

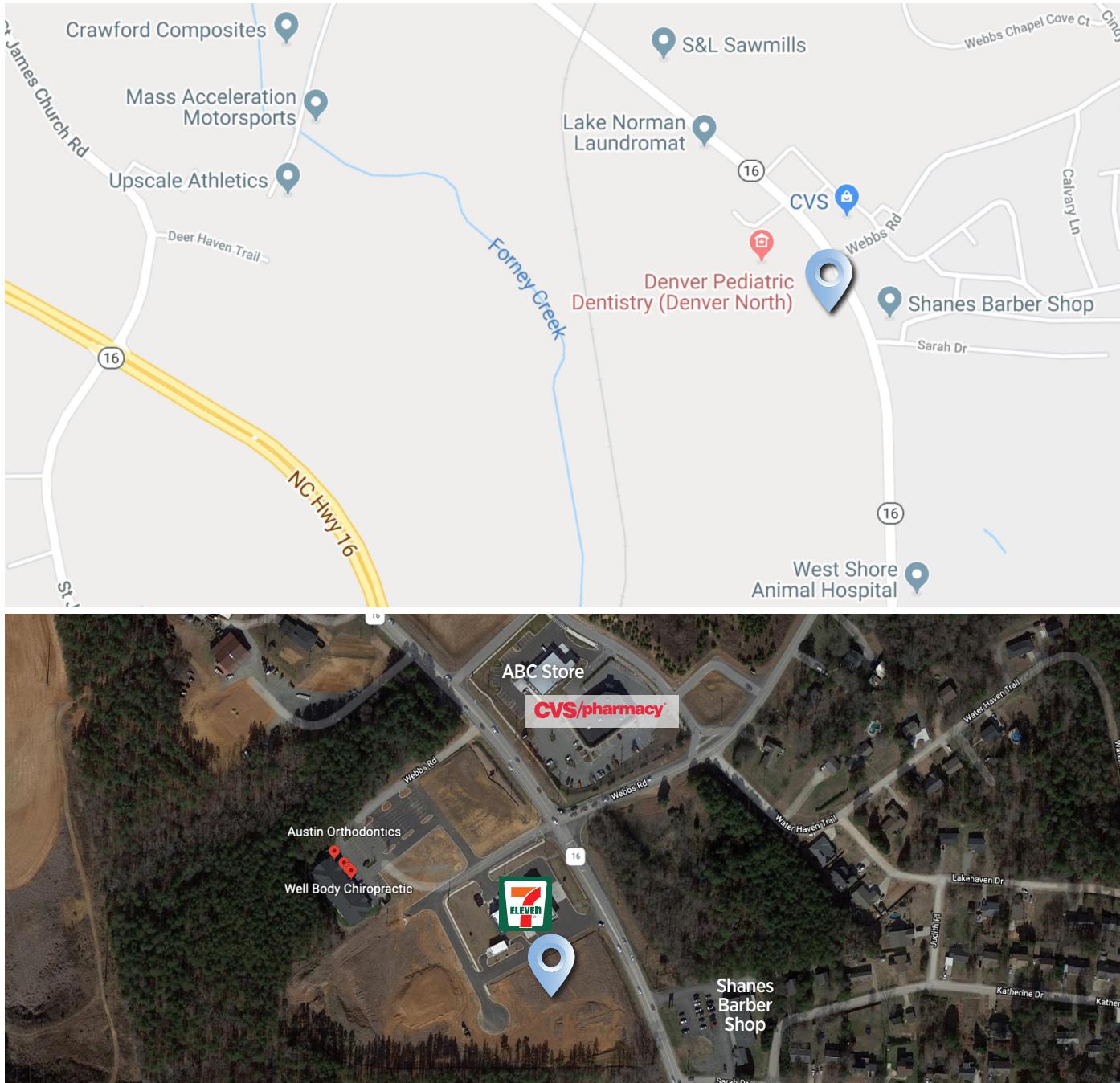
COMMERCIAL LOTS **FOR SALE**

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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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
 COMMERCIAL REAL ESTATE

