

21 ACRES - N NC 16 BUSINESS HWY

**DENVER, NC 28037**

LAND FOR SALE

FOR MORE INFORMATION

MARTY MCCARTHY

704.745.7176

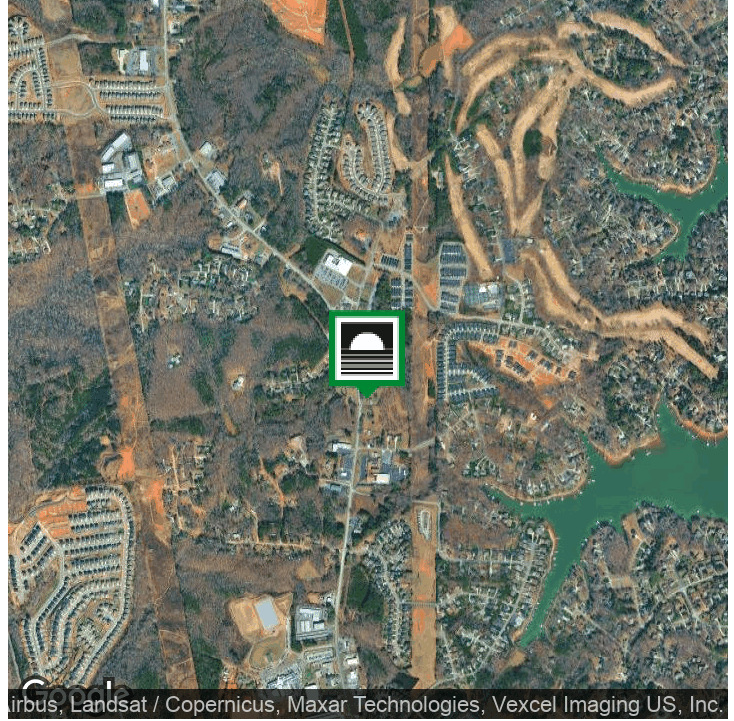
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1952 N NC 16 BUSINESS HWY

DENVER, NC 28037

EXECUTIVE SUMMARY | 2

**OFFERING SUMMARY**

Sale Price:	\$4,174,800
Lot Size:	21 Acres
Zoning:	B-N & R-SF ELDD

**PROPERTY OVERVIEW**

Multiple parcels listed separately, but could be purchased together totaling 21 acres in Lincoln County, providing over 870 FT of highway road frontage and 19,000+ average daily traffic count.

Parcels available:

- 1) Parcel 32820: 4.24 acres listed for \$499,900
- 2) Parcel 32918: 1051 sf structure & 0.72 acres listed for \$425,000
- 3) Parcel 32929: 1500 sf structure & 3.16 acres listed for \$599,900
- 4) Parcel 34352: Corner parcel with traffic signal, 14.29 acres listed for \$2,650,000

This tract offers exceptional potential for future development. The sites are zoned Residential Single Family and Neighborhood Business within the East Lincoln District Overlay. According to Lincoln County's Future Land Use Plan, these properties are designated for business use, making it an excellent candidate for conversion or redevelopment.

Water and Sewer Available

DO NOT WALK PROPERTY WITHOUT CONTACTING AGENT.

20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | [LAKENORMANREALTY.COM](http://LAKENORMANREALTY.COM)

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ADDITIONAL PHOTOS - 8 ACRES - PARCELS 32820, 32918, 32929 | 3



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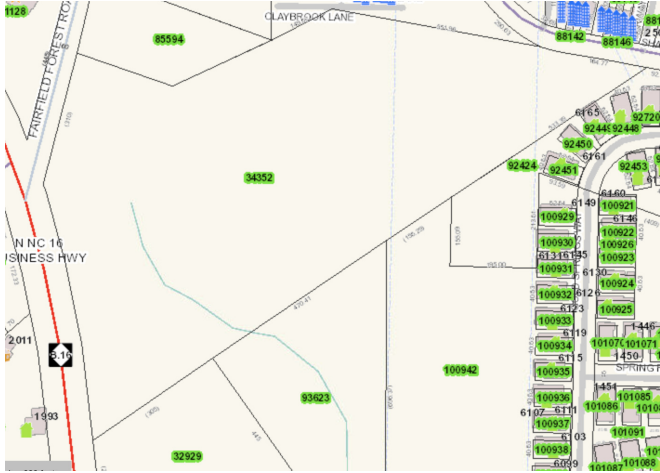
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ADDITIONAL PHOTOS - PARCEL 34352 | 4



