



For Sale: \$2,800,000

(Hwy 16 at Near Lake Norman)

Specifications:

- 19.2 acres
- At Lake Norman
- Directly off Hwy 16 Business
- DOT estimates 23,000 vehicles pass daily

Infrastructure in Place

- Water:** Lincoln County
12" Water Main
- Sewer:** Lincoln County
8" Sewer Main
- Electric:** Duke Energy
Dedicated three - phase circuit
- Natural Gas:** Piedmont Natural Gas
60 PSI, 4" line
- Data & Telecom:** Charter Communications
and AT&T Communications
(Coax & Fiber)

Location

- Nixon property with direct access to NC 16B, highly active roadway with over 29,000 daily vehicles
 - 4.5 miles to HWY 16
 - 10 miles to I-77
 - 15 miles to I-485
 - 16 miles to US HWY 321
 - 20 miles to I-85
 - 25 miles to I-40
- 21 miles north of the Charlotte-Douglas International Airport (646 departures daily)
- 22 miles north of the uptown Charlotte

Contact Information:

Kara Brown
Business Development Manager
502 East Main Street
Lincolnton, NC 28092

Phone: (704) 732-1511 Ext. 3
Email Address: Kara@lincolneda.org
Website: www.lincolneda.org