5.302 AC.+- TOTAL

NOTES:
 • PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OFWAYS OR EASEMENTS NOT OBSERVED
 • OWNERSHIP OF 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 SURVEY AND INDEPENDENT CHECK
 • DRAWINGS 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
 • PROPOSED EASEMENT LOCATED IN THE ELDW OVERLAY AS NOTED
 • NO USES MONUMENT FOUND WITHIN THE SUBJECT PROPERTY
 • PROPOSED USE IS BUSINESS
 • TOTAL OF LOTS IS 4 CONTAINING 1.262 ACRES
 • A RECORDING OF THE SUBDIVISION DOCUMENT WAS RECORDED IN BOOK 2059 PAGE 906, TO ABANDON/TERMINATE THE 30' EASEMENT DEED 547-785.
 • THIS MAP ADDS ON 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.

Public Works Certificate

I, an authorized Public Works representative of Lincoln County certify that the plot 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.

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

STATE OF NORTH CAROLINA LINCOLN COUNTY
 On this day of June, 2020, Steve Austin personally appeared before me Joshua E Reep for H. & A. Investors, LLC.

We signed the foregoing affidavit in my presence and do hereby certify to the truth of the statement herein contained.

Notary Signature
 Notary Signature
 My commission expires: 6-23-2025

PROPRIETY OWNER:
 STEVE AUSTIN
 H. & A. INVESTORS, LLC
 116 TWIN OAKS PL
 GOLDSBORO, NC 27530
 AGENT : CHUCK POOVEY
 DEDMON SURVEYS
 704-483-4908

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.

10-1-21
 Subdivision Administrator Date

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 and that the property 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 setback requirements noted.

7/27/21
 H. & A. Investors, LLC
 Authorized Representative

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 the subdivision roads up to standards as certified by the design and construction engineer.

1/7/21
 H. & A. Investors, LLC
 Authorized Representative

Certificate of Approval for Recording
 I hereby certify that the subdivision plot shown herein has been recorded in the Lincoln County Register of Deeds Office in accordance with the Lincoln County Subdivision Ordinance and that this plot has been approved by Lincoln County on 10-1-21 for recording in the Lincoln County Register of Deeds.

10-1-21
 Subdivision Administrator Date

NOTIFICATION
 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

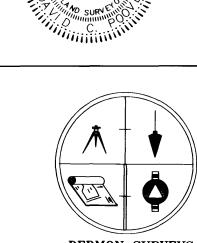
Private Road Design and Construction Certification

SEAL
 H. & A. INVESTORS
 ENGINEERS
 7/28/2021
 JAMES WALTERS
 Engineer
 Date

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 2059 PAGE 906).
 BOOK 2059 PAGE 499. BOOK 2059 PAGE 906.
 THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURE IS 1:10,000. (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 17 PAGE 499). THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.
 WITNESS MY HAND AND SEAL THIS THE 13 DAY OF JUNE, 2021.

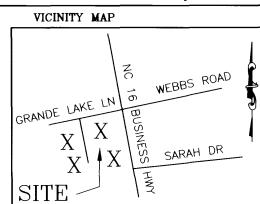
I FURTHER CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

DAVID C. POOVEY
 PROFESSIONAL LAND SURVEYOR - PLS #3762



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



Certificate of Conformity with Plans and Specifications

LINCOLN COUNTY
 Subdivision Name: Grande Lake Crossing Sect 2
 Grande Lake Ln & Grande Smile Ln
 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 to the lines, grades, cross-sections and other dimensions as shown on the plans and specifications which are shown on the recording of the subdivision plat. I also acknowledge that falsification of the above certifications may subject me to civil suit and/or criminal prosecution under G.S. 8-14-100, 136-102.6.

