

LAND | FOR SALE

NC Highway 73 | Catawba Springs

Excellent location on Highway 73 amidst a vast number of households situated close to Lake Norman.

DOUG CORE

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doug.core@cbcmeca.com

SAM KLINE, CCIM

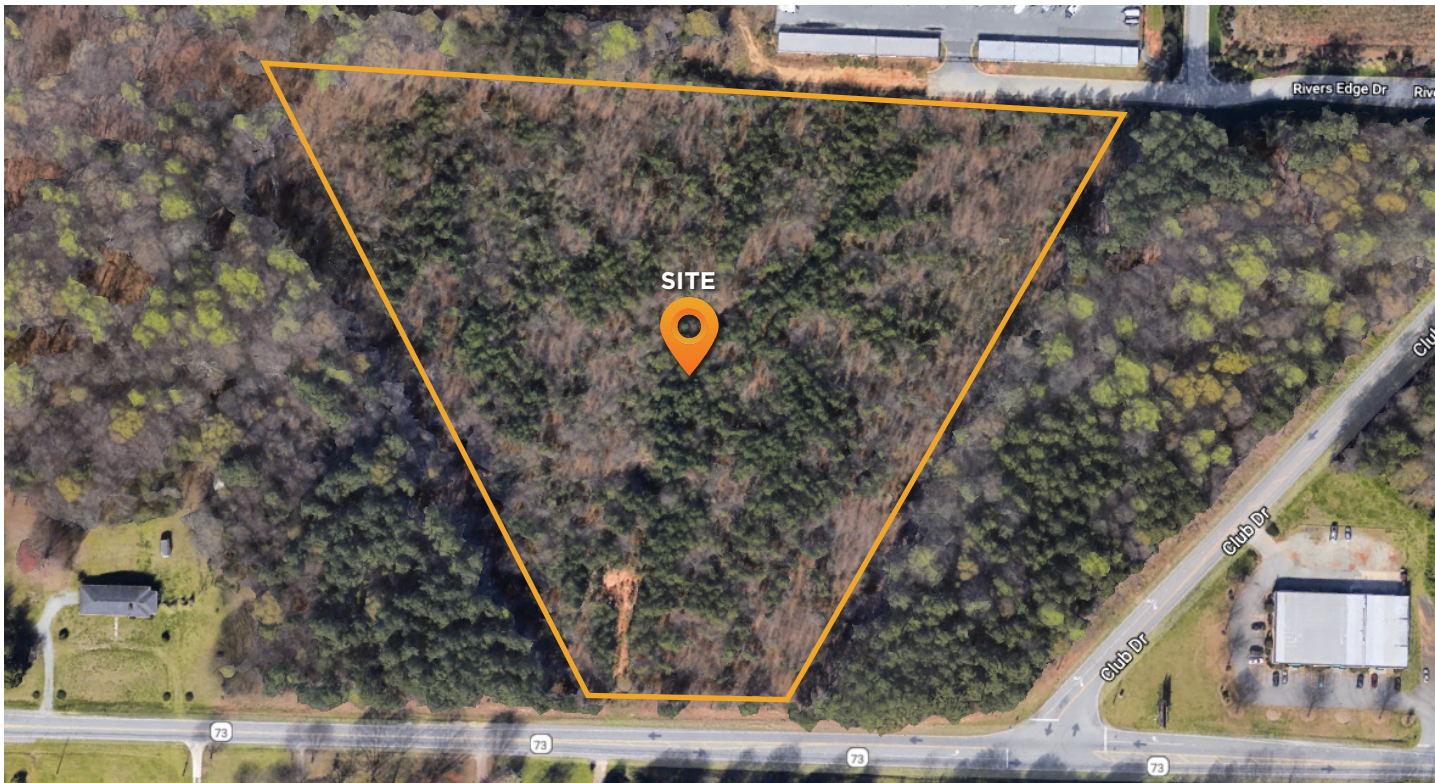
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PROPERTY INFORMATION

