



FIVE OUTPARCELS

FOR SALE

FAIRFIELD FOREST ROAD | DENVER, NC

Five, consecutive parcels, adjacent to Food Lion Shopping Center and Westport Development are available for a variety of commercial concepts.

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





PROPERTY INFORMATION

ACREAGE*

±5 Acres

PID#

85590, 85591, 85592, 85593 and 8559

FEATURES

- Adjacent to Food Lion Shopping Center and Westport Development
- The land is shovel ready
- Currently zoned for a variety of commercial uses
- Owner is willing to Ground Lease, Build to Suit or Joint Venture with a qualified developer

SALE PRICE

Parcel 1 - \$450,000

Parcel 2 - \$425,000

Parcel 3 - \$375,000

Parcel 4 - \$350,000

Parcel 5 - \$350,000

All five parcels total - \$1,800,000

CONCEPT RENDERING



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c 704 777 6003

skline@mecacommercial.com

MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
COMMERCIAL REAL ESTATE

4.999 AC.+-

NOTE: DRAINAGE & UTILITY EASEMENT
ALONG EACH LOT LINE, EXCEPT THERE
SHALL BE 15' ALONG FRONT LOT LINE.

NOTE: PROPERTY IS ABOVE 100
YEAR FLOOD ELEVATION.

NO NCDS OR USES MONUMENTS KNOWN TO
EXIST WITHIN 2000' OF PROPERTY.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT
SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE
SUBDIVISION REGULATIONS OF LINCOLN COUNTY,
NORTH CAROLINA AND THAT THIS PLAT HAS BEEN
APPROVED BY Robert S. Dymally on 7/28/06
for recording in the Lincoln County Deeds
Office.

Robert S. Dymally 7/28/06
SUBDIVISION ADMINISTRATOR DATE

PROPERTY MAY BE SUBJECT TO RECORDED OR
UNRECORDED RIGHTS OF WAYS OR EASEMENTS
NOT OBSERVED

NOTE: OWNER TO VERIFY ALL SETBACKS
& ZONING REGULATIONS PRIOR TO ANY
PLANNING OR CONSTRUCTION.

NOTE: ALL LOTS MUST TIE TO COUNTY
WATER & SEWER.

I HEREBY CERTIFY THAT I am the owner of the property
shown and described herein, which is located in the
subdivision jurisdiction of Lincoln County and that
I HEREBY Warrant this plat of subdivision with my free
consent and establish minimum lot size and building
setback lines as noted.

