FOR SALE LAND

NC Highway 16 Business | Catawba Springs

Great redevelopment opportunity fronting the highlytrafficked Business Highway 16.

DOUG CORE

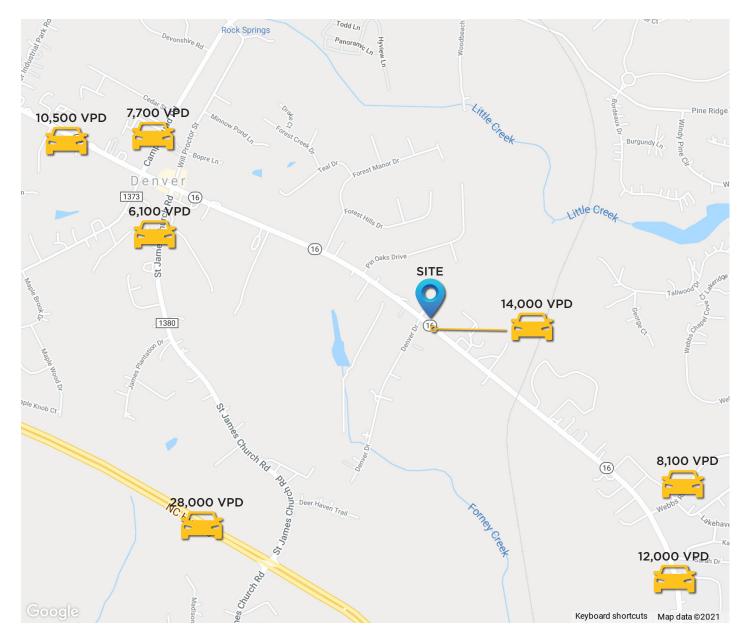
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SAM KLINE, CCIM

COLDWELL BANKER **COMMERCIAL** MECA



*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.

PROPERTY INFORMATION

ACREAGE

6.768 acres*

TAX PARCEL

31653, 32479, 32480, 73043 and 73042

ZONED

ELDD

FEATURES

- Redevelopment Opportunity in Denver, NC
- Highly Traveled Business 16 corridor
- Opportunity for Office/Commercial
- Future Lighted Corner

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CBCMECA.COM

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LIST PRICE \$1,375,000

POPULATION	
2021 Population	26,782
2026 Projected Population	29,741
Total Daytime Population	22,944
INCOME	
Per Capita Income	\$46,748
Average Household Income	\$118,735
Median Household Income	\$88,018
HOUSEHOLDS	
2021 Households	10,545
2026 Projected Households	11,711
Median Home Value	\$493,418
Average Home Value	\$432,936

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MECA