

5794 NC 150

DENVER, NC 28037

LAND FOR SALE

FOR MORE INFORMATION

MARTY MCCARTHY

704.745.7176

MARTYW@LAKENORMANREALTY.COM

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EXECUTIVE SUMMARY | 2



OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	4.5 Acres
Price / Acre:	\$443,333

PROPERTY OVERVIEW

4.5 acre commercial outparcel of Hathaway at Lake Norman - a 354 unit luxury apartment development.

This acreage has been approved up to 42,500 SF of commercial space.

The property is also adjacent to Shannon Woods, a thriving Lennar single-family home development with 818 residences, ensuring a strong built-in customer base.

Situated directly on Highway 150, a key east-west connector across Lake Norman, and just one mile from Highway 16, this site provides excellent visibility and easy access to both Charlotte and Hickory.

With 12,000 average daily drivers (AADT) and thousands of new homes underway nearby, this location is primed for high-traffic commercial success.

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ADDITIONAL PHOTOS | 3



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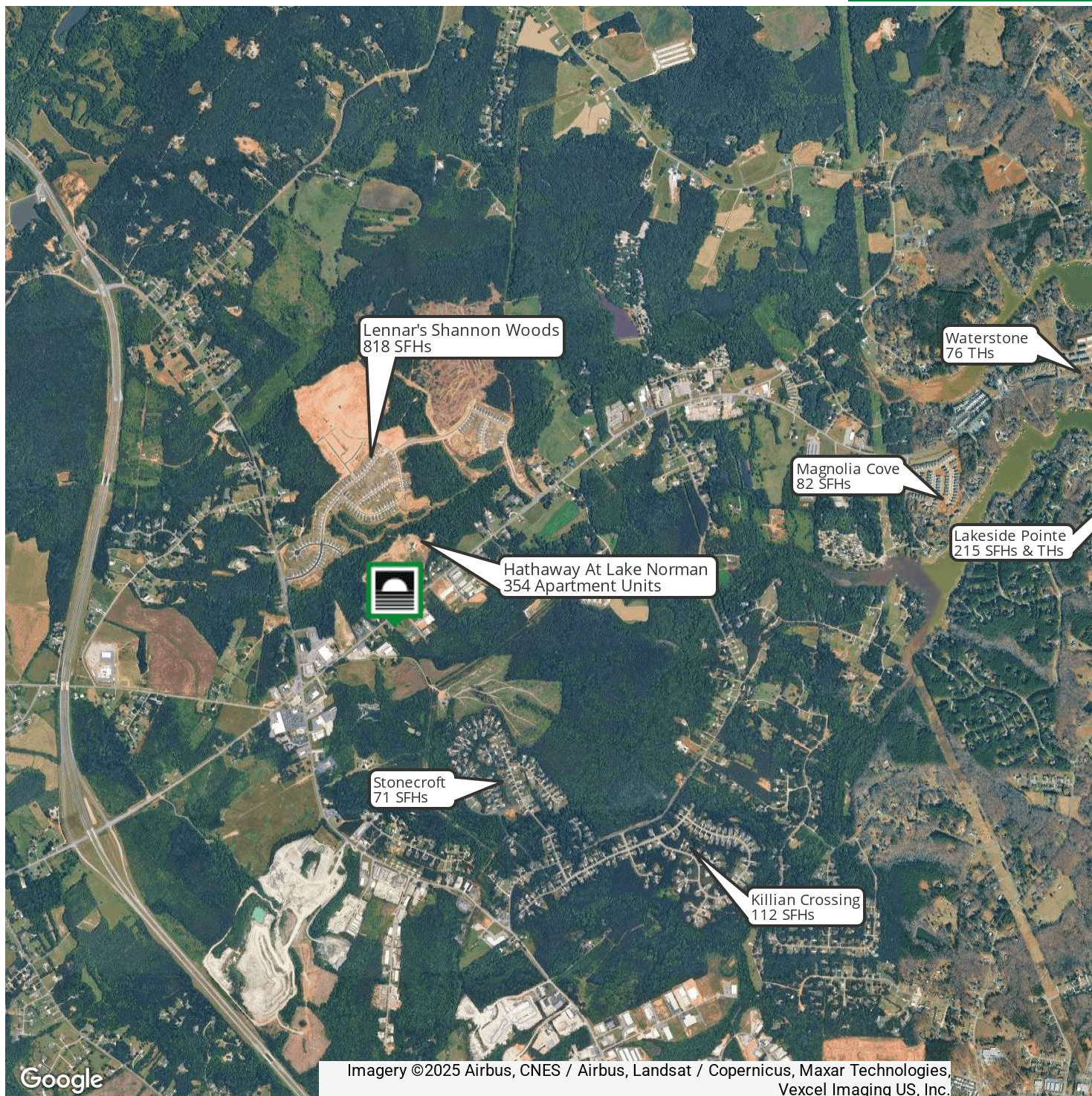
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LOCATION MAP | 4