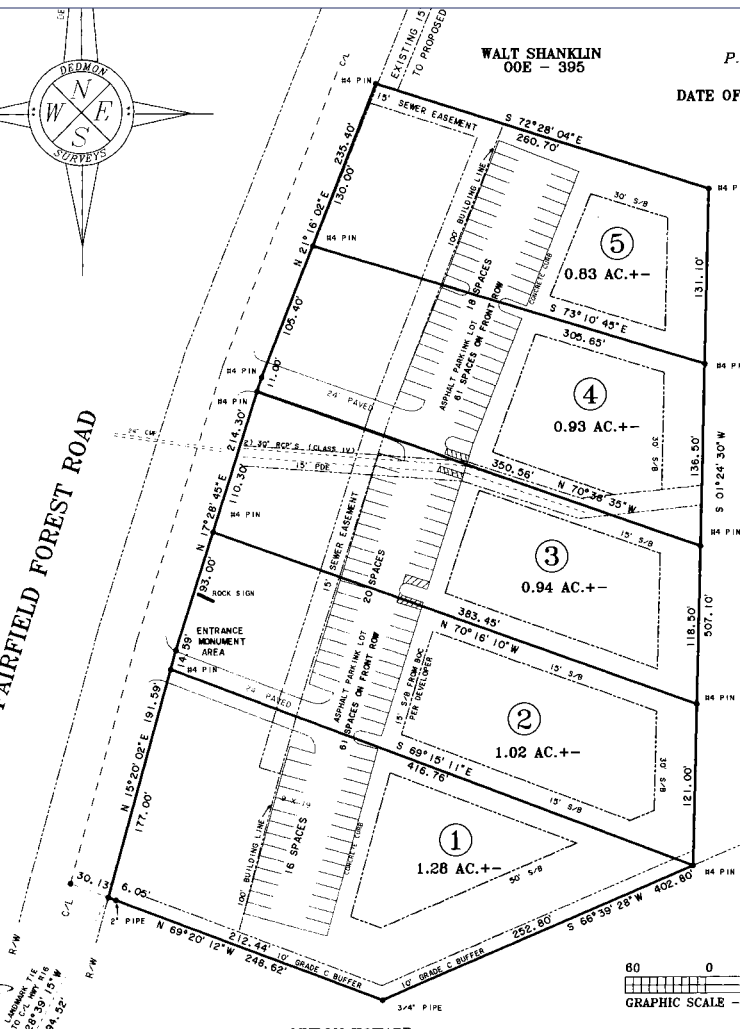
Robert S. Dymally
OWNER (OPTIONAL)
DATE

STATE OF NORTH CAROLINA

I, DAVID C. FOWLE 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 155 PAGE 252)
BOOK 155 PAGE 252 THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND
DEPARTURE IS 1:10000. (THAT THE BOUNDARIES NOT SURVEYED
ARE SHOWN AS DOTTED LINES PLOTTED FROM INFORMATION FOUND
IN BOOK 155 PAGE 252); THAT THIS MAP WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.
WITNESS MY HAND AND SEAL THIS 19TH DAY OF
AUGUST 2006

David C. Fowle
PROFESSIONAL LAND SURVEYOR

SR #1389 FAIRFIELD FOREST ROAD



ROBERT DEDMON, PLS #3899
PHILLIP HARRIS, PLS #4184
4837 NORTH HIGHWAY #16
P. O. BOX 494 DENVER, N.C. 28037
(704) 483-4908

DATE OF SURVEY 6-5-05 DATE OF PLAT 6-1-06
PIN 4604-62-8808
DEED 1657 PAGE 750
ZONED P-MU

ALL LOTS IN THE FAIRFIELD COMMONS TO THE BEST OF
MY KNOWLEDGE ARE WITHIN THE CLASS I.V.C.O.F. THE LAKE NORMAN WATERSHED
AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL
MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP-14
LINCOLN COUNTY.

Robert S. Dymally 7/28/06
SUBDIVISION ADMINISTRATOR DATE

STATE OF NORTH CAROLINA
COUNTY OF Lincoln

I, Robert S. Dymally, REVIEW OFFICER OF
Lincoln COUNTY, CERTIFY THAT THE
MAP OR PLAT TO WHICH THIS CERTIFICATION
AFFIXED MEETS ALL STATUTORY REQUIREMENTS
FOR RECORDING.

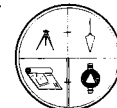
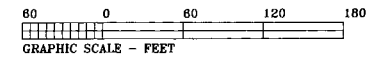
Robert S. Dymally 7/28/06
REVIEW OFFICER DATE
07-26-06 gcl

I HEREBY CERTIFY TO ONE OF THE FOLLOWING:
A. THIS SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA
THAT HAS A SUBDIVISION ORDINANCE.
B. THIS SURVEY IS LOCATED IN AN AREA THAT IS UNREGULATED AS TO
AN ORDINANCE THAT REGULATES PARCELS OF LAND.
C. ANY ONE OF THE FOLLOWING:
1. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS AND DOES NOT
CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
2. THIS SURVEY IS OF AN EXISTING BLDG. OR STRUCTURE, OR NATURAL
FEATURE, SUCH AS A WATERCOURSE.
3. THIS IS A CONTROL SURVEY.
D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION
OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPT
TO THE DEFINITION OF SUBDIVISION.
E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE
SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE
SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN
(A) THROUGH (D) ABOVE.

David C. Fowle
PROFESSIONAL LAND SURVEYOR 1-3762

Filed for registration and recorded
this the 1st day of August, 2006, at
11:48 A.M. in Plat Book 14, Page 022.

