

Location:

Edwards-Lincoln property rest between the City of Lincolnton and Denver, NC at Lake Norman. This lands boundary is adjacent to State Road 73 and Vesuvius Furnace Road.

Distance to Roads and Highways

- 06 miles north of Hwy 16
- 09 miles east of US HWY 321
- 16 miles west of I-77
- 23 miles south of I-40
- 20 miles north of I-85
- 23 miles north of I-485

26 miles north to the Charlotte-Douglas International Airport (704 departures daily)

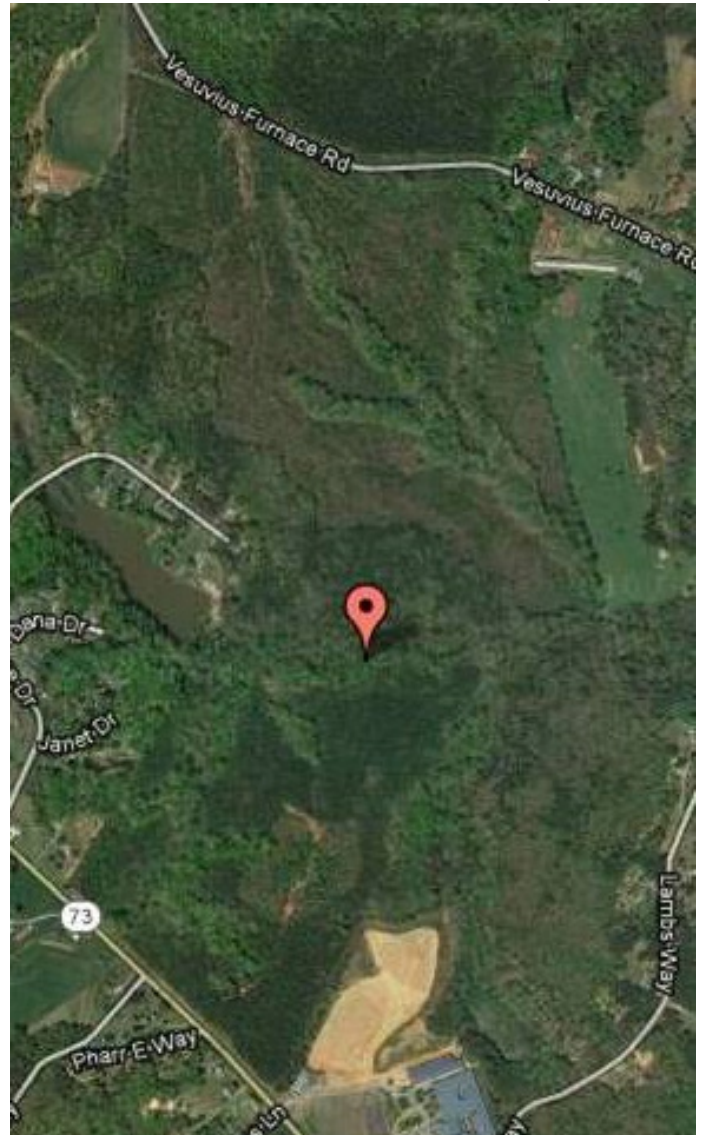
28 miles to uptown Charlotte

General Specifications:

- Zoned R-T
- +/- 134 acres available
- Incentives available to qualifying industries

Infrastructure in Place:

Water:	Lincoln County 12" Wate Main
Sewer:	Lincoln County 8" Sewer Main
Electric:	Duke Energy
Natural Gas:	Piedmont Natural Gas 60 PSI 4" line
Data and Telecom: (Coax & Fiber)	Charter Communications and/or AT&T Communications



For Sale: \$1,340,000
Sub-division subject to Owners descretion

Contact Information:
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Map Images of Central to Eastern Portion of Lincoln County depicting Edwards property

