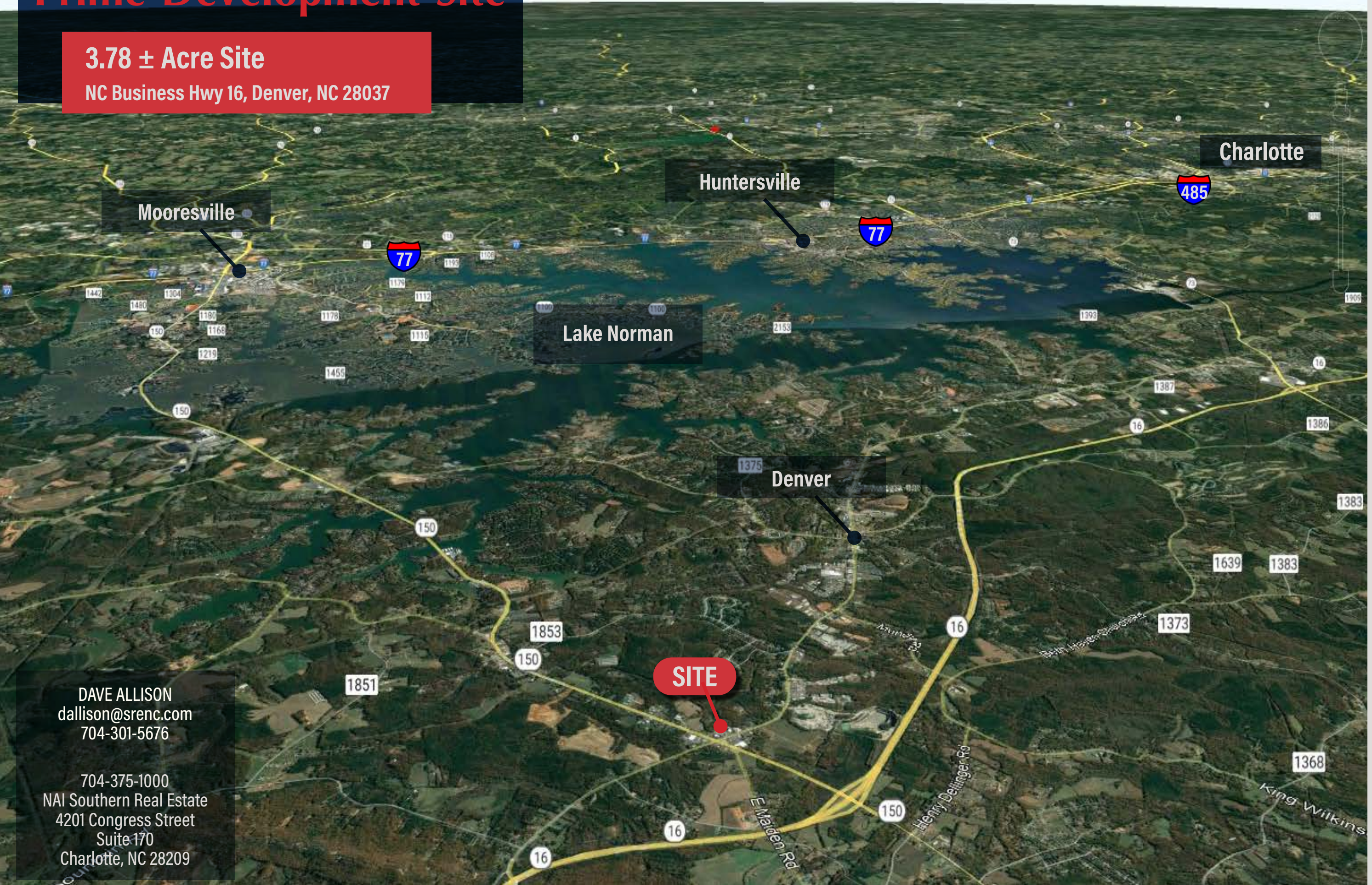


Prime Development Site

3.78 ± Acre Site

NC Business Hwy 16, Denver, NC 28037



**Denver, North Carolina
Catawba County**

DAVE ALLISON
dallison@srenc.com
704-301-5676

704-375-1000
NAI Southern Real Estate
4201 Congress Street
Suite 170
Charlotte, NC 28209

Prime Development Site

3.78 ± Acre Site

NC Business Hwy 16, Denver, NC 28037

- At the crossroads of Business 16 (Hwy 16) and Hwy 150, close to the Hwy 16 bypass.
- Future Expansion corridor along Hwy 150.
- In the mix of retail, auto and grocery shopping centers.
- 3.78 ± Acres
- Zoned Highway Commercial
- 153' of Road Frontage, with parcel widening towards middle.

