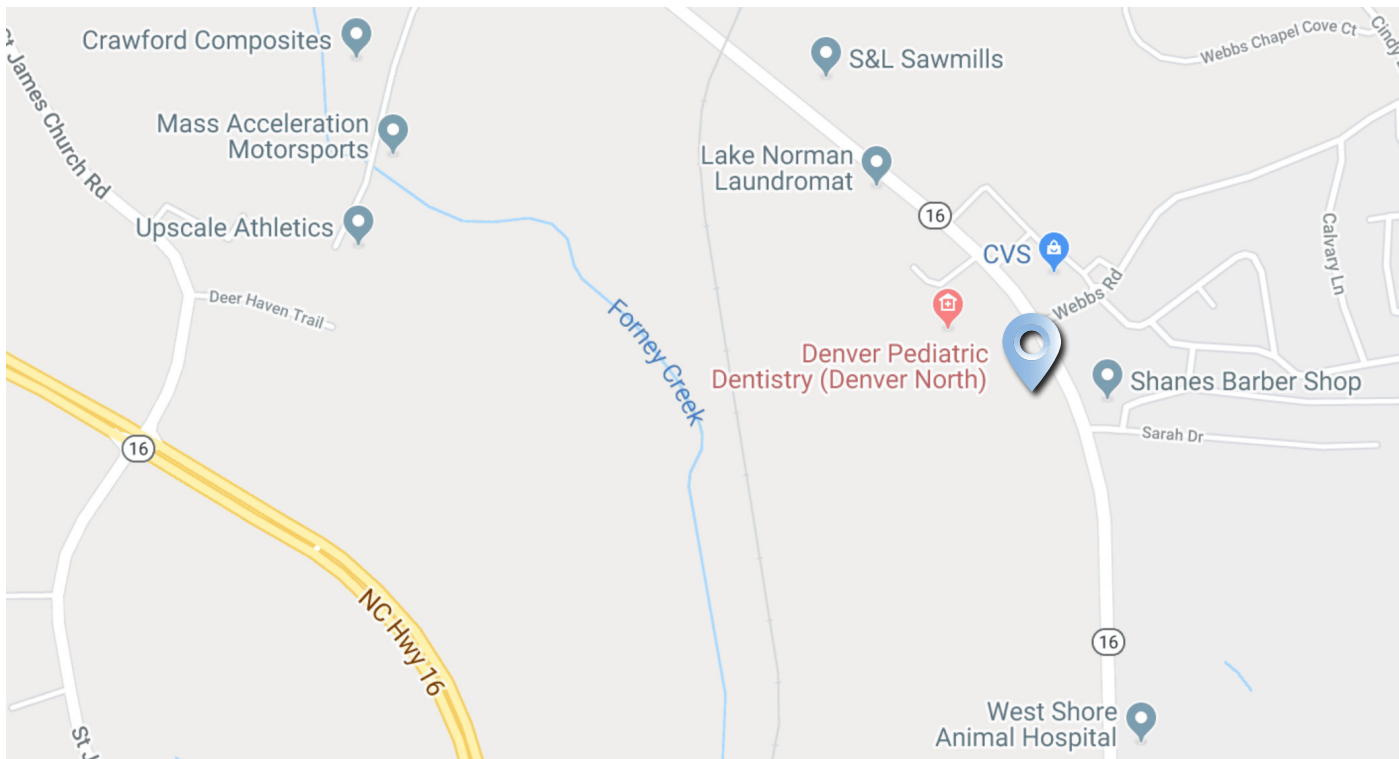


GRANDE LAKE CROSSING, LOTS 3, 4 & 5 | DENVER

Three commercial lots available along Highway 16 Business and within the Grande Lake Crossing development.

