



**LAND | FOR SALE**

**NC Highway 16 Business | Catawba Springs**

Great redevelopment opportunity fronting the highly-trafficked Business Highway 16.

**DOUG CORE**

704 661 8323

doug.core@cbcmeca.com

**SAM KLINE, CCIM**

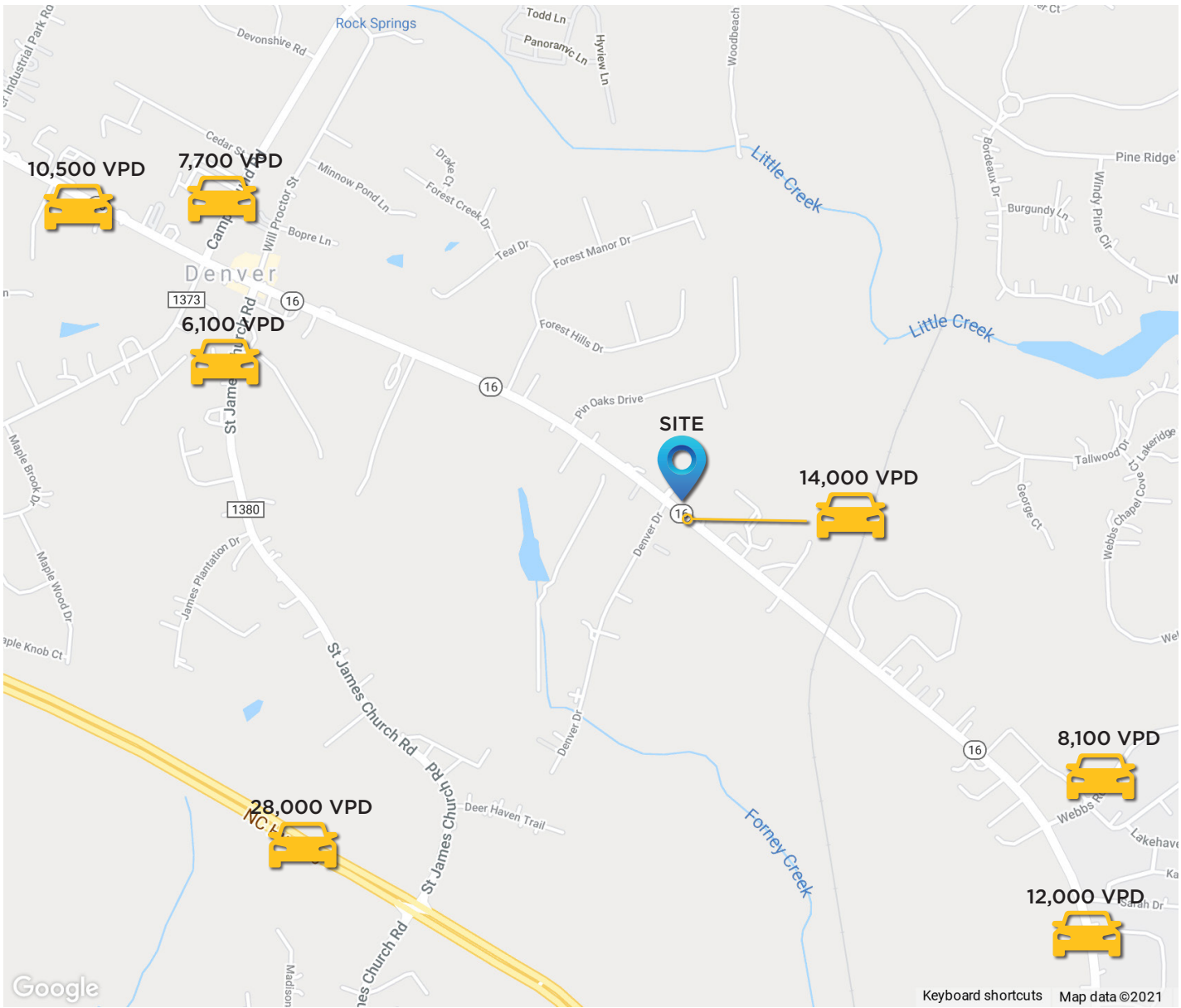
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sam.kline@cbcmeca.com



**COLDWELL  
BANKER  
COMMERCIAL**

MECA



**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

**LIST PRICE**  
\$1,375,000

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MECA  
100 N. Main St.  
Belmont, NC 28012



\*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.

## DEMOGRAPHICS

### 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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