

LAKE NORMAN REALTY, INC.

Catawba Ave. parcels, Cornelius, NC

\$1,600,000 asking price

4 contiguous parcels, +/- 1.4 acres

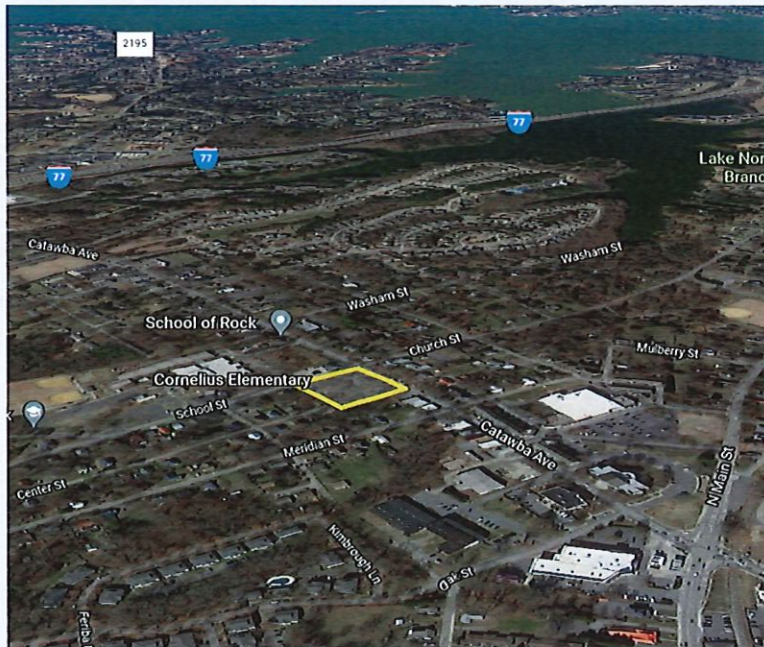


- Short walk to the new Cain Center for the Arts
- 3 Catawba Ave parcels zoned NMX, small rear parcel zoned NR
- .6 mi. from I-77, Exit 28
- Historic Preservation effort underway for the homes along Catawba Ave.

All information regarding this property was obtained from sources deemed reliable but no warranty or representation express or implied is made of the accuracy thereof, and the properties are subject to prior sale or lease or withdrawal.

Cornelius Catawba Ave. parcels in the heart of thriving Cornelius

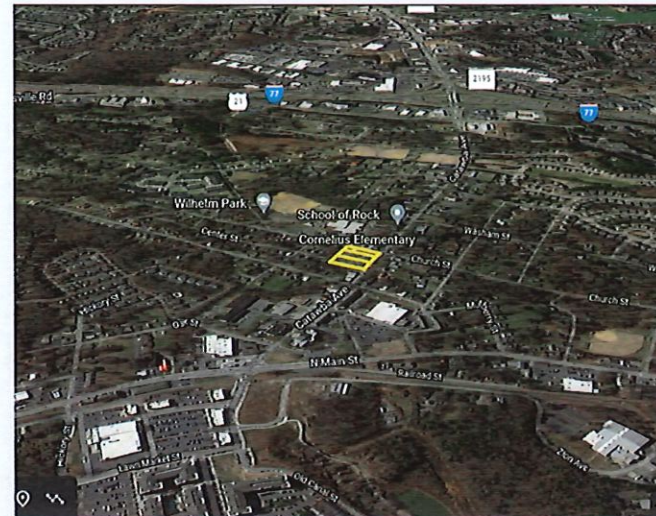
A view of the site and its proximity to Lake Norman, I-77, and downtown Cornelius. The new Cain Center for the Arts is within 2 blocks of the subject property.



Facing east along Catawba Ave. toward Main St. intersection and the new Cain Center for the Arts.

+/- 1.4 acres along Catawba Ave.

Cornelius, NC



Average daily traffic count along Catawba Ave. is approx. 20,000 vpd; is 80,000 at nearby I-77

Neighborhood Mixed Use (NMX) zoning. Per Town of Cornelius, priority here is non-residential, although like improvements to blend well with surrounding residential properties.

Located within a block of Cornelius Elementary School and the Cornelius branch library

Parcel nos. 005-204-01, 005-204-20, 005-204-21, 005-204-02

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Two of the Homes Along Catawba Ave. being considered for Historic Preservation



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More facts about Cornelius and Mecklenburg Co.:

- * Within 30 minutes of Charlotte Douglas International Airport, and 1 1/2 hr of Piedmont Triad International Airport, Greensboro
- * Within 25 minutes of uptown Charlotte, fine dining, nightlife, concerts, Panther NFL football, and Hornet NBA basketball
- * Located on I-77, connecting the Great Lakes to the Southeast
- * Within a 3 1/2 hr drive to the deepwater Panamaxports of Charleston, SC, and Wilmington, NC; another 40 minutes to the deepwater Panamax ports of Savannah, GA and Morehead City, NC
- * Within 30 minutes of NASCAR's Lowe's Motor Speedway
- * Within 4 hrs to the fine beaches of North and South Carolina
- * Within 1 hr 30 min of mountain resorts and snow skiing
- * Within approx 2 hrs 20 min. to the state capital in Raleigh, the Research Triangle, and many of the nation's finest universities



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