

8 ACRES - N NC 16 BUSINESS HWY

**DENVER, NC 28037**

32929

LAND FOR SALE

5.16

1971  
N NC 1  
BUSINESS  
HWY

1970

1952

32918

32820

93623

2395

74660

2407

32917

74661

FOR MORE INFORMATION

MARTY MCCARTHY

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53535

2424

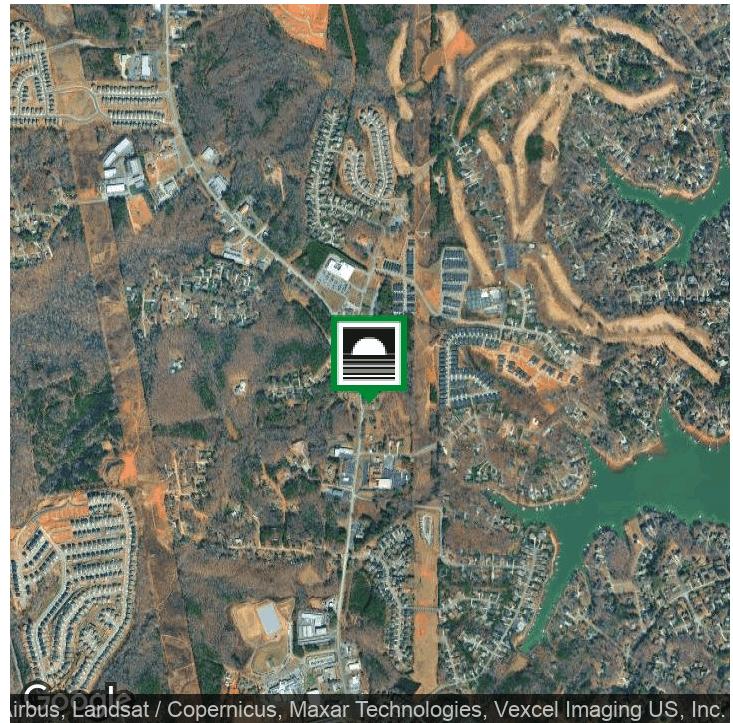
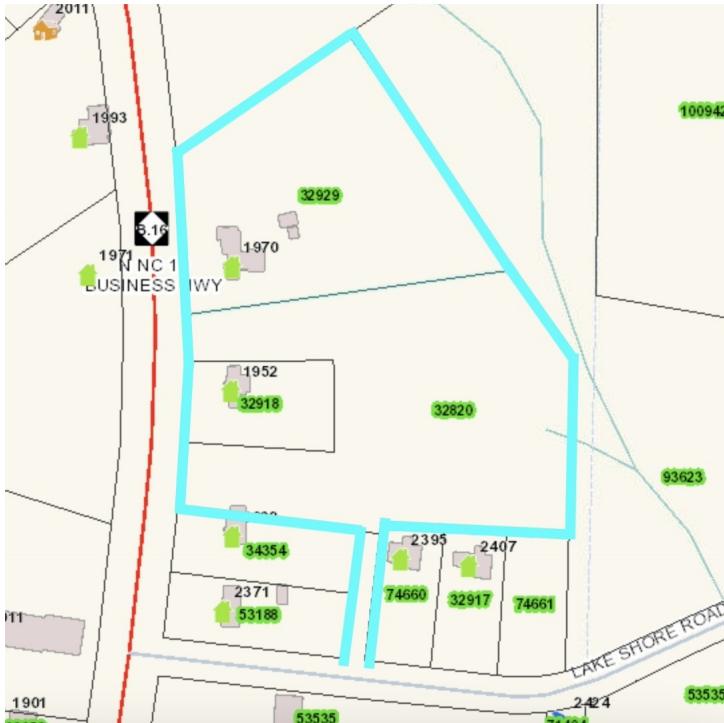
71404

535

1952 N NC 16 BUSINESS HWY

## DENVER, NC 28037

## EXECUTIVE SUMMARY | 2



## OFFERING SUMMARY

Sale Price:	\$1,524,800
Lot Size:	8.11 Acres
Zoning:	R-SF

## PROPERTY OVERVIEW

Multiple parcels listed separately but could be purchased together totaling 8.11 acres! Parcels included: Parcels 32820 (4.24 acres listed for \$499,900), 32918 (1051 sf structure & 0.72 acres listed for \$425,000) and 32929 (1500 sf structure & 3.16 acres listed for \$599,900)

This tract offers exceptional potential for future development. The site is zoned Residential Single Family within the East Lincoln District Overlay. According to Lincoln County's Future Land Use Plan, this property is designated for business use, making it an excellent candidate for conversion or redevelopment.

Water and Sewer Available

Average daily traffic count of 17,000.

