



# 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**

704 661 8323

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**SAM KLINE, CCIM**

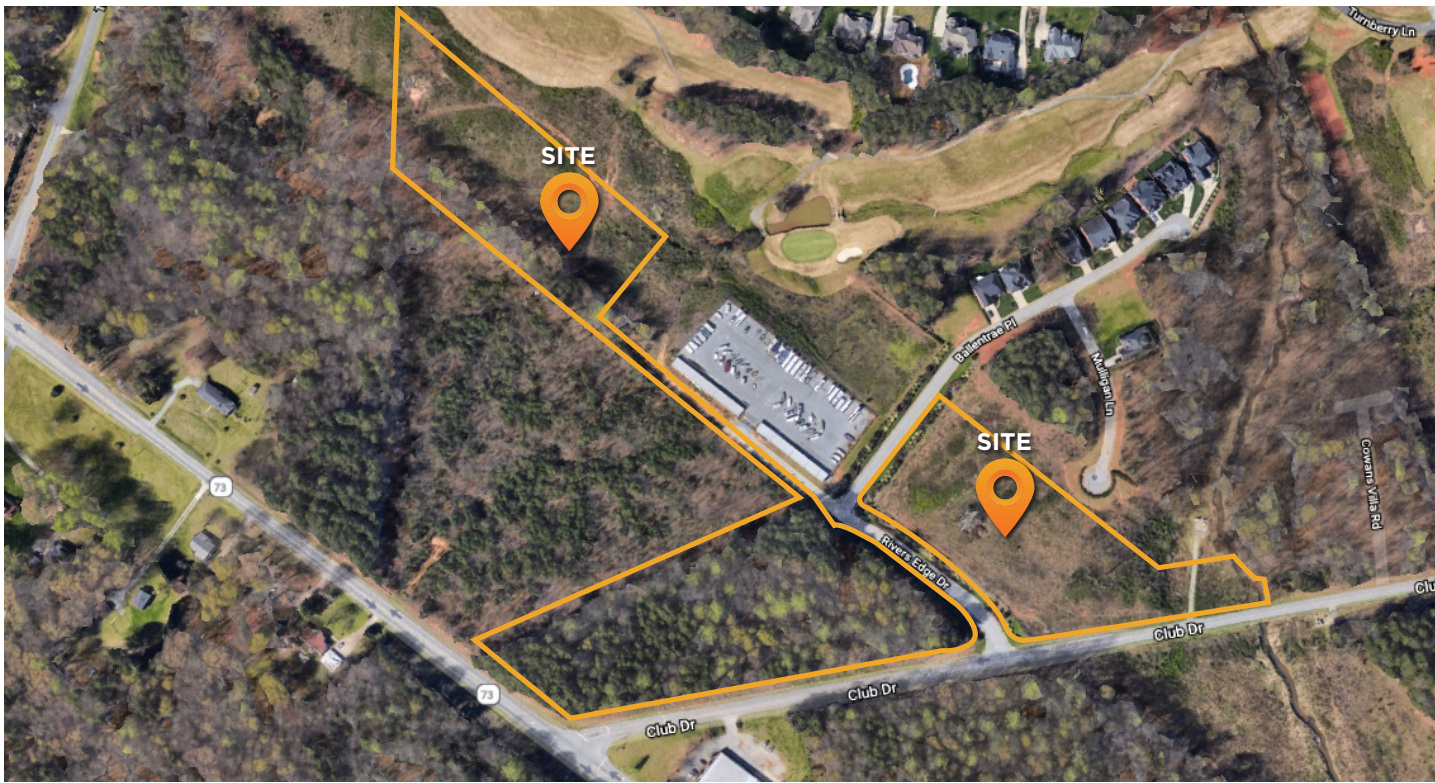
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## PROPERTY INFORMATION

