

274 N Pilot Knob Rd

274 N Pilot Knob Rd, Denver, NC 28037



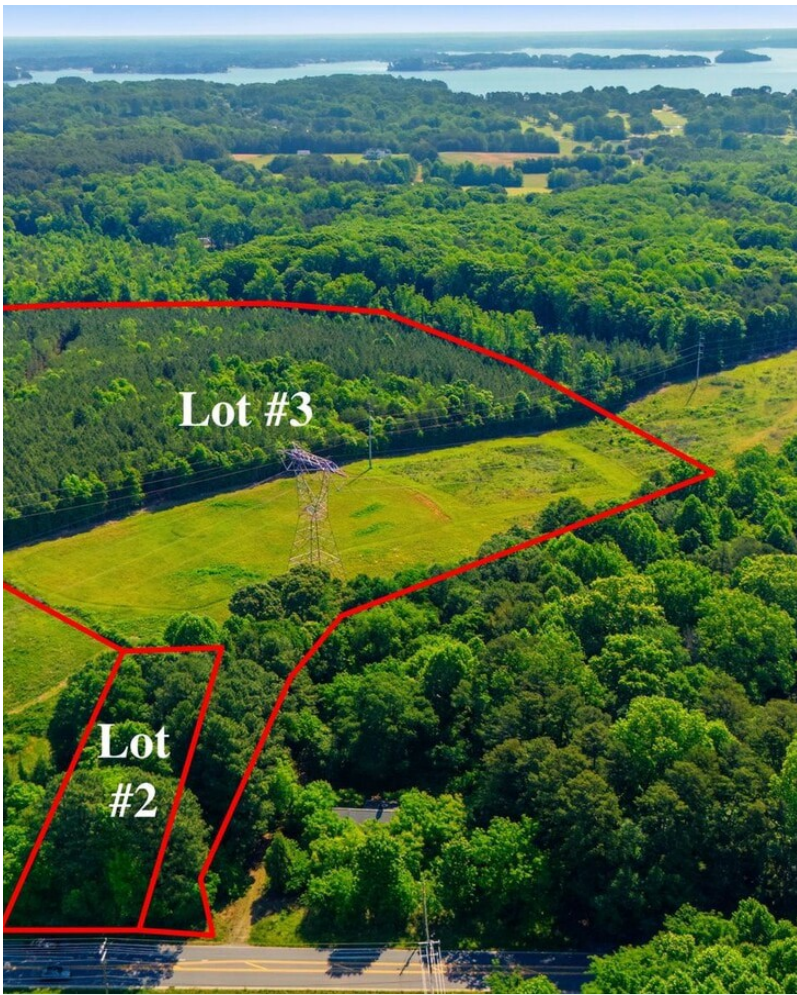
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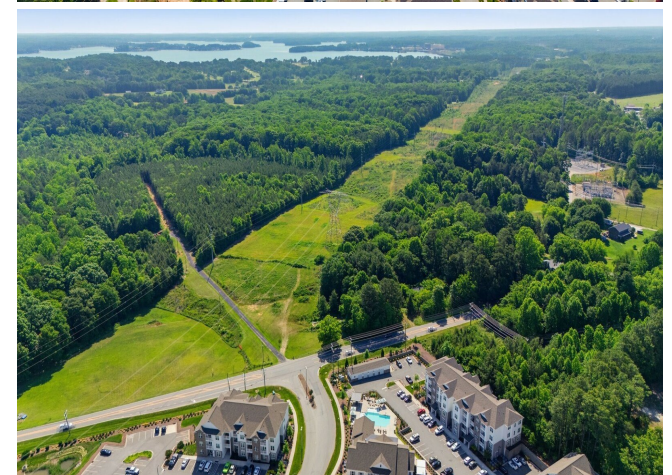


