



1007 NC-16 BUSINESS | DENVER, NC 28037

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PROPERTY HIGHLIGHTS

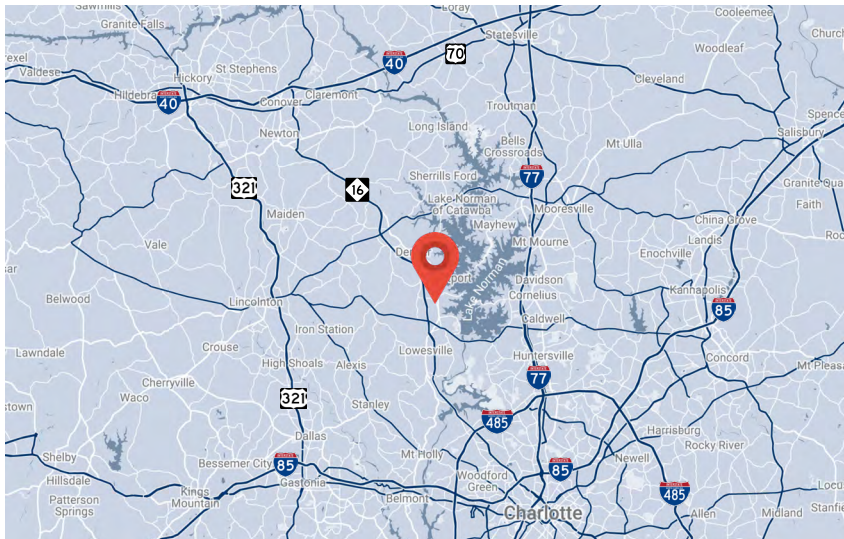
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ACREAGE	±2.483 acres
ZONING	ELDD B-N (See below)
CURRENT IMPROVEMENTS	±2,278 SF ranch home ±357 SF storage ±1,260 SF single family home

PIN # 4603-61-2808

LOCATION Located between I-40 & I-85
High growth area of Lake Norman

FOR SALE: \$799,000



EASTERN LINCOLN DEVELOPMENT DISTRICT (ELDD)

The ELDD is established to address the growth opportunities in eastern Lincoln County, primarily along the NC 16 Business and NC 16 Bypass corridors. Due to the importance and special nature of these corridors and the development pressures in these areas, additional standards are needed beyond those applicable countywide and described in the general development standards of Article 3. The standards established in §2.5.1 apply to nonresidential, mixed-use, multi-family and planned development.

B-N | NEIGHBORHOOD BUSINESS

The B-N district provides for small-scale commercial uses offering primarily convenience shopping and services for adjacent residential areas. Proximity to residences requires that commercial operations are low intensity, unobtrusive and conducted at a scale and density compatible with the surrounding neighborhood. There is a relatively low demand on public services, transportation and utilities.

LOCATION

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