ACREAGE

11.205 Acres*

TAX PARCEL

32630

ZONED

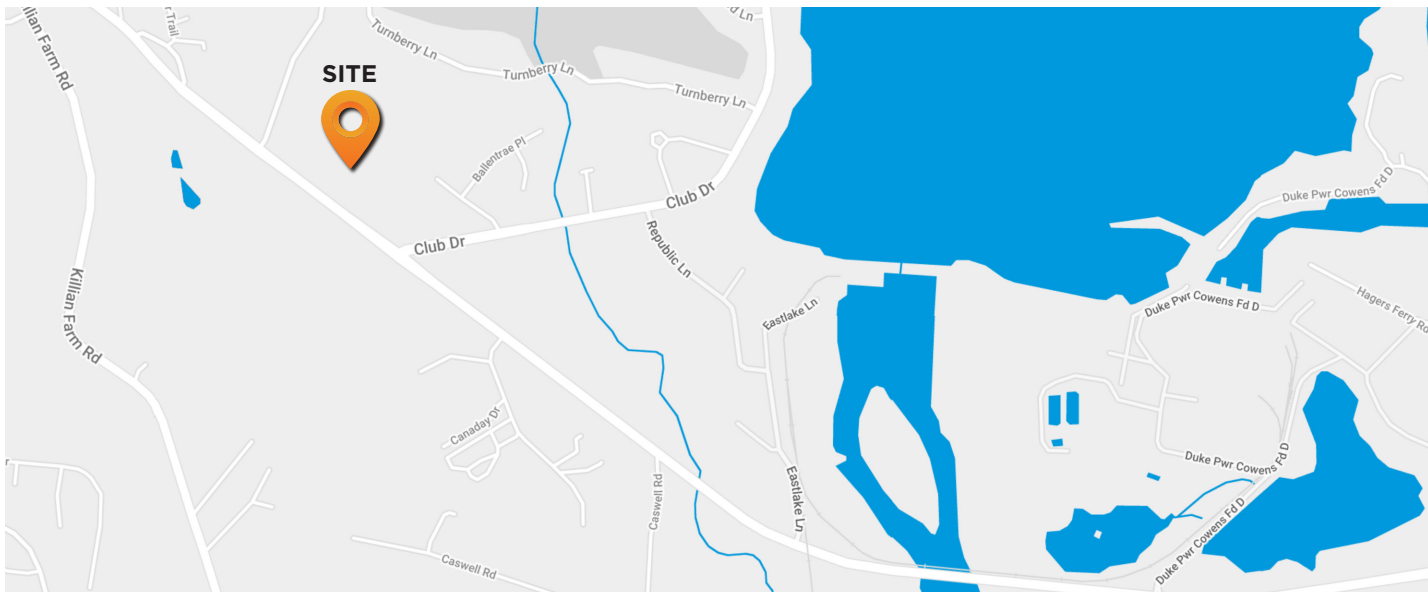
ELDD, PD-MU, CU

FEATURES

- Ample acreage on flat parcel
- Rapidly growing area
- Fronts heavily traveled NC Highway 73
- HWY 73 is in the process of expanding due to area growth and appeal
- Expansion will safely accommodate uses as bicycle and pedestrian activities