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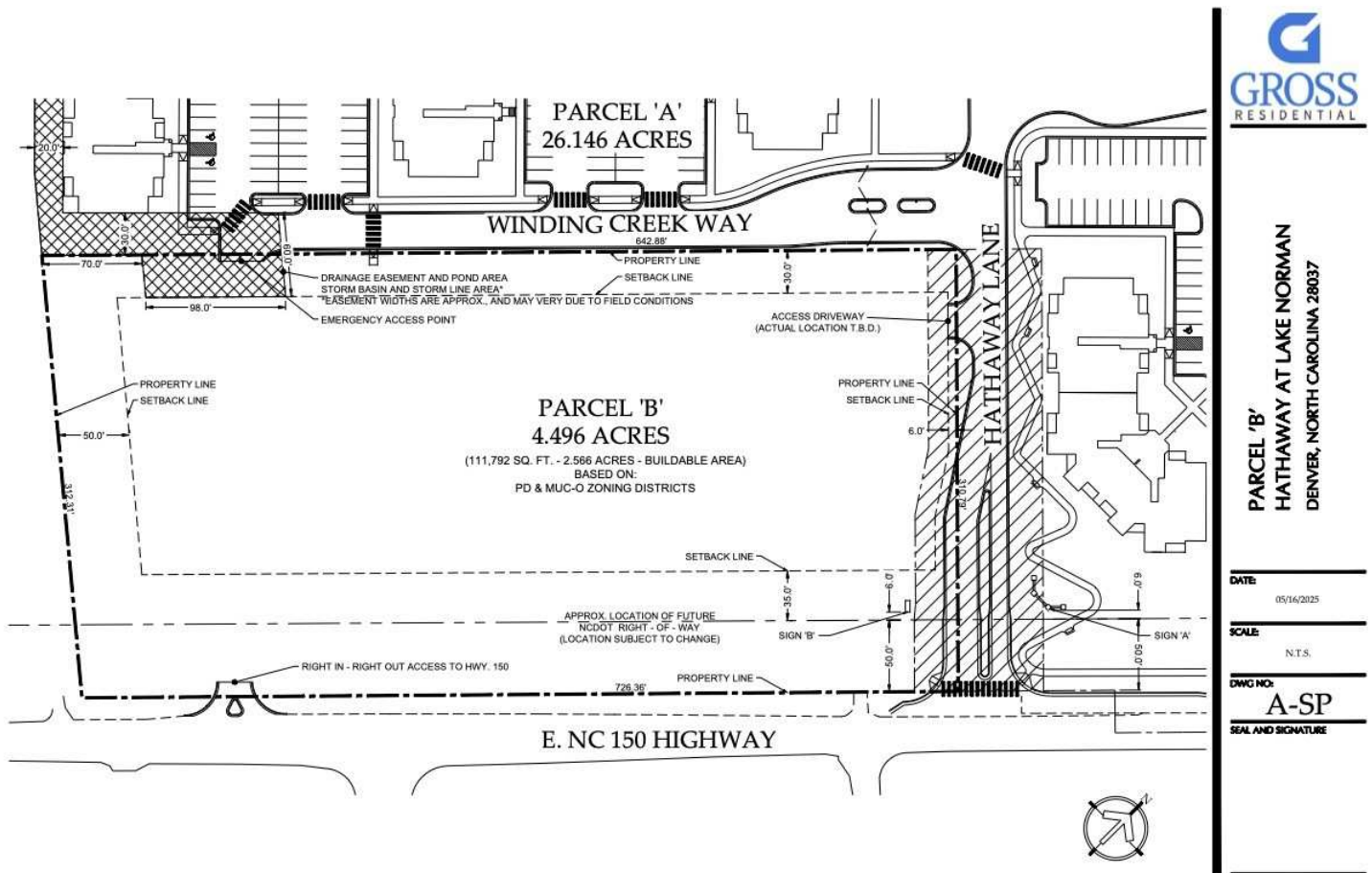
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SURVEY | 5