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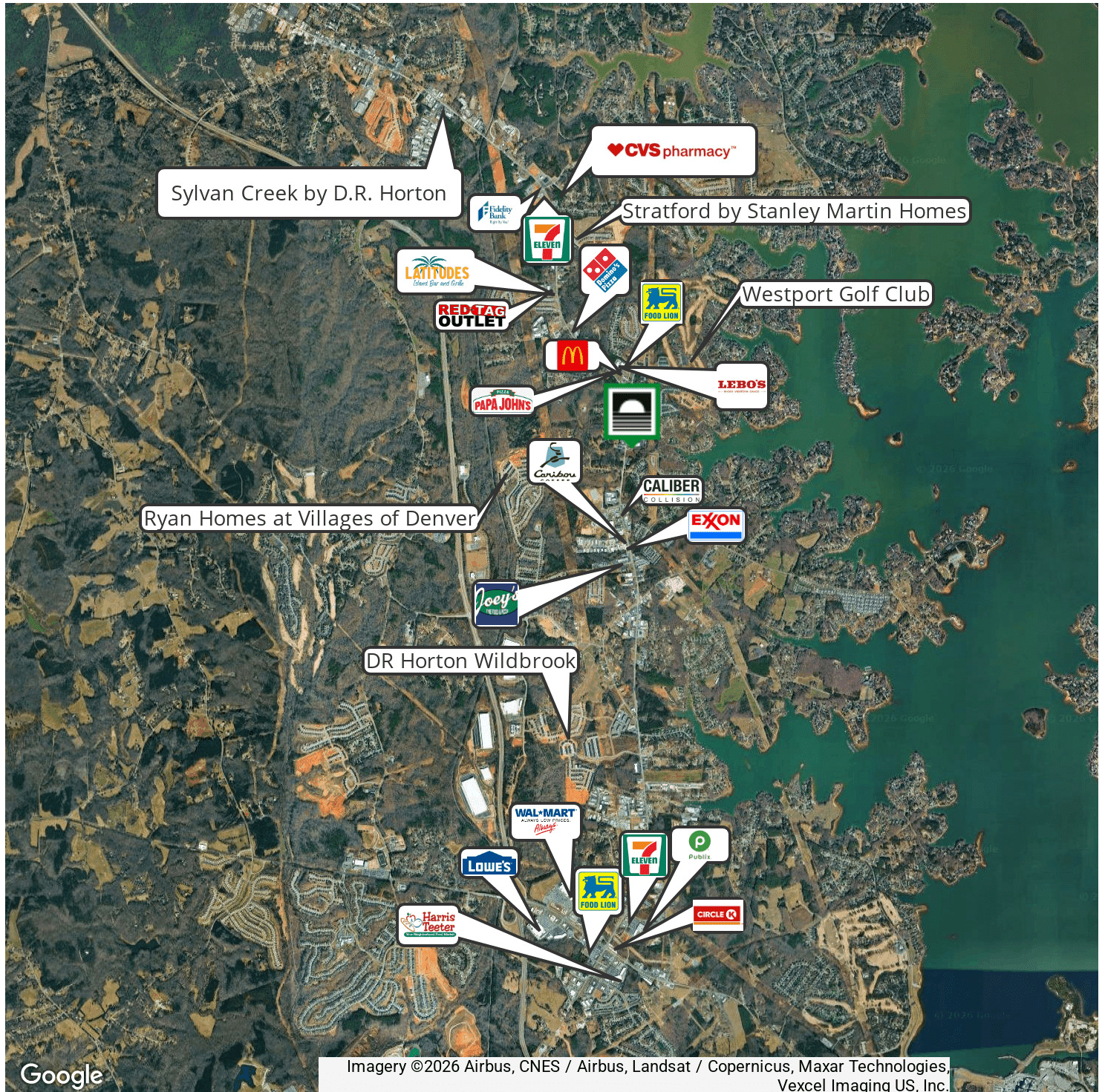
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RETAILER MAP | 5



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DEVELOPMENTS | 6

**6000 +/- units approved within direct vicinity to the properties**

Rock Creek - 150 units  
Sylvan Creek - 198 units  
Trinity Fields - 16 units  
Stratford - 249 units  
Melwood - 165 units  
Westport North - 65 units  
Westshore - 59 units  
Meadows of Denver - 261 units  
Villages of Denver - 685 units  
Killian Creek - 58 units

Trilogy - 1,700 units  
Villages of Cowans Ford - 25 units  
Sifford Farms - 39 units  
Cambridge Apartments - 260 MF units  
Canaopy Creek - 152 units  
Creek Park - 170 units  
Rivercross - 228 MF units & 40 TH units  
Springs at Westport - 116 Units  
The Ridge at Creek Park - 55 units  
Willow Haven - 15 units

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