LIST PRICE

\$1,265,000



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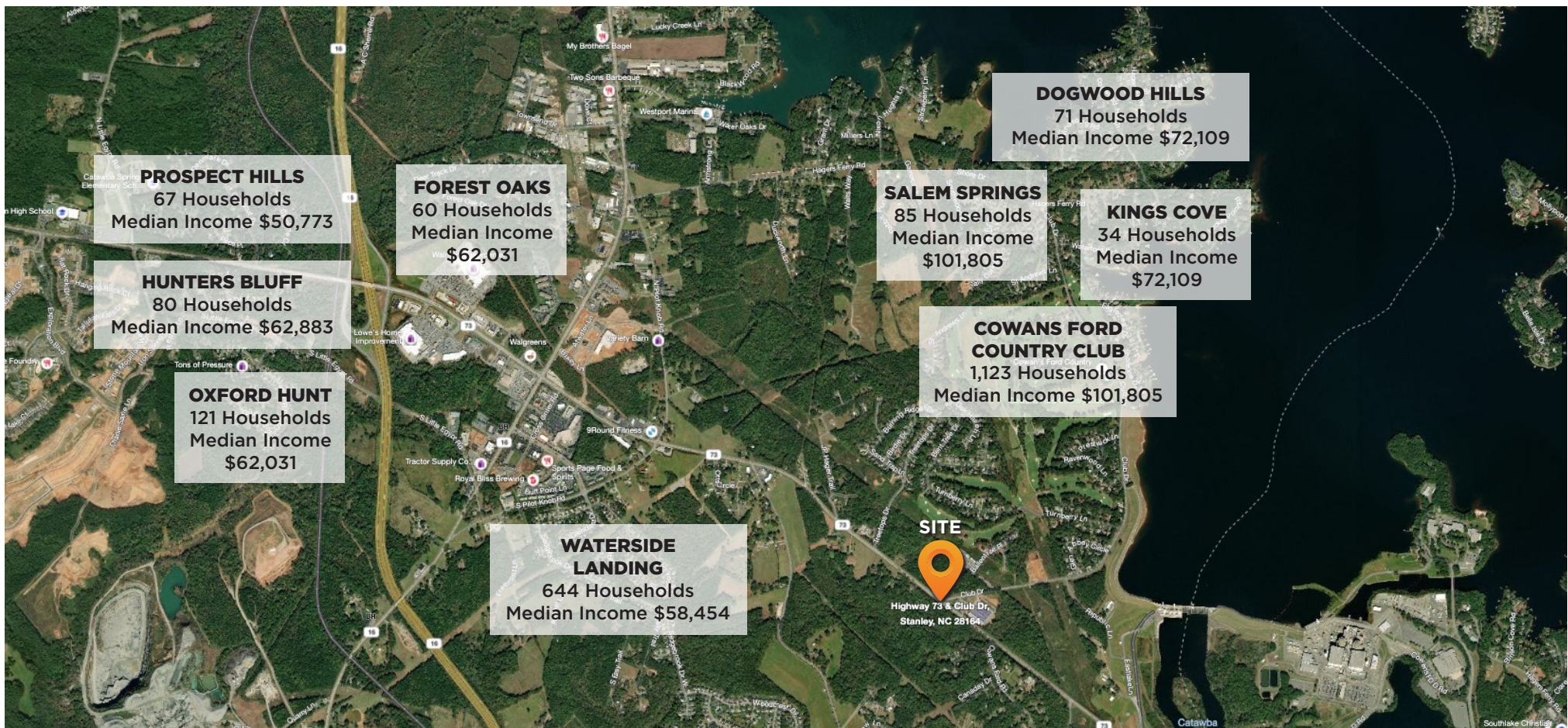
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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HUNTERSVILLE, NC

Huntersville, the first Lake Norman town north of Charlotte in Mecklenburg County, is home to affordable housing for families, nationally acclaimed preschool facilities, exceptional education institutions and safe neighborhoods.

The lakeside city offers something for everyone, whether your hobbies include shopping, hiking, water sports, tennis or golf and in June of 2019, Huntersville ranked Number 3 on ChamberofCommerce.org's Best Cities in North Carolina to Live.

Information courtesy of huntersville.org

DENVER, NC

Denver sits on the west shores of Lake Norman, a very popular recreation spot, attracting thousands of visitors every year for fishing, swimming and boating.

Denver maintains the appeal of a quiet and relaxed little town, but with future plans to widen route 16 from Charlotte to Hickory, development has begun to hasten. New homes and businesses are suddenly popping up throughout the area and several large development projects are underway. People are beginning to discover the charm of the "other side of the lake" and in particular, Denver.

