



Premium Industrial Land

46.35± Acres

2653 N NC 16 Business Hwy | Denver, NC 28037

OFFERING MEMORANDUM



2653 N NC 16 Business Hwy

Denver, NC 28037



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Investment Overview

TOTAL ACRES

46.35±

ASKING PRICE

\$3,200,000

PROPERTY TYPE

Commercial Land

PRICE PER ACRE

\$69,040

This premier land opportunity offers unparalleled visibility, exceptional scale, and tremendous long-term upside in one of Lincoln County's most active growth corridors. Spanning 46.35± acres across two parcels, the property features approximately 810 feet of highly valuable frontage along NC Hwy 16 Business. The site benefits from robust daily traffic counts exceeding 13,000 AADT, providing prime exposure for future commercial or industrial tenants.

Zoned ELDD-IG and ELDD-BN within the East Lincoln Development District Overlay—and specifically designated for business use under Lincoln County's Future Land Use Plan—the property provides immense flexibility. The predominantly flat topography ensures highly efficient development, significantly reducing site-work costs and timelines. Strategically located near the affluent Lake Norman community and highly integrated within the greater Charlotte metropolitan region, this tract presents a highly scalable, value-add investment opportunity designed for a variety of commercial, mixed-use, flex/industrial, or major redevelopment plays.