### ACREAGE

Total - 15.161 acres\*

### TAX PARCEL

78190 - 10.834 acres\*

93149 - 4.327 acres\*

### ZONED

78190 - ELDD, PD-MU, CU

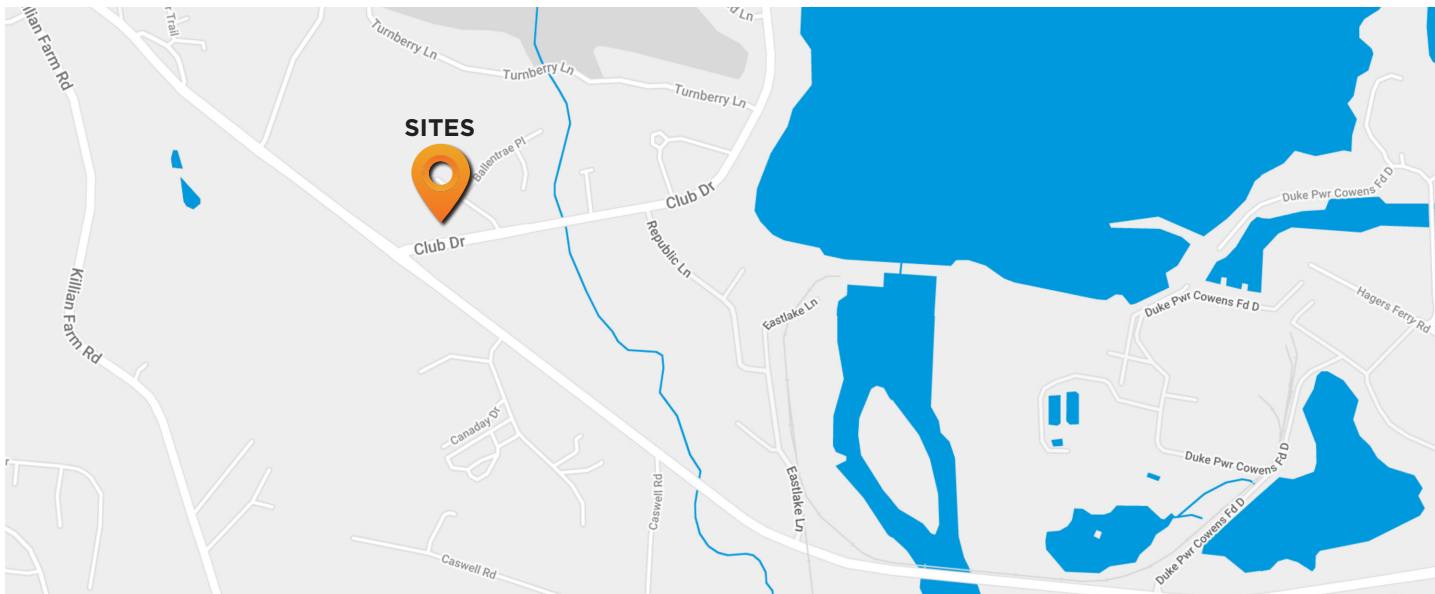
93149 - PD-MU

### FEATURES

- Ample acreage on flat parcels
- 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