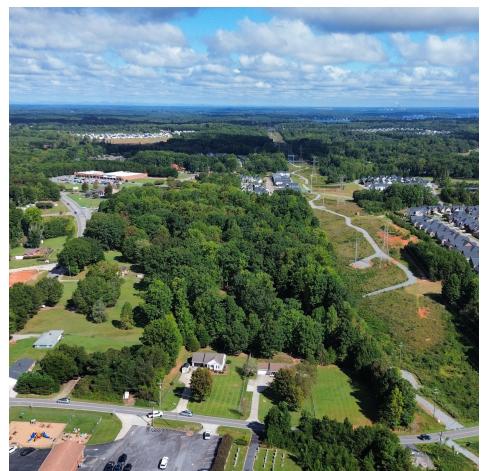
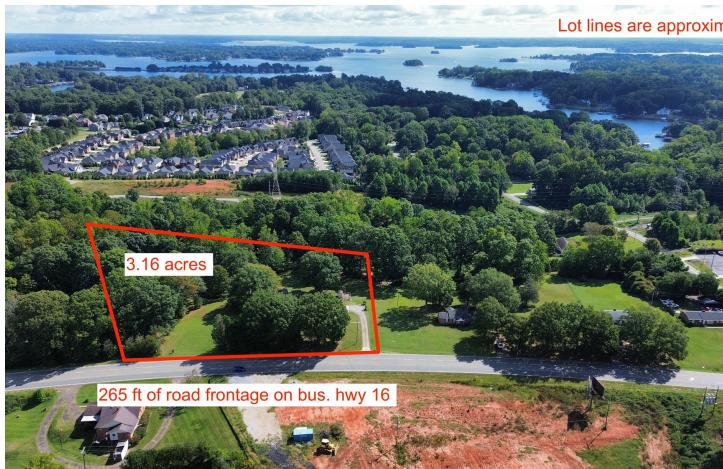
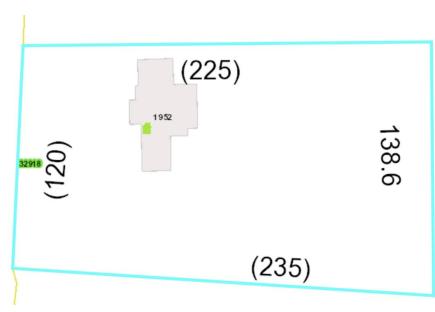
Total highway road frontage is 560 ft.

DO NOT WALK PROPERTY WITHOUT CONTACTING AGENT.

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## ADDITIONAL PHOTOS | 3



20117 WEST CATAWBA AVE, CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

## MARTY MCCARTHY

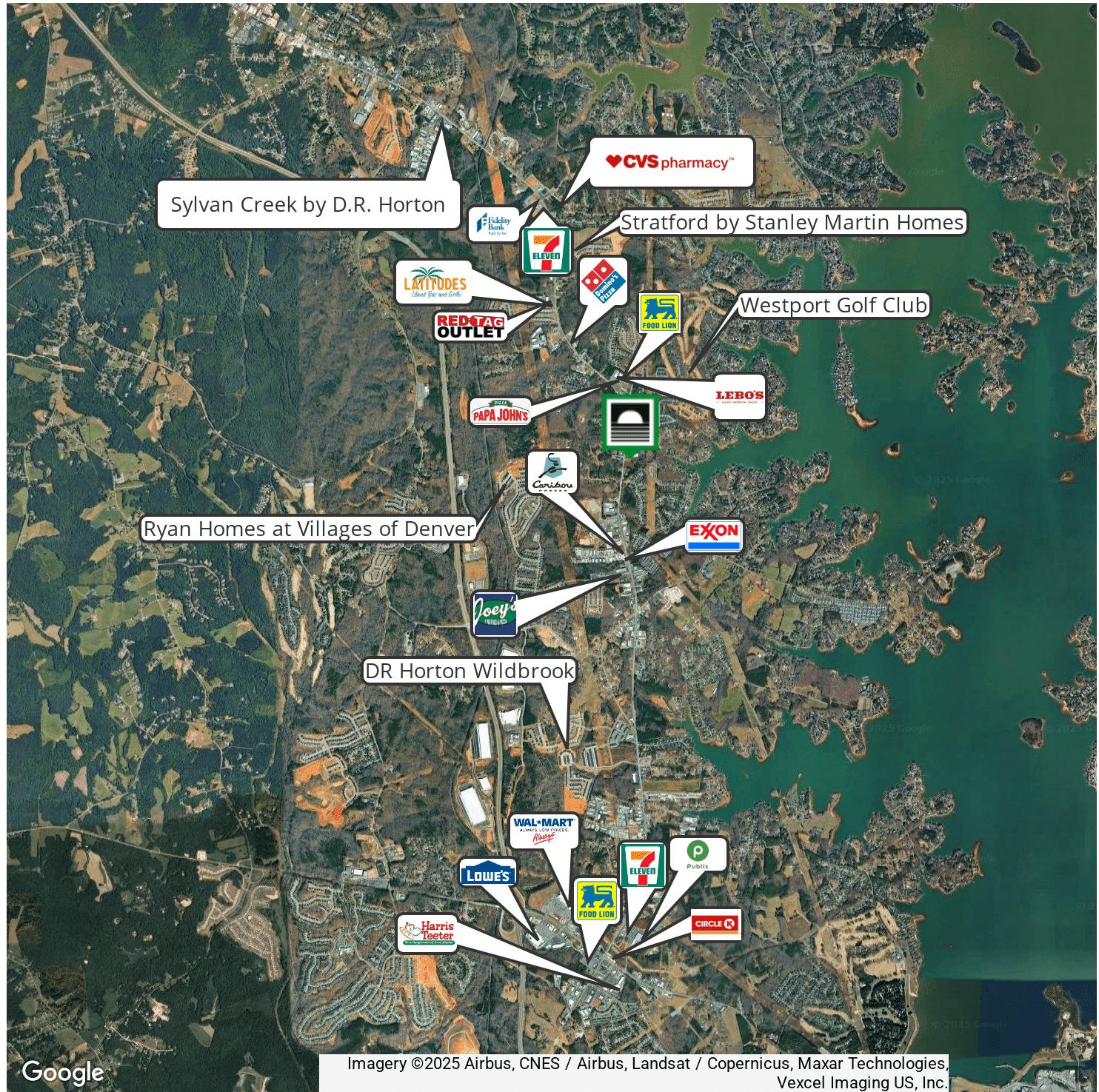
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RETAILER MAP | 4



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