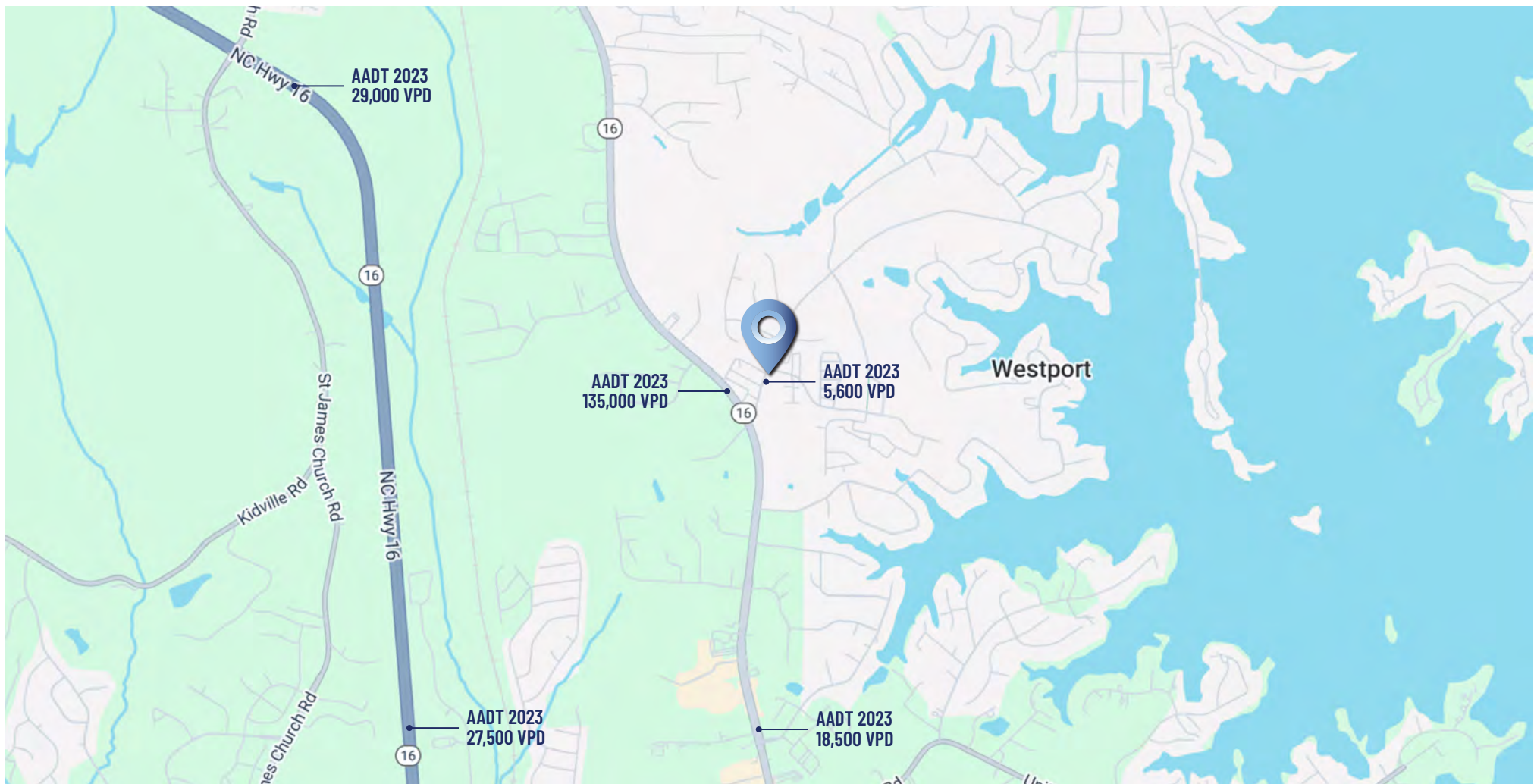
ELAINE N. HARMON
Register of Deeds for Lincoln County
BY: David C. Fowle
Deputy Register of Deeds



DEDMON SURVEYS

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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.