

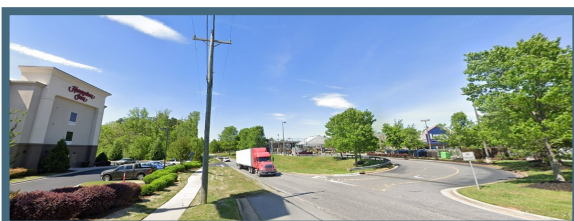
OVERVIEW

This flat commercial site is ideal for Commercial, Hotel or Restaurant with its direct view from Hwy 321, Located on Roper Drive just off Hwy 321, Exit 24/Main Street in Lincolnton. This property has 23.9 acres. The site is located at a half-way mark between I-40 heading 18 miles South and I-85 heading 18 miles North, for travelers connecting to major highways. The exit is loaded with restaurants, shopping, gas and a nearby Downtown. Roper Drive is the first stoplight after right turn onto Main Street at the Bojangles. Other neighboring commercial businesses are Lowe's, Pet Smart, Hampton Inn, Chick-fil-A, ABC Store, Jersey Mike's, KFC, Comfort Inn, Taco Bell, Waffle House, Cook-Out, Starbucks, Biscuitville, Popeye's, McDonald's, Wendy's, China 1, and Fatz's. Several shopping centers and Walmart are located on General's Blvd/Business 321 at the second light by turning right, or head straight on down Main Street to our lovely active Downtown area where many unique locally owned shops and restaurants offer a day of shopping fun and amazing great food. Travelers looking for nightlife enjoy our BrickTree Craft Brewing Company located in a restored historic cotton mill, Untapped Territory or The City Cellar Wine Bar all located Downtown, offering entertainment, food trucks and drinks.

For Sale: Inquire ~ 23.9 Acres

UTILITIES:

Water/Sewer:	City of Lincolnton
Cable/Internet:	Charter or AT&T
Electrical:	City of Lincolnton
Natural Gas:	Piedmont Natural Gas



HIGHLIGHTS:

- Site is 23.9 Flat Acres
- Little to no grading required
- All Utilities connections on Roper Drive

Contact Information:

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ROPER DRIVE ENTRANCE NEIGHBORS



SMALL BUSINESS & ENTREPRENEURS
LINCOLN ECONOMIC DEVELOPMENT ASSOCIATION



SITE ON ROPER DRIVE



Zoning

Zone Code

G-B

P-B

Jurisdiction

LINCOLNTON

LINCOLNTON

East Lincoln Development District

District

Not In a District

Soil Types

Soil Type

Pacolet sandy clay loam: 2-8 Pct slopes(Eroded) (PeB2)

Pacolet sandy loam: 8-15 Pct slopes (PaC)

Pacolet sandy loam: 15-25 Pct slopes (PaD)

Pacolet sandy clay loam: 8-15 Pct slopes(Eroded) (PeC2)

Pacolet-Madison-Urban land complex: 2-8 Pct slopes (PmB)