Investment Highlights



Scalable Development Site

46.35± total acres across two contiguous parcels (34116 & 29727) with predominantly flat topography for highly efficient construction.



Flexible & Favorable Zoning

Zoned ELDD-IG and ELDD-BN within the extensive East Lincoln Development District Overlay, accommodating diverse commercial applications.



Exceptional Highway Frontage

Boasts approximately 810 feet of linear frontage along NC Hwy 16 Business, capturing high visibility from over 13,000 daily vehicles (AADT).



Strategic Growth Corridor

Perfectly positioned in the rapidly expanding Lake Norman area within the Charlotte MSA, positioned uniquely for future economic development.



Unmatched Connectivity

Seamless logistics access with highly convenient and short driving distances to major interstates: I-77 (14 miles) and I-485 (17 miles).



Parcel Overview

2653 N NC 16 Business Hwy

Parcel Details

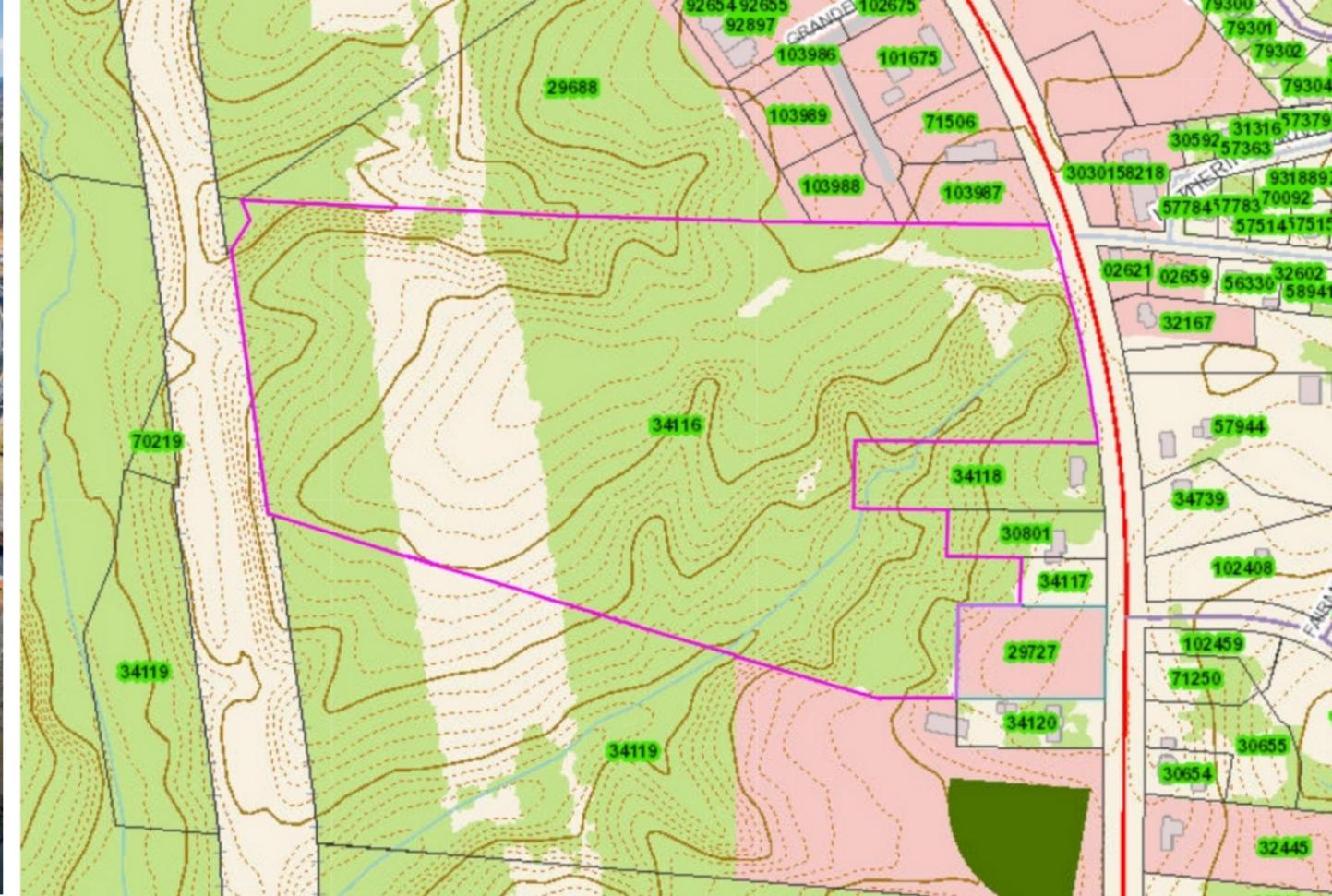
Total Lot Size	46.35± Acres
APN / Parcel IDs	34116, 29727
Property Subtype	Commercial / Flex / Industrial
Zoning	ELDD-IG / ELDD-BN
Overlay District	East Lincoln Development District
Frontage	810± Feet on NC Hwy 16 Business
Topography	Predominantly Flat