\$975,000



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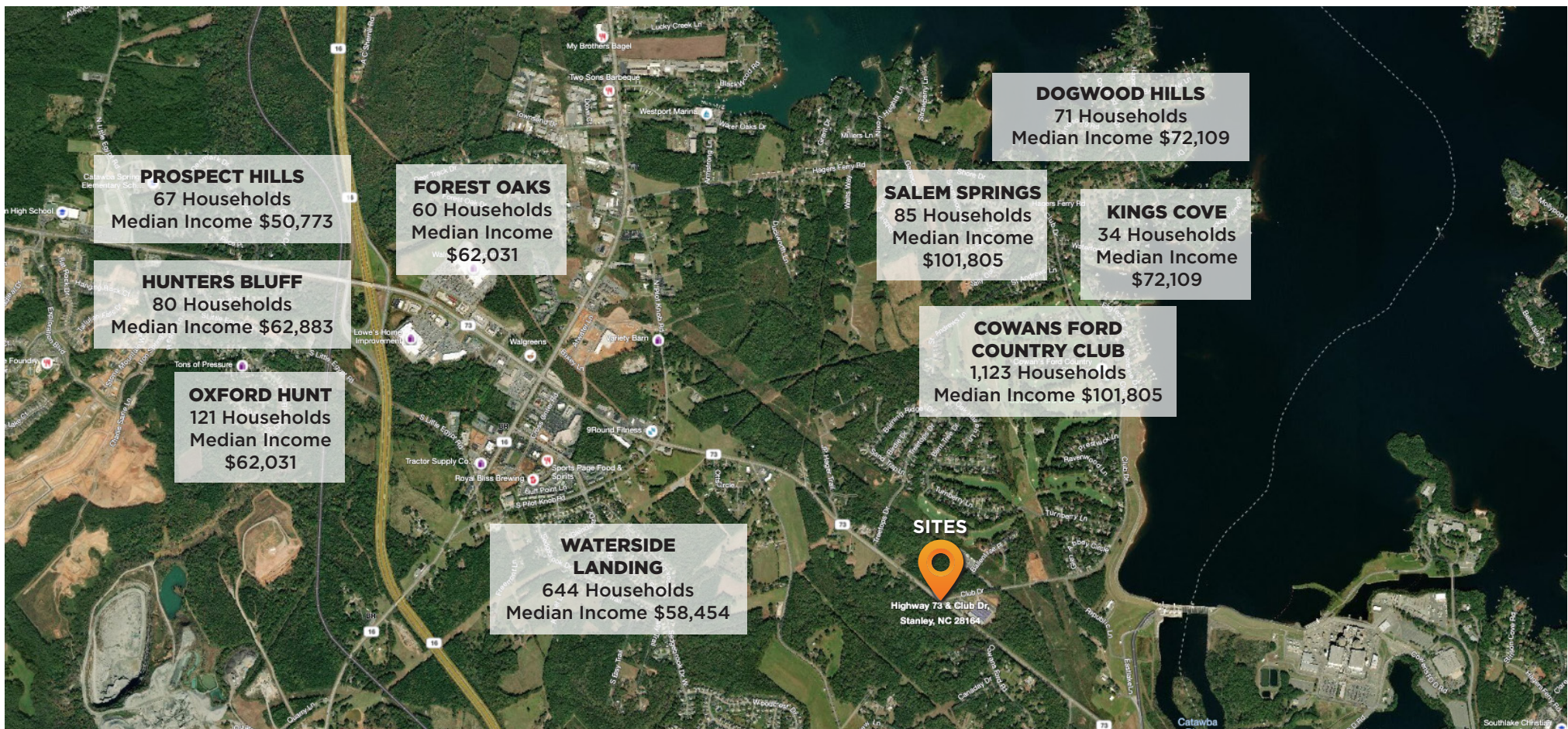
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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant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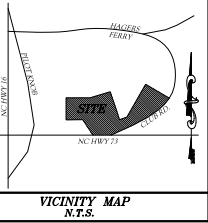
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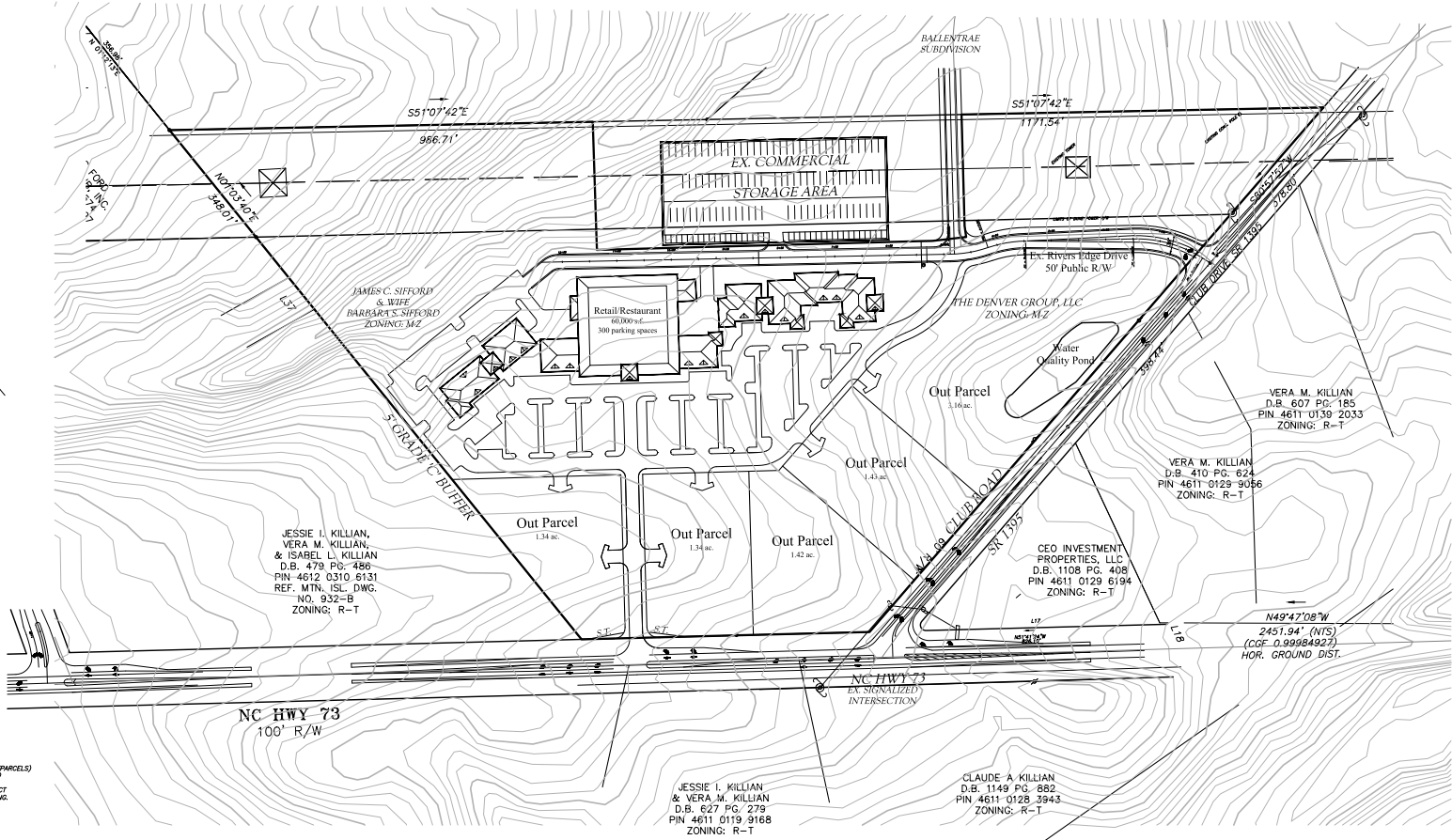