Agriculture

Class 2

Class 3

Class 4

Class 3

Class 4

Forestry

Class 2

Class 2

Class 2

Class 2

Class 2

Horticulture

Class 2

Class 2

Class 2

Class 2

Class 4

Flood Zones

Flood Zone

X

Description

NO FLOOD HAZARD

Panel

3710363300

2010 Census Block

County

37109

37109

Tract

070201

070201

Block

2010

2001

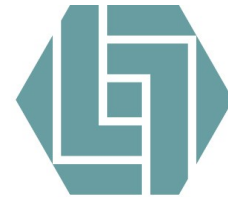
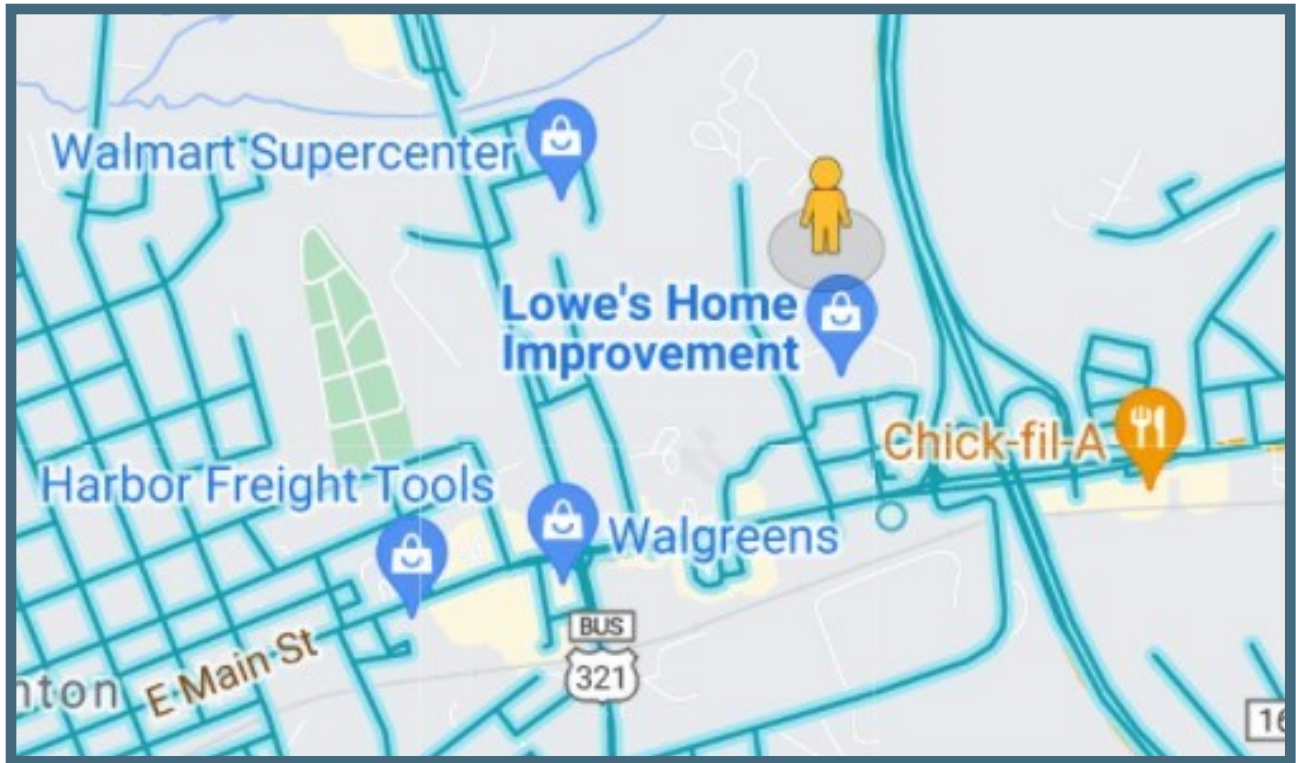
Sewer Districts

District

Not In a District

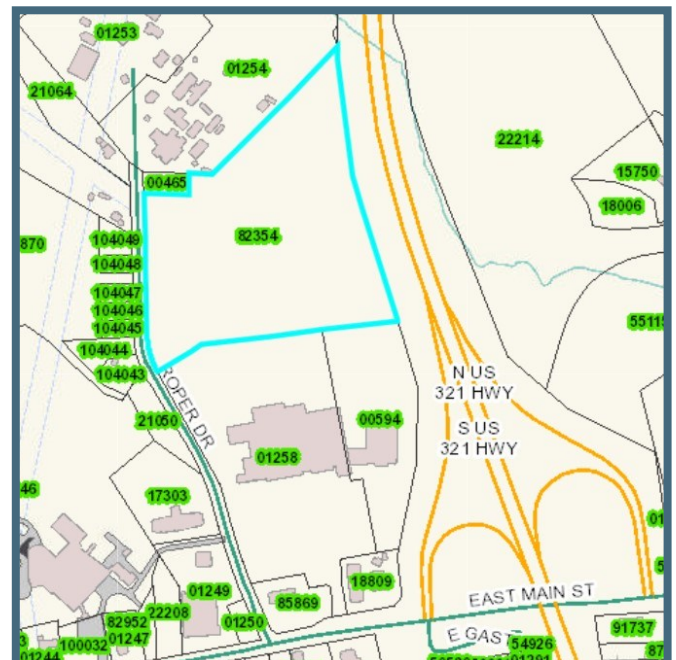
Watersheds

Watershed Class



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