



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





CONCEPT RENDERING



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

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MECA Commercial Real Estate
102 Main Street, Suite 110
McAdenville, NC 28101
704 971 2000



MECA
COMMERCIAL REAL ESTATE

4.999 AC.+-

NOTE: 5' 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 NCGS OR USGS MONUMENTS KNOWN TO
EXIST WITHIN 200' OF PROPERTY.

I hereby certify that the subdivision plot
shown herein has been found to comply with the
Subdivision Regulations of Lincoln County,
North Carolina and that this plot has been
approved by David C. Poole on 7-26-06
for recording in the Lincoln County Deeds
Office.

John C. Poole
SUBDIVISION ADMINISTRATOR

7-26-06
DATE

PROPERTY MAY BE SUBJECT TO RECORDED
OR UNRECORDED RIGHTS OFWAYS 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 have read and understand the Subdivision Regulations
and have consented to the same and will abide by the
setback lines as noted.

Robert Steele
OPTIONAL
WITNESS
DATE

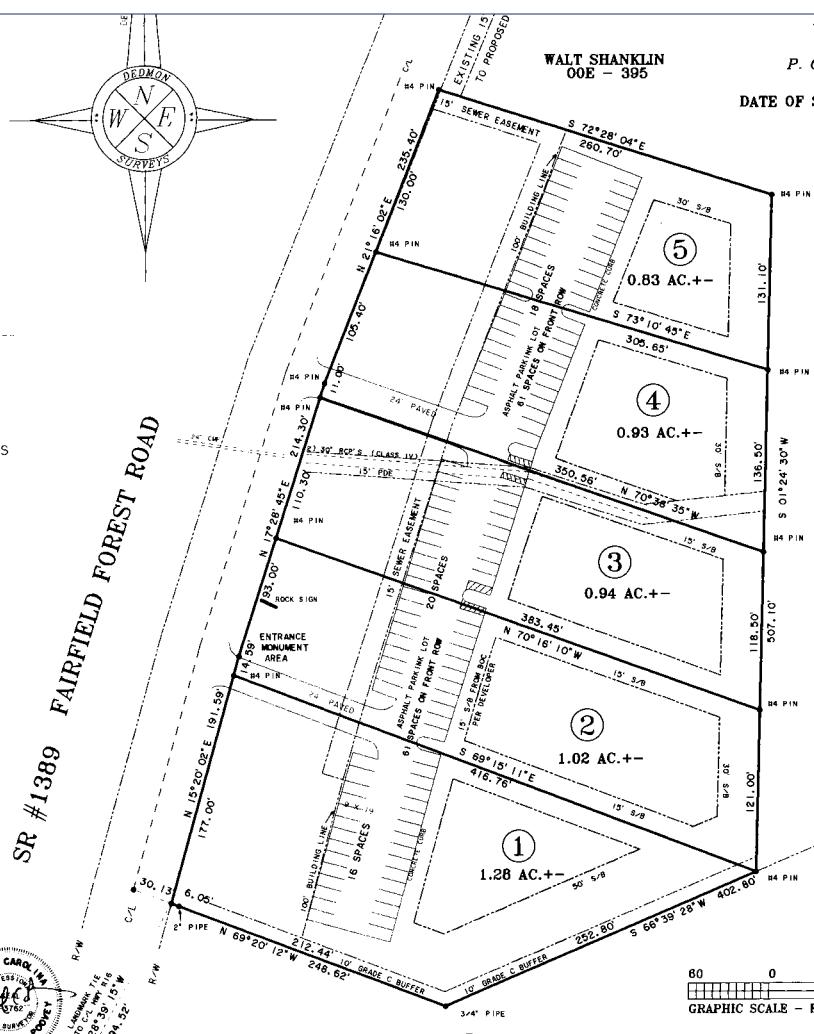
7-19-06
DATE
DRAFTS
DATE

STATE OF NORTH CAROLINA
I, DAVID C. POOLE, CERTIFY THAT THIS MAP WAS (DRAWN BY ME)
(DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE
BY ME OR DRAWN FROM AN ACTUAL SURVEY MADE BY ME)
DEED DESCRIPTION RECORDED IN BOOK 1652, PAGE 120
BOOK 1653, PAGE 100, BOOK 1654, PAGE 120
THE RATIO OF MEASUREMENT IS CALCULATED BY DISTANCES AND
DEPARTURE 1:10000.00 THAT THE BOUNDARIES NOT SURVEYED
ARE SHOWN AS BROKEN LINES PLACED FROM INFORMATION FOUND
IN THE RECORDS OF THE REGISTER OF DEEDS. THIS MAP WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.
WITNESS MY HAND AND SEAL THIS THE 19th DAY OF
AUGUST, 2006
DAVID C. POOLE
PROFESSIONAL LAND SURVEYOR



SR #1389

FAIRFIELD FOREST ROAD



ROBERT DEDMON, PLS #3899
PHILLIP HARRIS, PLS #4164
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 4604-62-6808
DEED 1657 PAGE 750
ZONED P-MU

ALL LOTS IN THE FAIRFIELD COMMONS TO THE BUILDING
LINE WITHIN THE CLASS IV OF THE LAKE NORMAN WATERSHED
AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL
MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP
LINCOLN COUNTY.