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





PROPERTY INFORMATION

ACREAGE*

Total: 2.979 +/- acres

Lot 3: 1.129 +/- acres

Lot 4: 0.841 +/- acres

Lot 5: 1.009 +/- acres

ZONING

B-N, ELDD & R-SF

PARCEL ID

71506

FEATURES

- Frontage on well-travelled Highway 16
- Large amount of residential development along Webb's Rd. which empties into this intersection

LIST PRICE

LOT 3 - \$575,000

LOT 4 - \$300,000

LOT 5 - \$350,000

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McAdenville, NC 28101

704 971 2000



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5.302 AC.± TOTAL

NOTES:

- PROPERTY MAY BE SUBJECT TO RECORD OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED.
- OWNERS TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
- DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAT SHOULD NOT BE SCALED OR RELIED UPON FOR DESIGN OR CONSTRUCTION WITHOUT A FIELD VERIFICATION OF ALL DIMENSIONS.
- DIGITAL COPIES OF THIS FILE ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR DESIGN WORK.
- 10' DRAIN & UTILITY EASEMENT EXIST ALONG EACH LOT LINE.
- PROPERTY IS ZONED BY A LOCAL ORDINANCE AS NOTED.
- NO USGS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.
- PROPOSED USE IS BUSINESS.
- TOTAL # OF LOTS IS 4 CONTAINING 4.252 ACRES±.
- A SEPARATE EASEMENT TERMINATION DOCUMENT WAS RECORDED IN BOOK 3059 PAGE 906, TO ABANDON/TERMINATE THE 50' EASEMENT PER DEED 547-785.
- THIS MAP ADDING A PREVIOUSLY RECORDED SUBDIVISION PLAT.
- ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO AVAILABILITY, CAPACITY, METER OR TAP FEES.

B-N SETBACKS
FRONT - 20'
REAR - 20'
SIDE - 10'

FEMA INFO:
COMMUNITY PANEL #3710460400J
EFF. DATE 8/16/2007
ZONE X

This property is not located in a water supply watershed as designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County.

Subdivision Administrator Date 10-1-21

Certificate of Ownership and Dedication

I/we do hereby certify that I/we are all of the owners of fee simple title to the property shown and described herein, which is located in the subdivision jurisdiction of Lincoln County and that I/we hereby adopt this plan of subdivision with my/our free consent and establish minimum lot size and building setbacks as noted.

H & A Investors, LLC
Authorized Representative

Private Road Design and Construction Certification

I hereby certify that the proposed private road was constructed in accordance with the preliminary construction plans for private roads in accordance with §§4-6 and §§4-6 of the Lincoln County Department Ordinance.

STATE OF NORTH CAROLINA

I, DAVID C. POOVEY, CERTIFY THAT THIS MAP WAS (DRAWN BY ME) (DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME) (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK 2468 PAGE 280) BOOK 2468 PAGE 280 THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000 (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 2468 PAGE 280); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-43, AS AMENDED, WITNESS MY HAND AND SEAL THIS 18 DAY OF JUNE A.D. 2021.

I FURTHER CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR - PLS #3762

Public Works Certificate

I, an authorized Public Works representative of Lincoln County, certify that the plat includes to the best of my knowledge, ability and belief Lincoln County Utility Easements over all water, sewer, utility transmission, distribution lines and appurtenances being conveyed and dedicated by the owner of the property described in this plat to Lincoln County.

Authorized Public Works Representative Date 8/16/21
(Charles King)

STATE OF NORTH CAROLINA LINCOLN COUNTY

On this 10 day of June, 2020, Steve Austin personally appeared

Steve Austin for H and A Investors, LLC

Who, signed the foregoing affidavit in my presence And

made oath to the truth of the statement herein contained.

Notary Signature Date 6-23-2025

My commission expires: 6-23-2025

Private Road Disclaimer Statement

All subdivision roads are hereby declared private and shall not be maintained by the North Carolina Department of Transportation or Lincoln County. The maintenance of all roads in this subdivision shall be the responsibility of the Developer and it shall be his responsibility to bring it up to the road standards as certified by the design and construction engineer.