Sales Price:
\$1,300,000

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**Ideal for:
Restaurants, Retail,
Auto, Bank Locations**

Subject Property

**Denver, North Carolina
Catawba County**

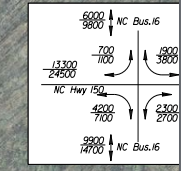
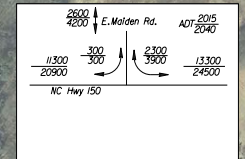
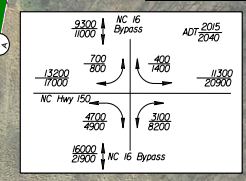
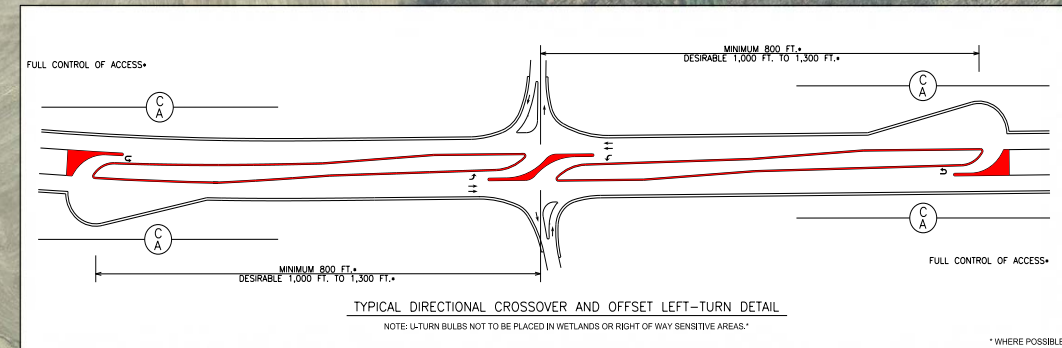
Prime Development Site

Highway 150 to Expand from Hwy 16 to I-77

3.78 ± Acre Site

NC Business Hwy 16, Denver, NC 28037

- | | |
|----------------------------|---|
| 101 P/COMPANIES INC. | 114 UNDEVELOPED FRANKLIN |
| 102 LAND RHONDA SHERRILL | 115 NORVELL DENVER LLC |
| 103 BROWN PAMELA D | 116 CATAWBA COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD |
| 104 STUTTS EVELYN DRUM | 117 LOEFFLER BUILDING & DESIGN LTD |
| 105 LITTLE BIANCA SHERRILL | 118 CARACCIA JOSEPH |
| 106 LITTLE SHANA RAE | 119 KILLIAN GUY MARSHALL |
| 107 SIGMON DAVID OSBORNE | 120 OVERCASH STANLEY G |
| 108 ALOTRETTOR LLC | 121 ABERNATHY JUANITA POOLE |
| 109 LITTLE TOMMY CURTIS | |