Information courtesy of denvernc.com

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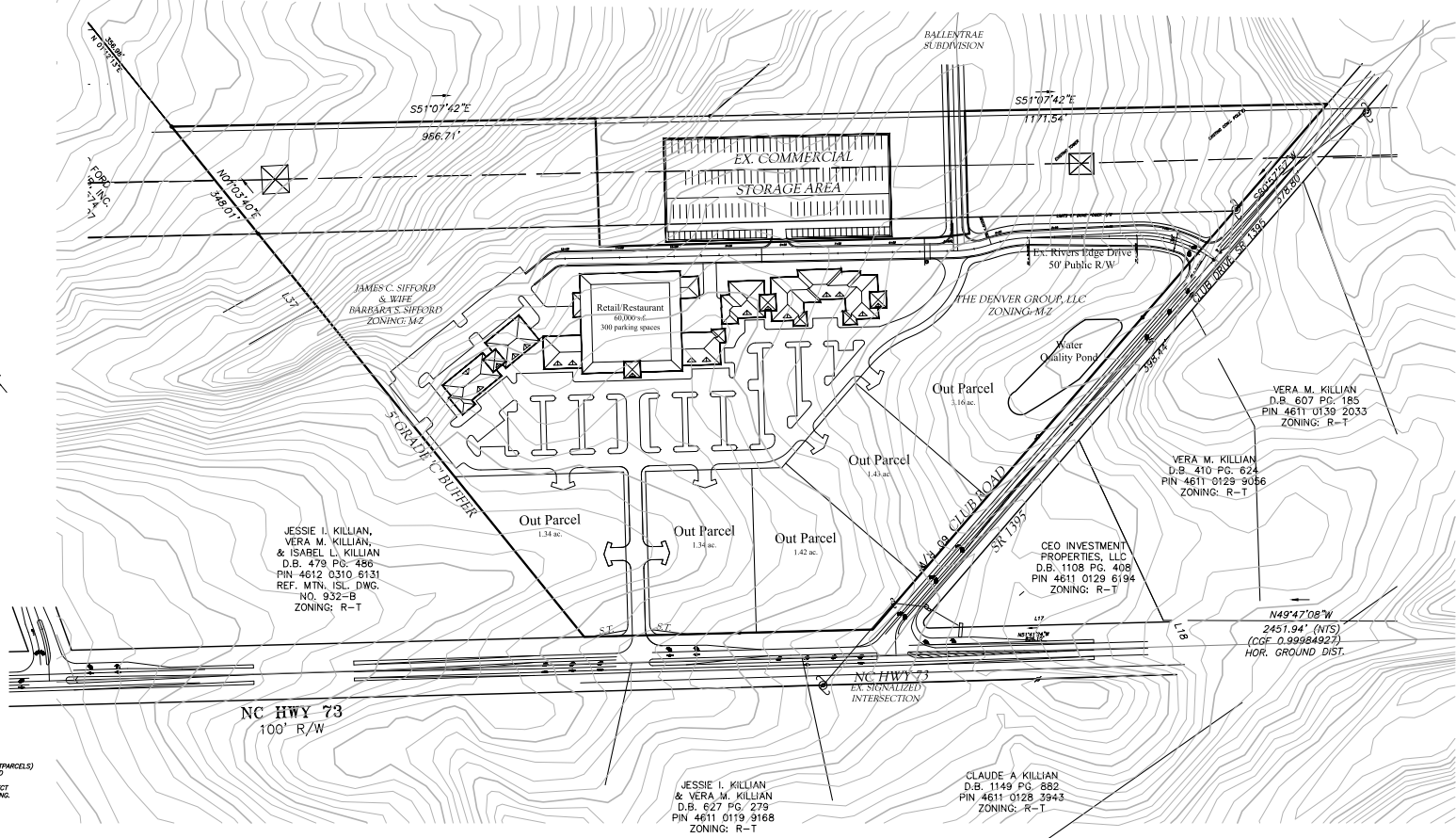
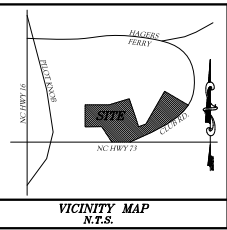
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NC HIGHWAY 73 EXPANSION

County:	Multiple
Status:	In Development
STIP Number:	R-5721, U-5765
Estimated Cost:	\$209.9 Million
Start Date:	2023
Completion Date:	2026

PROJECT SUMMARY

Planning and design are underway to widen a 14-mile stretch of N.C. 73 from two to four lanes between N.C. 115 (Old Statesville Road) and U.S. 29 (Concord Parkway North) in Mecklenburg and Cabarrus counties.

Planning, design and construction for the improvements will be completed as two separate projects, listed as R-2632AB and R-5706 in the N.C. Department of Transportation's State Transportation Improvement Program.

R-2632AB involves widening N.C. 73 (Sam Furr Road) from N.C. 115 (Old Statesville Road) to Davidson-Concord Road in Mecklenburg County to help reduce congestion. Improvements would also include providing bicycle and pedestrian accommodations.

R-5706 involves widening N.C. 73 from Davidson-Concord Road in Mecklenburg County to U.S. 29 (Concord Parkway North) in Cabarrus County to improve traffic flow and reduce congestion at the intersections along N.C. 73 (Davidson Highway).

The project would also involve providing pedestrian and bicycle accommodations using a combination of multi-use paths, sidewalks and bicycle lanes.