Site Aerials & Topography

High-Visibility Frontage & Efficient Development Potential



Strategic Highway Access: Providing direct connectivity, this robust highway frontage ensures high traffic visibility crucial for future commercial development



Positioned Within Rapidly Expanding Corridors: This expansive acreage offers a generational opportunity to capture long-term value within an area characterized by strong demographic shifts, burgeoning infrastructure, and proven regional growth.

Regional Connectivity & Area Overview

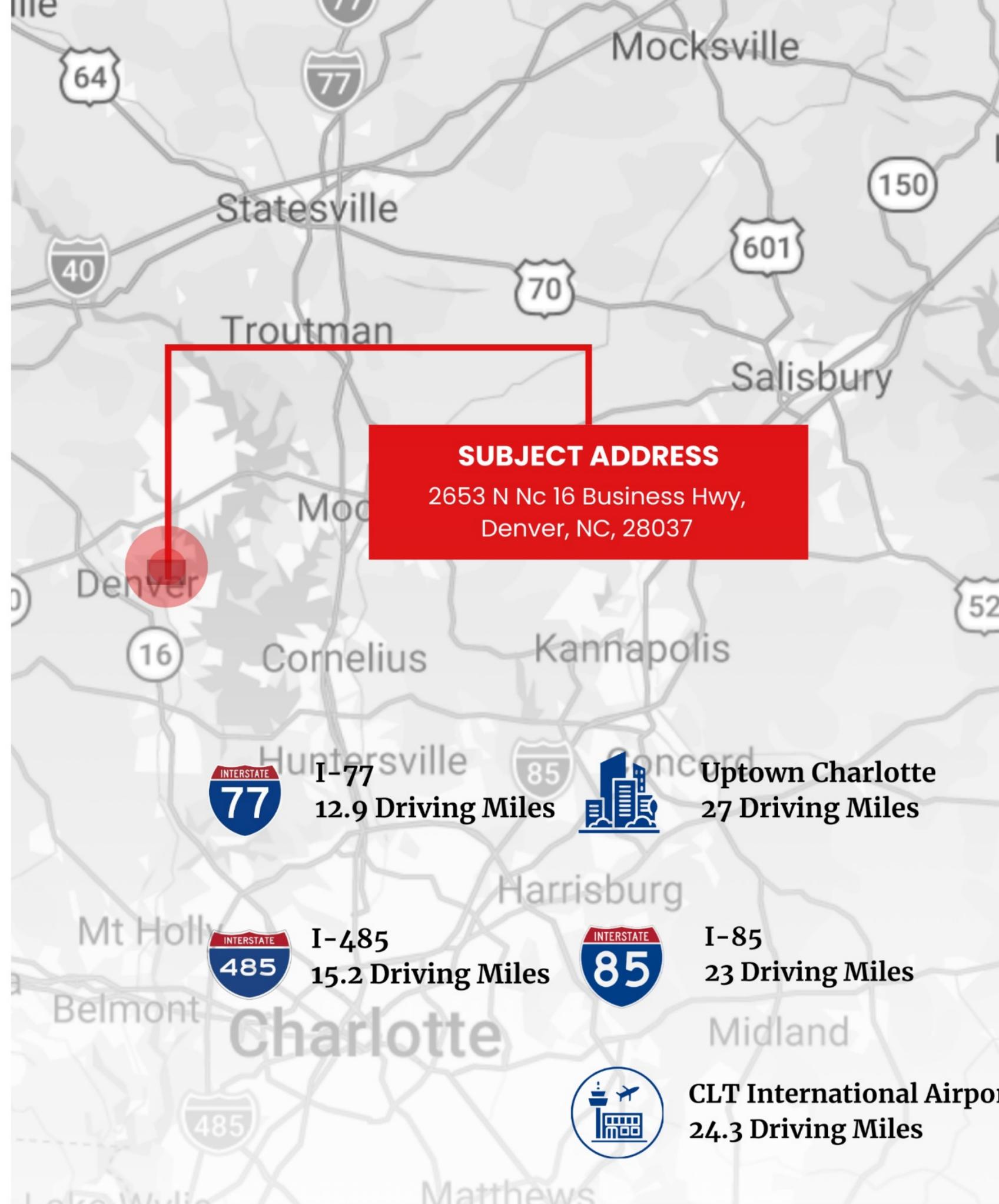
STRATEGIC POSITION IN THE CHARLOTTE MSA

Denver, North Carolina represents a compelling and rapidly expanding submarket within the greater Charlotte Metropolitan Statistical Area. Nestled near the affluent shores of Lake Norman, the area is characterized by a strong influx of residential growth and commercial development, establishing an energetic consumer base. This 46.35-acre industrial and commercial tract benefits immensely from this steady expansion, positioning it well for future appreciation.