Signed: 08/01/21
 Date

Developer: H. & A. Investors, LLC
 Authorized Representative

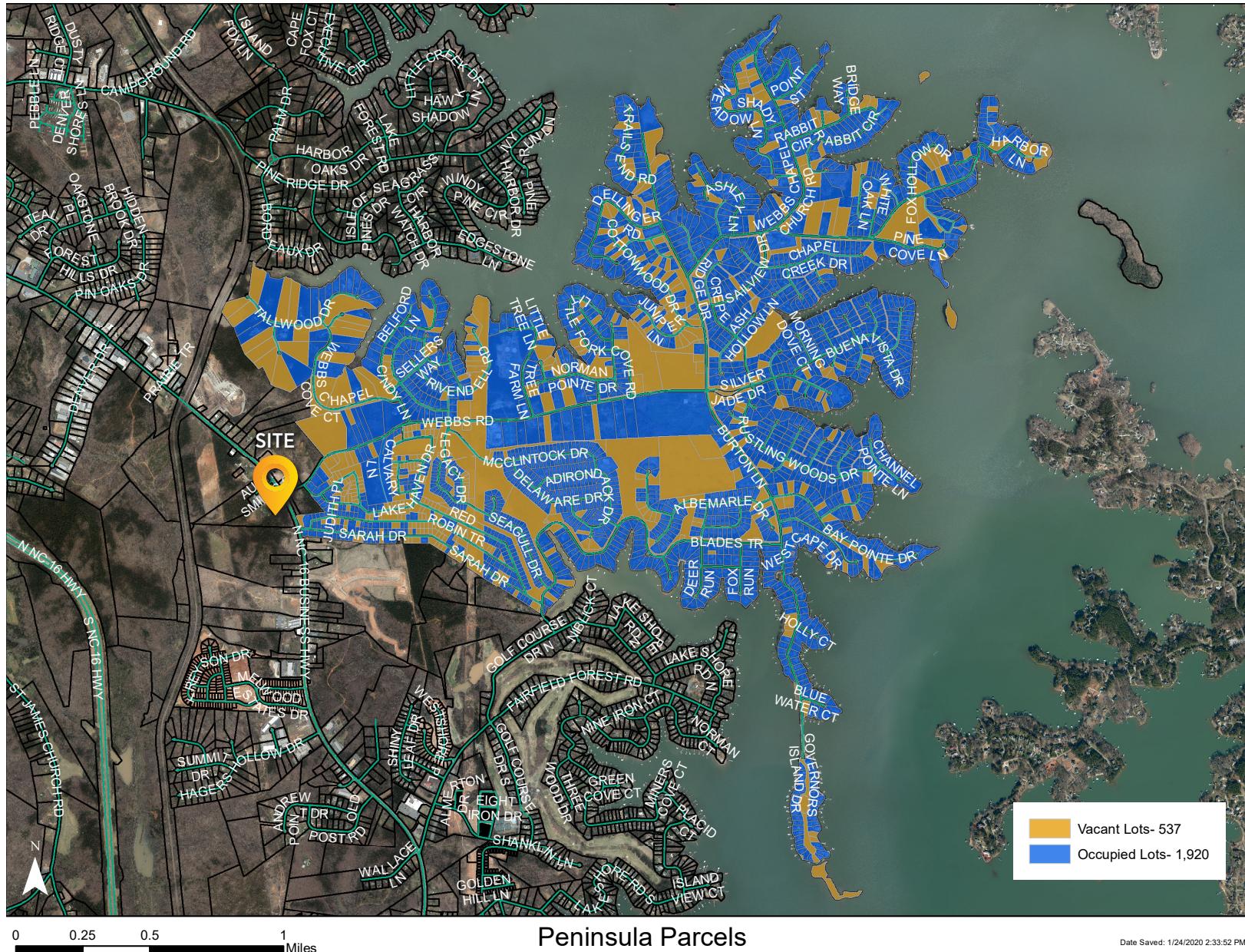
Review Officer Certificate
 State of North Carolina County of Lincoln
 I, JEREMIAH COMBS Review Officer
 Lincoln County certify that the map or plot to which this certification is affixed meets all statutory requirements for recording.