H and A Investors, LLC
Authorized Representative

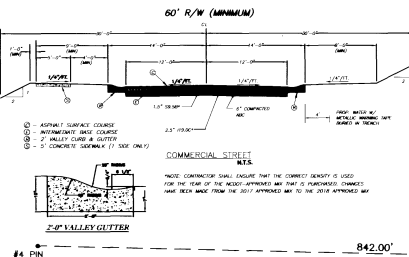
Certificate of Approval for Recording

I hereby certify that the subdivision plat shown herein has been comply with Article 5, Subdivision Standards of the Lincoln County Unified Development Ordinance and that this plat has been approved by Lincoln County on 10-1-21 for recording in the Lincoln County Register of Deeds.

Subdivision Administrator Date 10-1-21

NOTATION: IN APPROVING THIS PLAT, LINCOLN COUNTY DOES NOT GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A SEPTIC TANK SYSTEM.

H & A INVESTORS
2985-760



LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- SEPTIC TANK
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- WATER LINE
- POLE (TYPE NOTED)
- COMPUTED POINT (UNMARKED)
- RIGHT-OF-WAY
- EDGE OF PAVEMENT
- CENTERLINE
- UTILITY POLE
- LOUSE - LINCOLN CO. UTIL. ESMT. (WATER)
- EASEMENT

Certificate of Conformity with Plans and Specifications

LINCOLN COUNTY
Subdivision Name: Grande Lake Crossing Sect 2
Grande Lake Ln & Grande Suite Ln

Name of Roads in Subdivision

Developer: H & A INVESTORS, LLC

I hereby to the best of my knowledge, ability and belief certify that all road work to be performed on this subdivision will be checked by me or my authorized representative and will conform with lines, grades, cross-sections, dimensions, and material requirements which are shown on and indicated in the plans which meet the standards of the North Carolina Department of Transportation. I also acknowledge that falsification of the above certifications may subject me to civil suit and/or prosecution under G.S. 8 14-100, 136-102.6.

Signed: Steve Austin Date 7/27/21
Developer or H and A Investors, LLC
Authorized Representative

Review Officer Certificate

State of North Carolina County of Lincoln
I, TEREMIAH COMBS, Review Officer
Lincoln County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer Date 10-1-21

Review Officer Date 08-04-21

Review Officer Date 10-1-21

Review Officer Date 10-1-21

Review Officer Date 10-1-21

Review Officer Date 10-1-21

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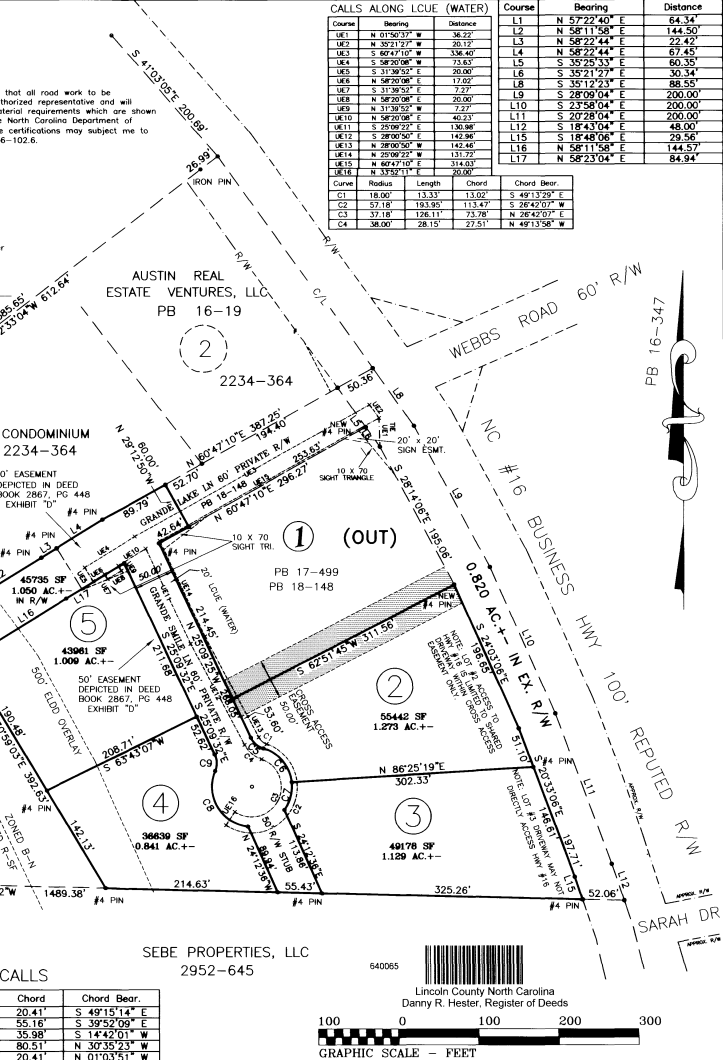
Review Officer Date 10-1-21