Information courtesy of: <https://www.ncdot.gov/projects/nc-73-improvements-lincoln-mecklenburg>

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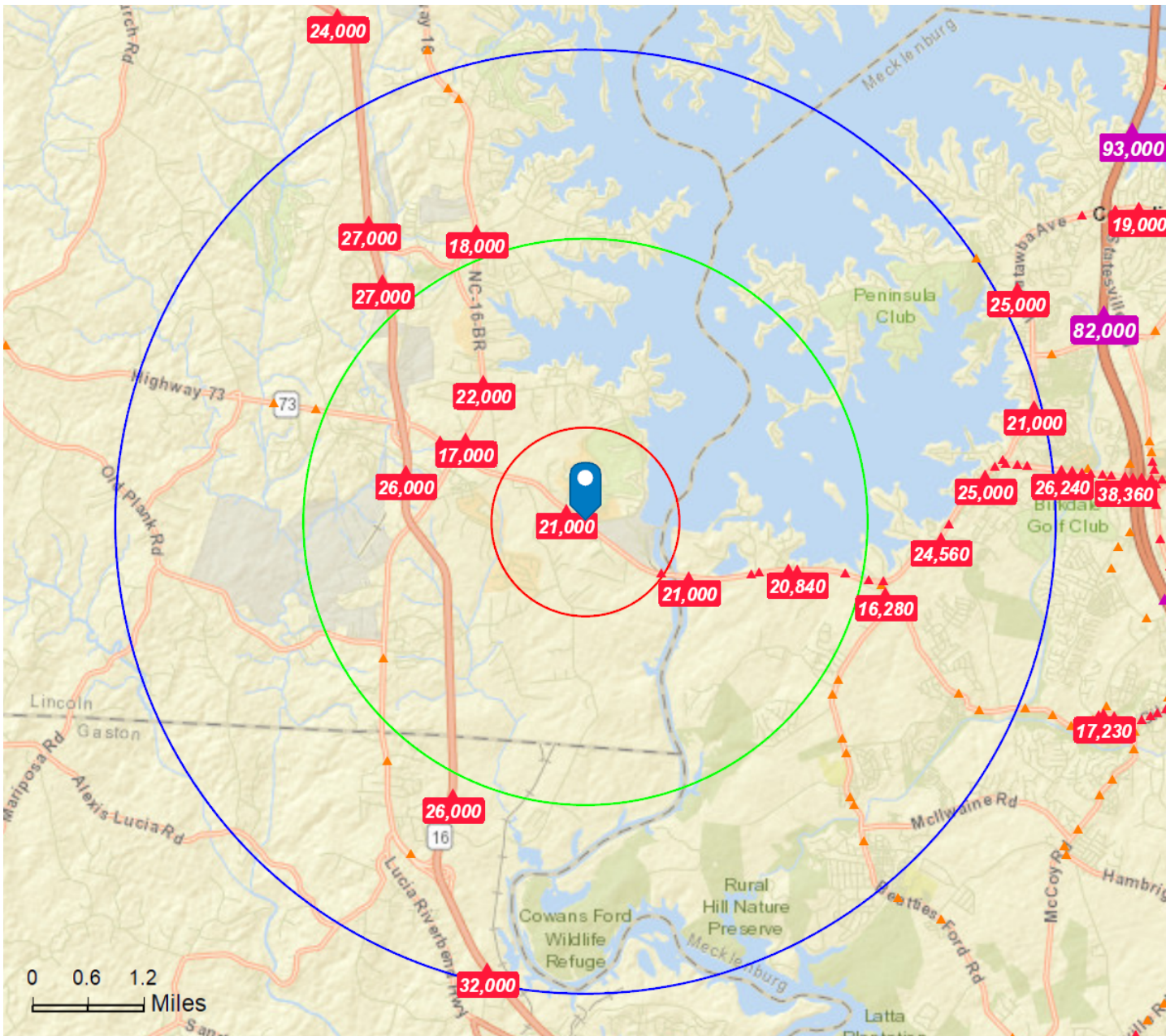


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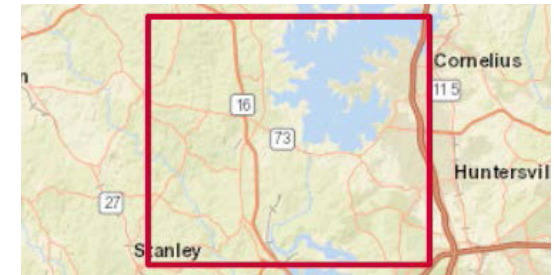
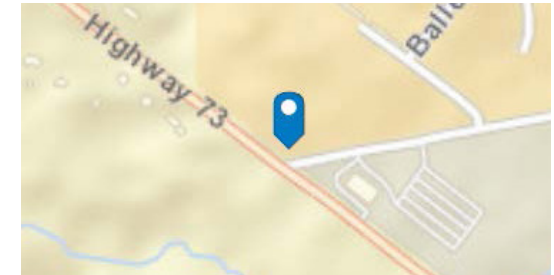


TRAFFIC COUNT MAP

Rings: 1,3 and 5 mile radii

Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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