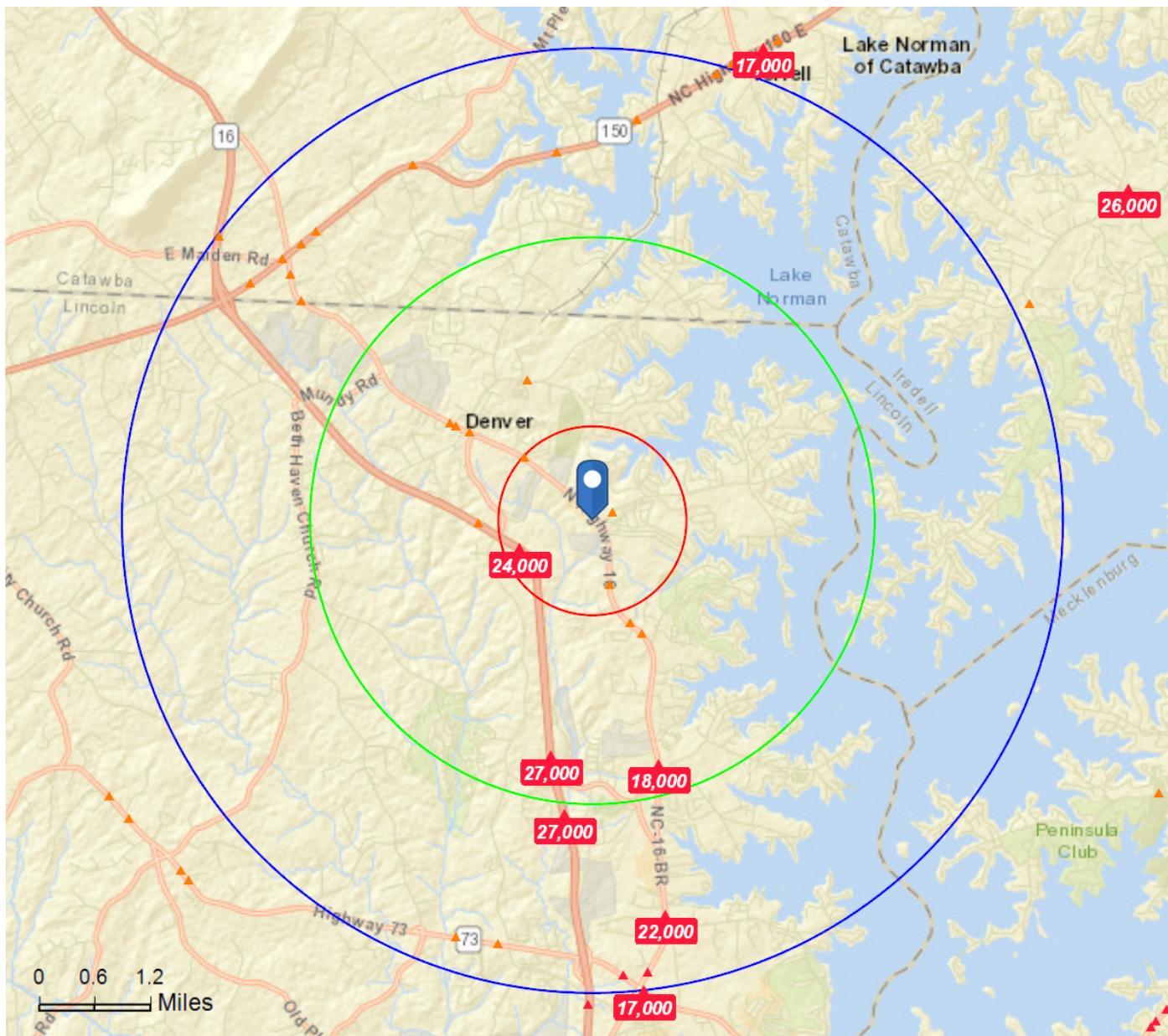
10-1-21
 Date

Review Officer: ap 08-01-21

Subdivision Administrator

10-1-21
 Date



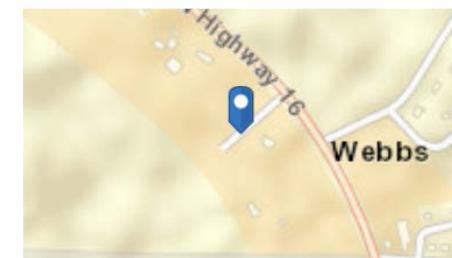


TRAFFIC COUNT MAP

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

	1 MILE	3 MILES	5 MILES
POPULATION			
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.