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LOT LINE CALLS

SEBE PROPERTIES, LLC
2952-645

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2952-645

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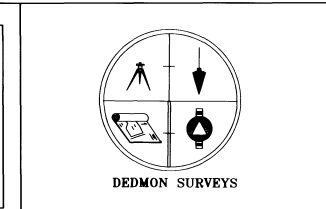
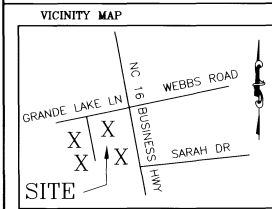
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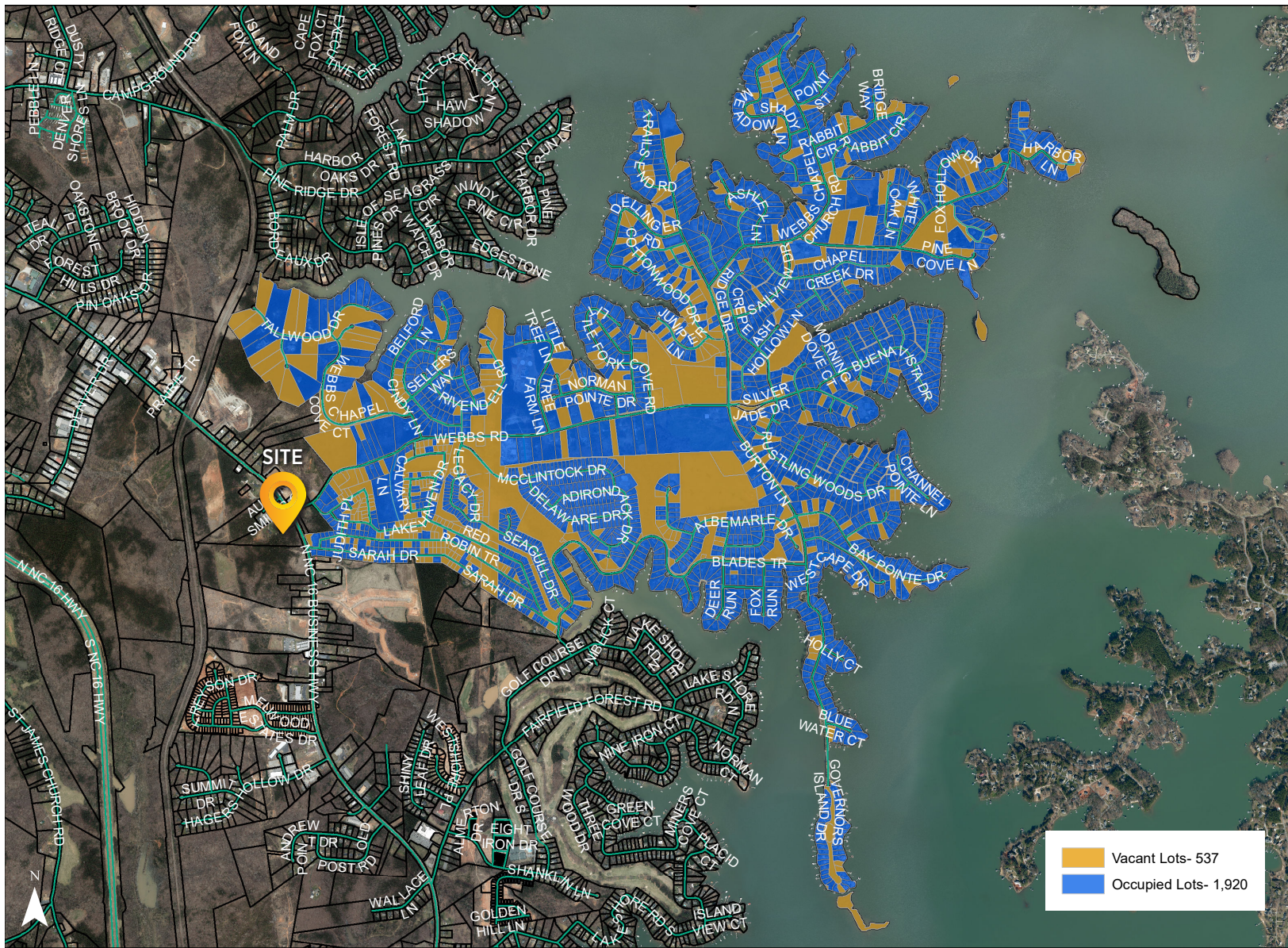