Hwy 16 Bypass

Hwy 150 Expansion

Business 16

SITE

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COMBINATION PROJECT PROPOSED INCLUDING IN CATAWBA AND AUGUST 2016

Denver, North Carolina
Catawba County

Prime Development Site

3.78 ± Acre Site

NC Business Hwy 16, Denver, NC 28037



Bus 16

LAKE NORMAN MARINA DEALERSHIP

N Highway 16

PIT STOP AUTO



PEOPLES BANK

Bus 16

N Highway 16



Bus 16

N Hig

Jimador Mexican Grill

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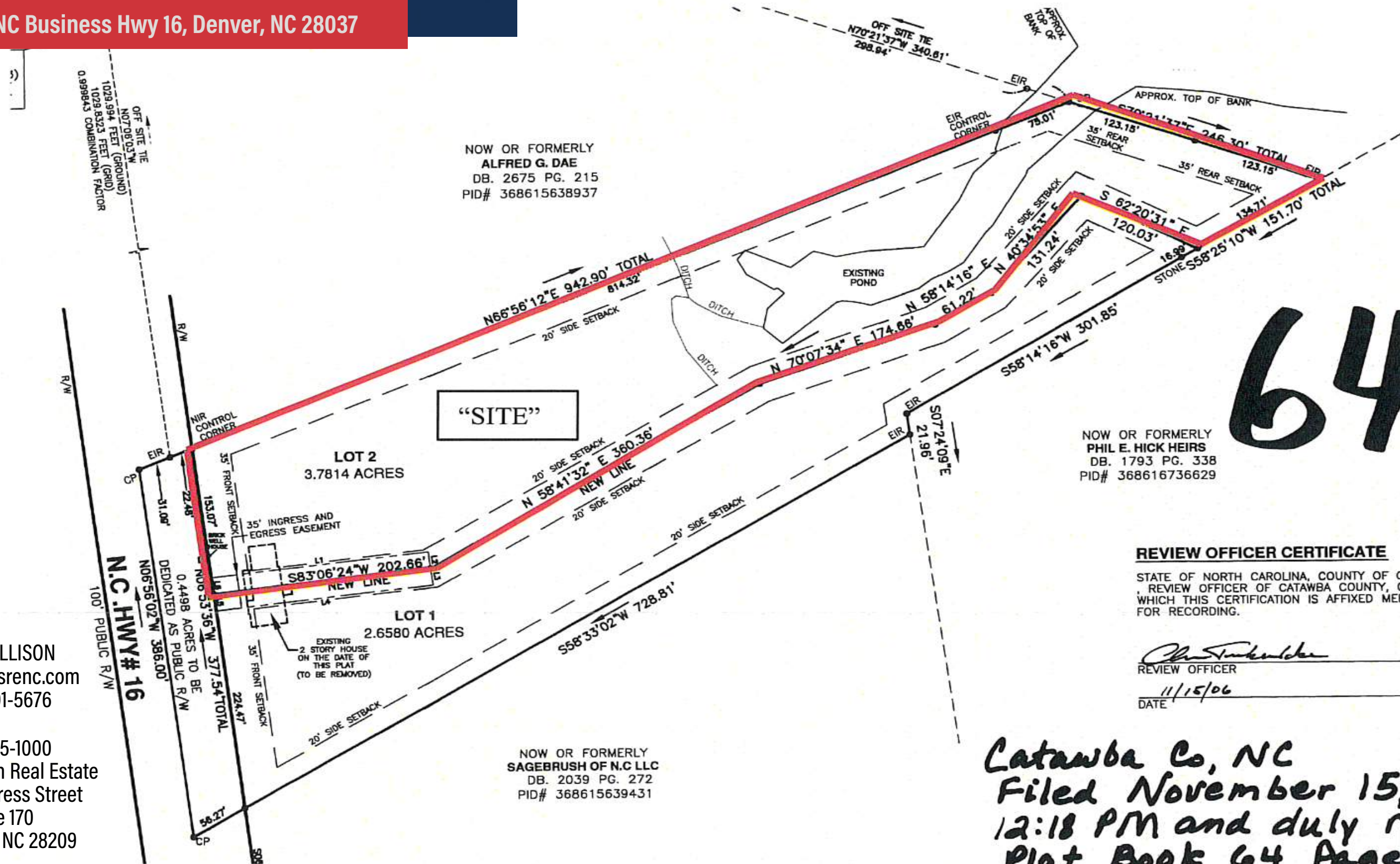
Denver, North Carolina
Catawba County

Prime Development Site

3.78 ± Acre Site

NC Business Hwy 16, Denver, NC 28037

Exhibit "A":



NOW OR FORMERLY
ALFRED G. DAE
DB. 2675 PG. 215
PID# 368615638937

NOW OR FORMERLY
PHIL E. HICK HEIRS
DB. 1793 PG. 338
PID# 368616736629

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA, COUNTY OF CATAWBA, REVIEW OFFICER OF CATAWBA COUNTY, NORTH CAROLINA, CERTIFICATE OF REVIEW WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL REQUIREMENTS FOR RECORDING.

[Signature]
REVIEW OFFICER

11/15/06
DATE

Catawba Co, NC
Filed November 15,
12:18 PM and duly r
Plat Book 64 Page

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Denver, North Carolina
Catawba County

Prime Development Site

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Google Street View

Apr 2023

See more dates

Subject Property

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NAI Southern
Real Estate

Google

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Catawba County

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