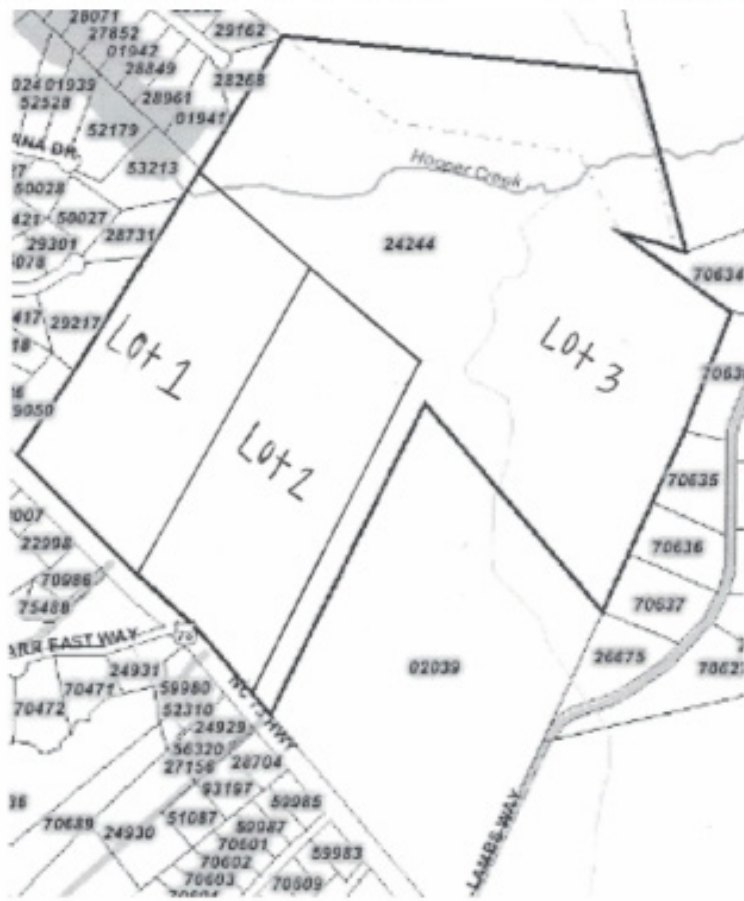
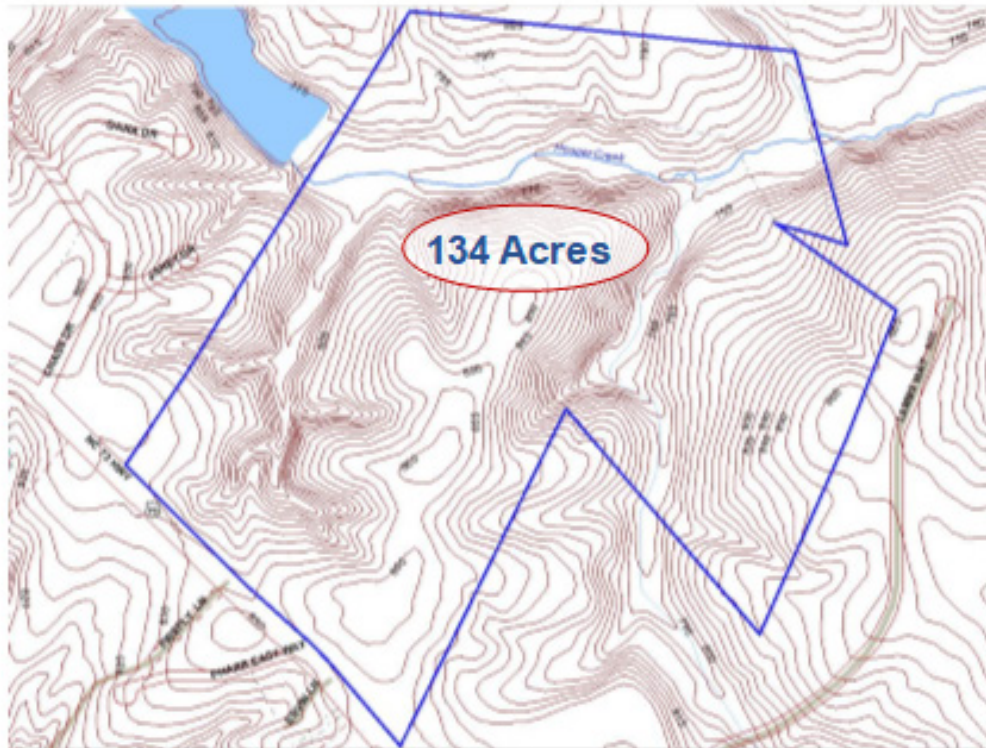


Alternate views of portions of property, interior and road frontage.



Property adjacent to middle school

Edwards
5 Foot Contour Map



Subdividing shown in
Illustration and will be
considered