DEDMON SURVEYS
CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
3704 NC HIGHWAY #16 BUSINESS NORTH
P.O. BOX 494 - DENVER, NC 28037
PHONE: 704/483/4908
FAX: 704/483/2170

DATE 6-18-2021
SCALE: 1" = 100'
CATAWBA SPRINGS TOWNSHIP
LINCOLN COUNTY, NC
SURV. BY: KJ
DRAWN: CP
JOB# AUSTINVERALL
102020 4LOTS
AUSTIN2019.CRD

MAJOR SUBDIVISION
FOR
GRANDE LAKE
CROSSING SECTION 2
PIN 4604-38-4819
PARCEL #71506





Peninsula Parcels

Date Saved: 1/24/2020 2:33:52 PM
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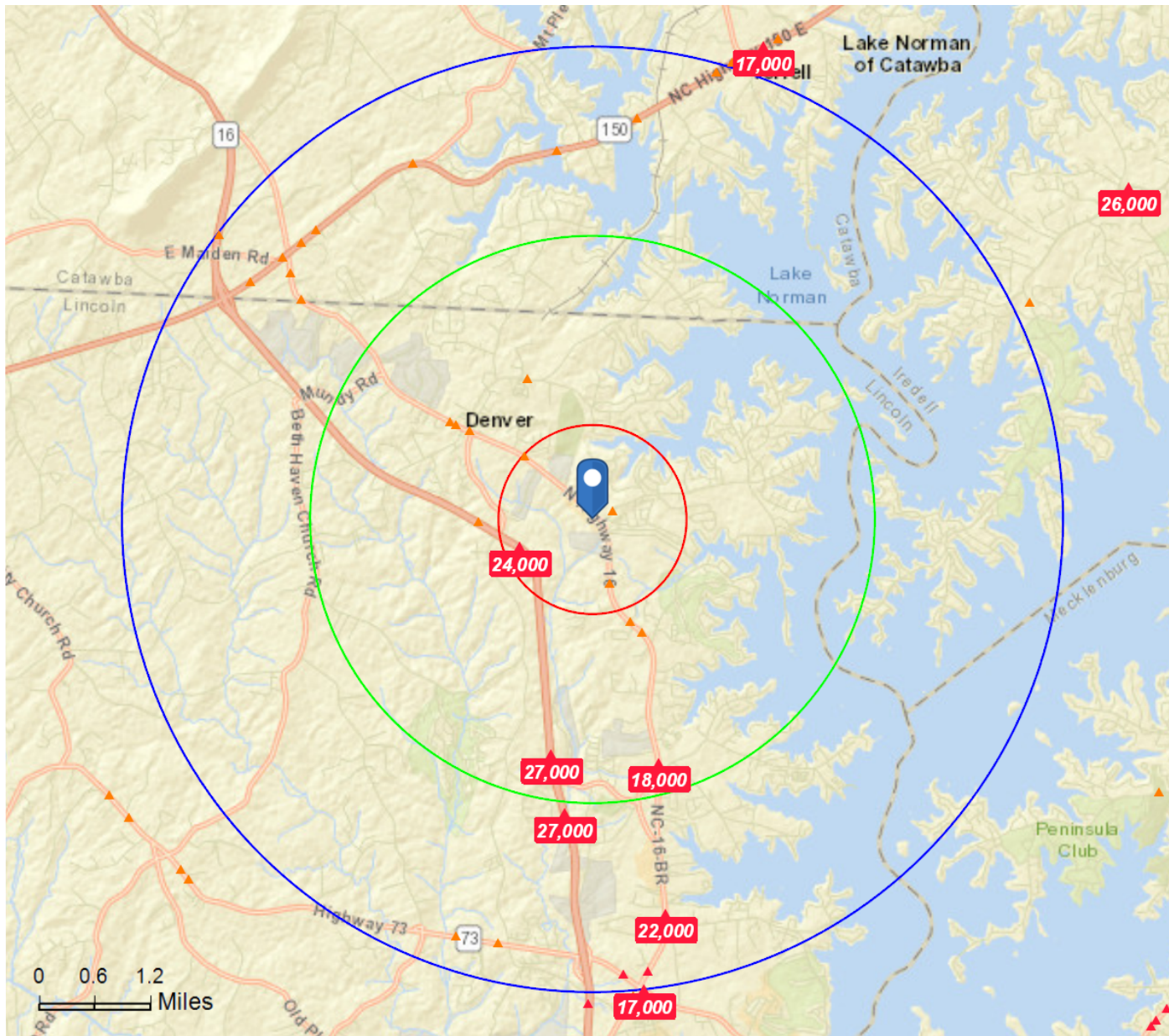
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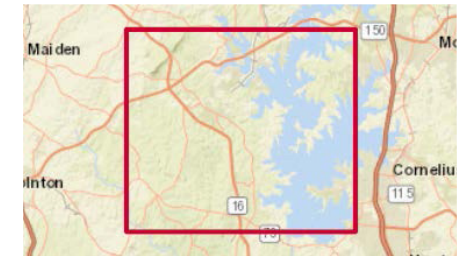
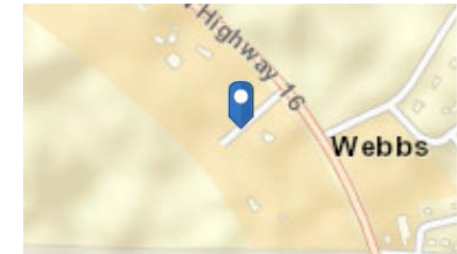
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TRAFFIC COUNT MAP

Average Daily Traffic Volume
1, 3 & 5 Mile Radii

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2021 Population	665	5,119	18,593
2026 Projected Population	670	5,194	18,976
Daytime Population	707	4,518	14,841
% of Population, Female	50.8%	50.3%	50.6%
% of Population, Male	49.2%	49.7%	49.4%
AGE			
Average Age (2021)	42.3	42.2	41.8
Average Age, Male	41.6	41.3	40.6
Average Age, Female	43.1	43	43
HOUSING			
2021 Households	225	1,956	7,124
Owner-Occupied	208	1,604	5,700
Renter-Occupied	47	352	1,424
Vacant	17	138	573
Median Home Value	\$239,089	\$225,105	\$243,881
Average Home Value	\$149,645	\$163,314	\$191,400
INCOME			
Per Capita Income (2021)	\$24,628	\$24,828	\$25,689
Average Household Income	\$64,199	\$64,976	\$67,045
Median Household Income	\$44,760	\$49,525	\$52,789
Per Capita Income (2026 Projected)	\$27,710	\$27,945	\$29,168
Average Household Income	\$72,227	\$73,126	\$76,050
Median Household Income	\$53,894	\$58,786	\$60,620

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.