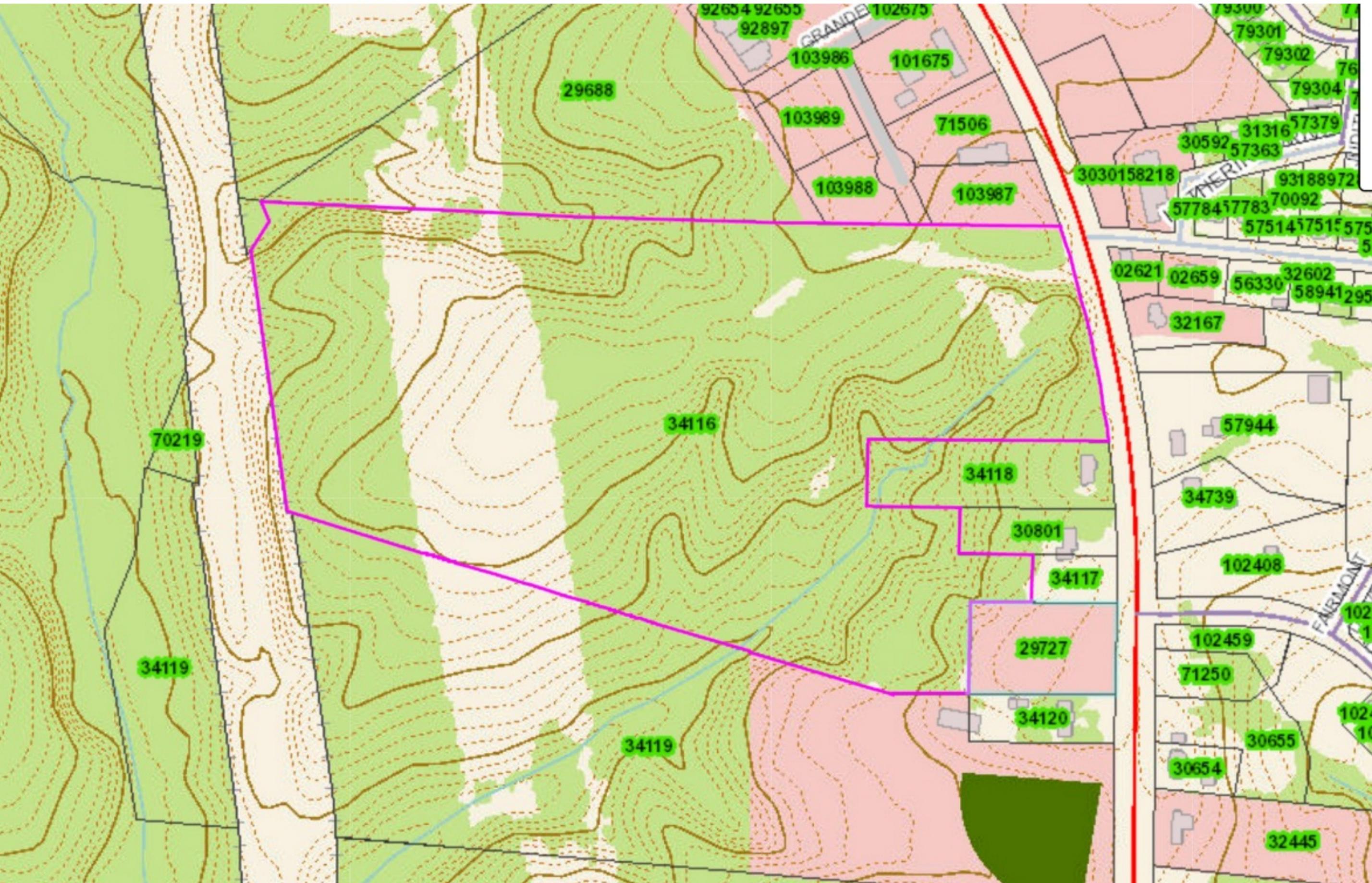
The site provides strategic logistical advantages essential for modern industrial and flex developments. Positioned directly on NC Hwy 16 Business, the property acts as a crucial node for regional distribution and access. The economic vitality of the region is underpinned by continuous infrastructure improvements and a thriving business climate, ensuring a robust foundation for development in this high-demand corridor.

Strategic Driving Distances

I-77	12.9 DRIVING MILES
I-485	15.2 DRIVING MILES
Uptown Charlotte	27 DRIVING MILES
I-85	23 DRIVING MILES
CLT Int'l Airport	24.3 DRIVING MILES