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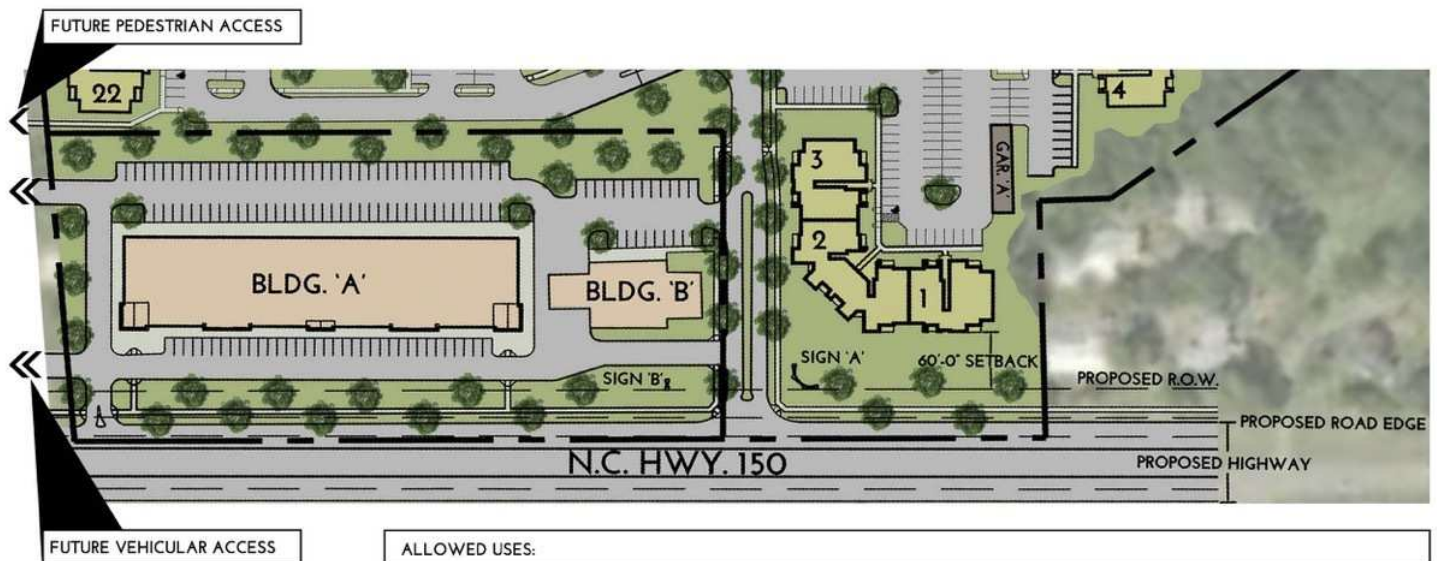
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APPROVED USES | 6

H HATHAWAY
AT LAKE NORMAN

FIGURE 7



ALLOWED USES:

- ANIMAL CARE FACILITY (SMALL)
- ART STUDIO
- ART GALLERY
- BAR
- BROADCAST FACILITY, TV/RADIO (NO ANTENNAS)
- CAFE
- COMMUNITY CENTER
- CULTURAL FACILITY
- DAY CARE CENTER
- DRIVE THRU FACILITY
- EDUCATION FACILITY - NON-VOCATIONAL
- FARMERS MARKET - YEAR ROUND
- FINANCIAL INSTITUTION
- FUNERAL HOME
- GOVERNMENT OFFICE
- GROCERY
- HOTEL
- LODGE/MEETING HALL
- MEDICAL/DENTAL OFFICE
- MICRO-BREWERY/WINERY/DISTILLERY
- OFFICE
- OUTDOOR DINING
- PERSONAL SERVICE ESTABLISHMENT
- RESTAURANT
- RETAIL GOODS
- RETAIL LIQUOR STORE
- SPECIALTY FOOD SERVICE

CONCEPTUAL NCC SITE PLAN
JUNE 10, 2022

N.T.S.



GROSS
RESIDENTIAL

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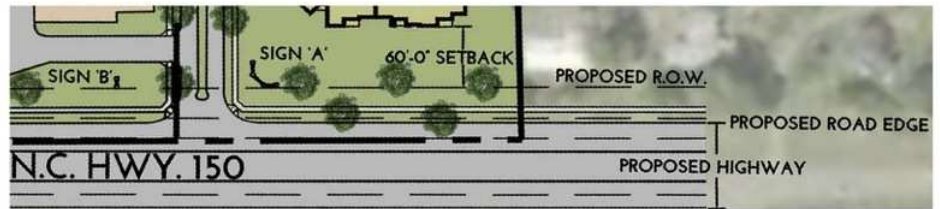
ELEVATIONS & MATERIALS | 7

SIGN 'B' ELEVATION



PROPOSED MATERIAL PALETTE:

- BRICK
- LIMESTONE CAP
- METAL LETTERING
- ACRYLIC INTERNALLY LIT SIGNAGE PANELS
- LANDSCAPE UPLIGHTING



PROPOSED MATERIAL PALETTE:

MATERIALS SHALL COMPLY WITH THE REQUIREMENTS FOR A PLANNED DEVELOPMENT (PD) PER SECTION 44.443.15 - ARCHITECTURAL ELEMENTS



BUILDING 'B' ELEVATION



PARTIAL BUILDING 'A' ELEVATION

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