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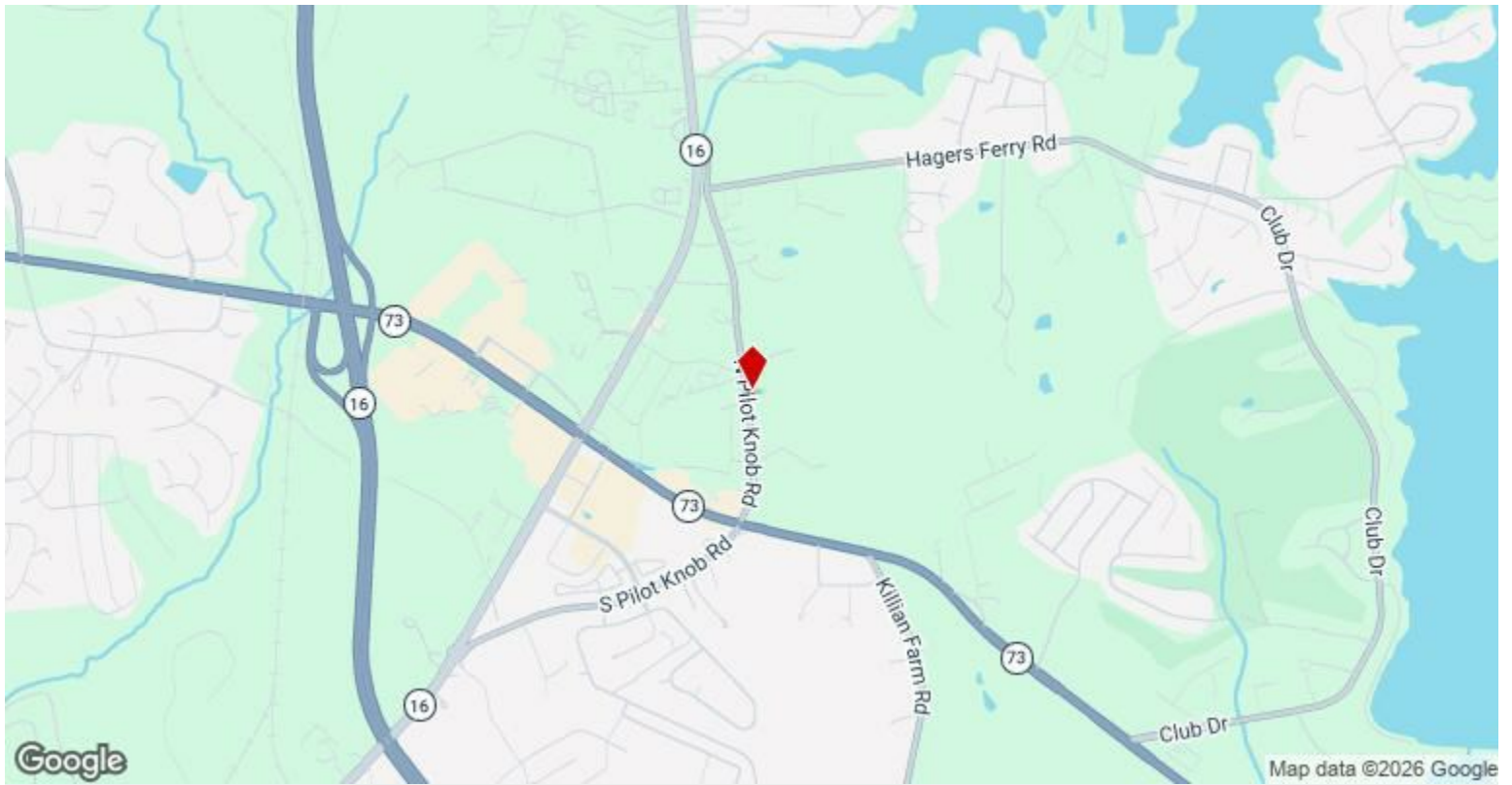
\$2,800,000

Positioned in the heart of one of Denver's fastest-evolving growth corridors, this approximately 33.53± acre assemblage consisting of parcels 31852, 34480, and 34479 presents a strategic opportunity for future development and long-term investment. The property is currently zoned R-T and located within the Eastern Lincoln Development District (ELDD) overlay. County water is available to all three parcels. Located directly across from Cambridge Village — home to Publix, retail, dining, service-based businesses, and the Avril Cambridge Village apartment complex — the area continues seeing significant residential and commercial expansion fueled by population growth, strong commuter access, infrastructure discussions, and increasing demand throughout the Lake Norman market. The property is also located within the WS-IV Protected Area of the Catawba/Mountain Island Lake Watershed....

- Total area: 33.53± acres (parcels 31852, 34480, 34479)
- Zoning: R-T with ELDD overlay
- Location in Denver, NC
- Future Commercial Area



Price:	\$2,800,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment or Owner User
Total Lot Size:	33.53 AC
No. Lots:	1
Zoning Description:	R-T
APN / Parcel ID:	34480



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Property Photos



DJI_20260518102816_0197_D



DJI_20260518102846_0200_D

Property Photos



DJI_20260518102913_0203_D



DJI_20260518103057_0206_D

Property Photos