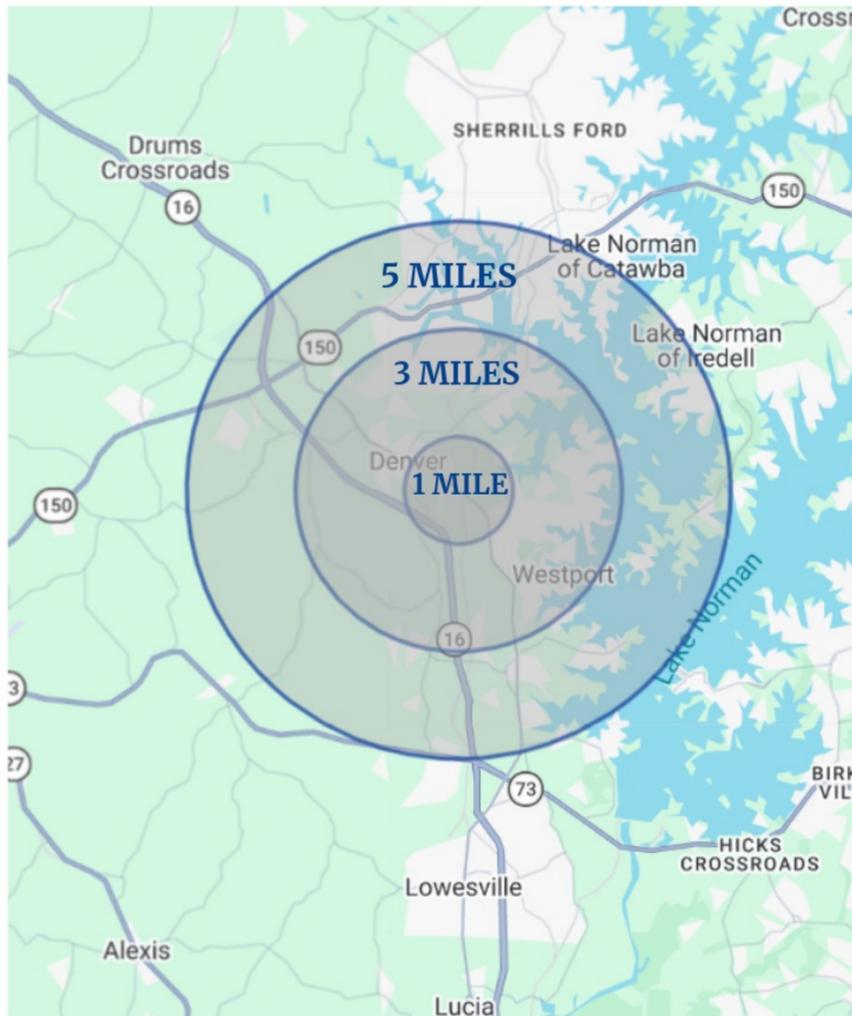


Topography Map





Denver, NC Demographics



POPULATION (5-MILE)
37,009+

Population & Households

The surrounding market area exhibits exceptional demographic strength, providing a highly attractive foundation for commercial, mixed-use, or high-end industrial developments. Within a 5-mile radius, the area supports a growing consumer base of over **37,000 residents** dispersed across **14,241 distinct households**.

Income & Purchasing Power

Economic indicators are incredibly robust surrounding the subject property. Median household incomes peak at a remarkable **\$129,906 within a 1-mile radius**. This concentrated affluence signifies immense localized purchasing power, demonstrating an exceptional environment for premium retail and service-oriented tenancy.

Education & Labor Force

The local populace is highly educated, with **50% holding Bachelor's or Graduate degrees** in the immediate 1-mile vicinity. Coupled with an impressively low unemployment rate of **2.81%**, the region provides both a sophisticated local consumer base and a highly skilled, active labor force perfectly primed to support operational needs.

Traffic Connectivity

Excellent regional infrastructure sustains continuous vehicular volume and tremendous site visibility. The immediate corridors facilitate robust daily transit, tracking at **19,000+ Average Annual Daily Traffic (AADT)**. This consistent flow guarantees significant exposure for new commercial ventures establishing within the market.

MEDIAN HOUSEHOLD INCOME

\$78,500

AVERAGE HOME VALUE

\$325,000

DAYTIME POPULATION

28,400+

HOUSEHOLDS (5-MILE)

15,200+

Confidentiality & Disclaimer

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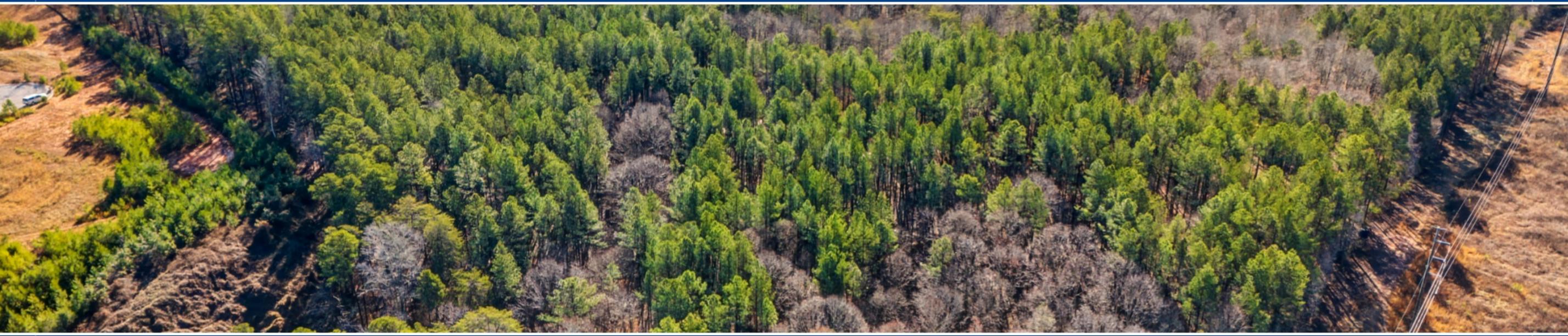
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Thank you for reviewing this premier investment opportunity. Please contact our advisor to schedule a site tour or discuss offering details.