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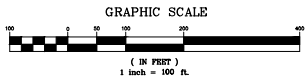


VICINITY MAP  
N.T.S.



SITE DATA:

- TOTAL ACREAGE: 25.16±  
5.75± ACRES IN DUKE-ENERGY R/W
- COMMERCIAL ACREAGE: 25± ACRES S.F. (TOTAL FSR & OUTPARCELS)  
RETAIL/RESTAURANT: 40,000± S.F.  
COMMERCIAL MULTIFAMILY: 20,000± S.F.  
COMMERCIAL STORAGE AREAS TO CONTAIN PARKING AREAS AND STORAGE UNITS
- OVERALL COMMERCIAL PLAN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH FINAL APPROVAL FROM LINCOLN CO. PLANNING.
- TOTAL NUMBER OF UNITS (S.F., PATIO, TOWNHOMES): 241
- DEVELOPMENT SERVED BY PUBLIC WATER AND SEWER.
- SETBACKS:
  - 15' MINIMUM 90' MAXIMUM BSL FROM HWY 73 & SR 1395
  - FRONT: 30'
  - REAR: 30'
  - SIDE: 75' SIDE STREET: 30'
- PER NCODOT'S REVIEW OF THE PRELIMINARY PLAN THE FOLLOWING IMPROVEMENTS SHALL BE INSTALLED:
  - LEFT TURN LANES AND RIGHT DROP OFF LANES FROM HWY 73 TO SINGLE FAMILY & COMMERCIAL INTERSECTIONS
  - LEFT TURN FROM HWY 73 TO CLUB DR.
  - LEFT TURN & RIGHT TURN LANE FROM CLUB DR. TO HWY 73
- LEASED RESIDENTIAL BOAT/RV/TRAILER STORAGE AREAS TO BE PROVIDED IN THE AREAS SHOWN. THESE AREAS WILL BE PAVED AND SCREENED WITH FENCING.
- NET DETENTION PONDS SHALL BE CONSTRUCTED WITH COMMERCIAL AND MULTI-FAMILY AREAS AS NEEDED TO MEET IMPERVIOUS REQUIREMENTS.



THE DENVER GROUP, LLC P.O. BOX 784 DENVER, NORTH CAROLINA 28037 828-344-2034	
<b>LWE</b> LATHAM-WALTERS ENGINEERING, INC. 17716-R KINGS MOUNTAIN DRIVE CHARLOTTE, NORTH CAROLINA 28031 (704) 895-8464	
The Villages of Cowans Ford Commercial APPROVED PUD PLAN	
Project No.: Sheet No.: Date: Title:	REVISIONS: NO. DATE DESCRIPTION
DATE: FEB. 2020 SCALE: 1/8" = 1' = 100' DRAWN BY: J.W. CHECKED BY: HSL	Project Number: <b>2002.46</b>
Sheet: <b>1</b>	