7-26-06
DATE
John C. Poole
SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA
COUNTY OF Lincoln

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

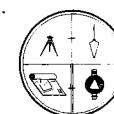
7-26-06
DATE
David C. Poole
REVIEW OFFICER
DT-26-06 96

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 THAT IT IS NOT A 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. Poole
PROFESSIONAL LAND SURVEYOR #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. Poole
Deputy Register of Deeds



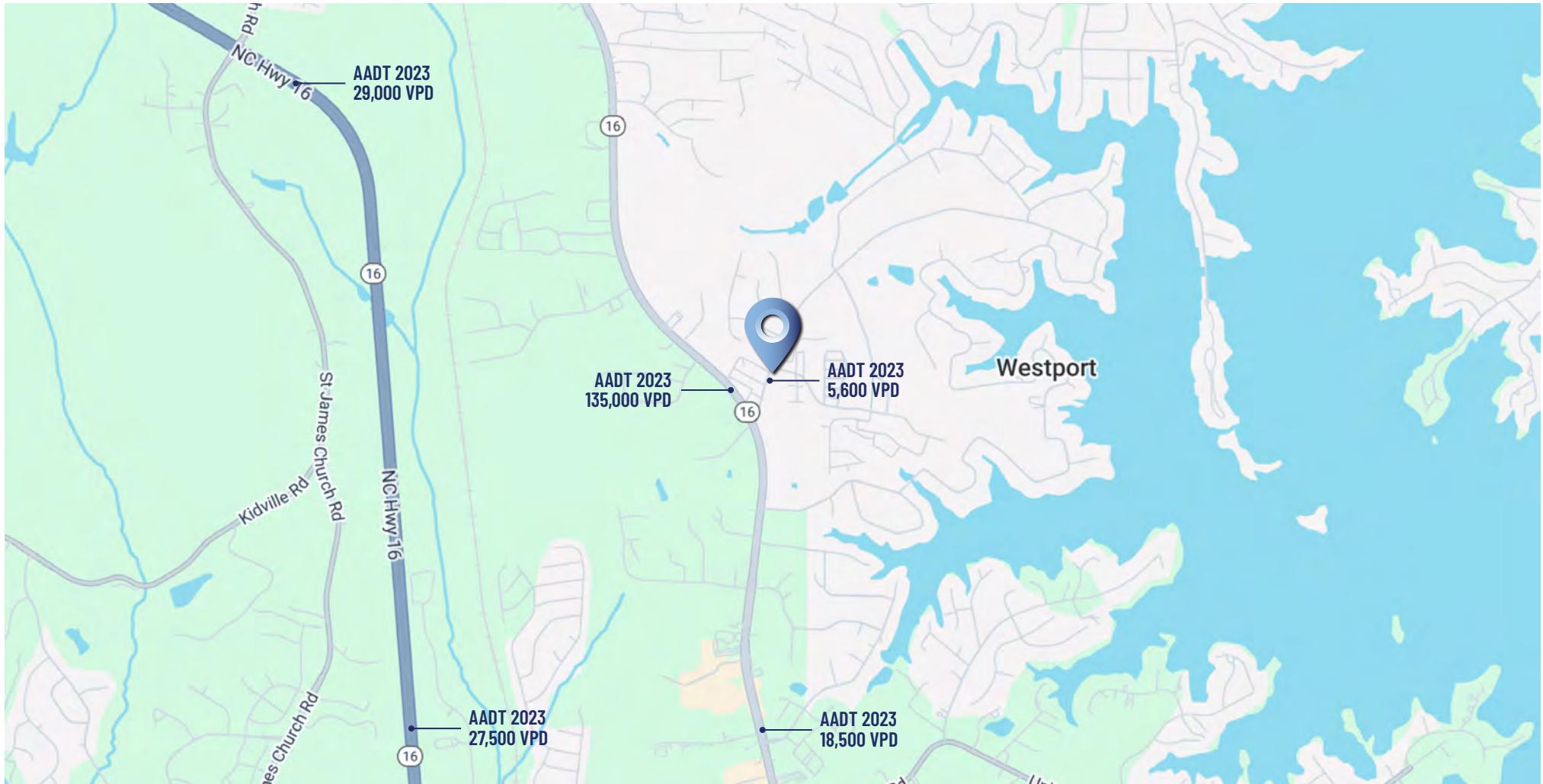
DEDMON SURVEYS



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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.