## 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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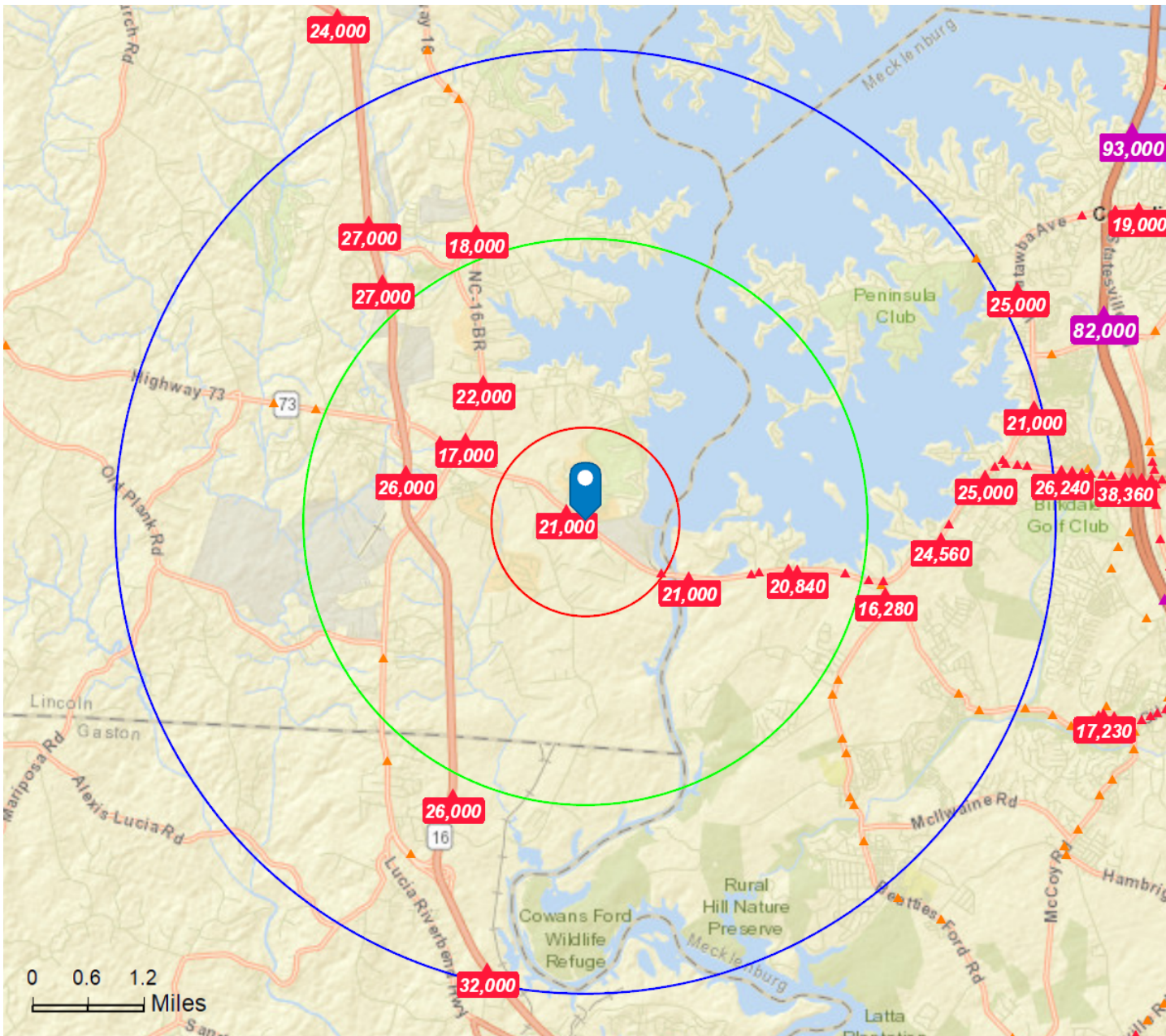


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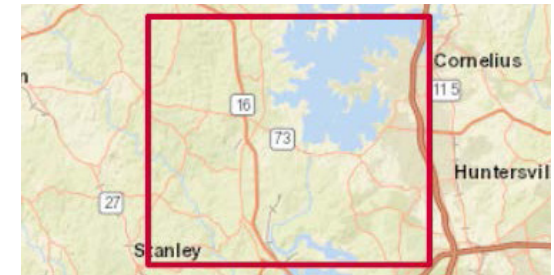
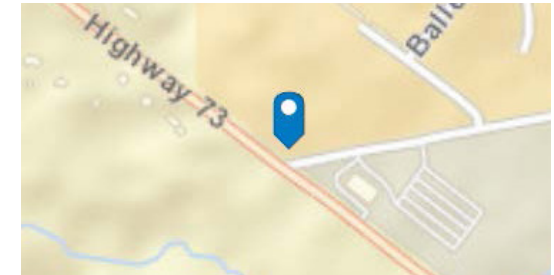


## TRAFFIC COUNT MAP

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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Source: ©2019 Kalibrate Technologies (Q4 2019)

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