



OVERVIEW

Owner seeking Developer to turn these front three parcels into commercial uses or demo/move structures not needed to develop the full four parcels into a Commercial Center, Light Industrial or Essential Residential Neighborhood. The properties would need a Conditional Use Permit for commercial/industrial uses as it is currently Zoned R-25 which requires lots to be 25,000 SF.

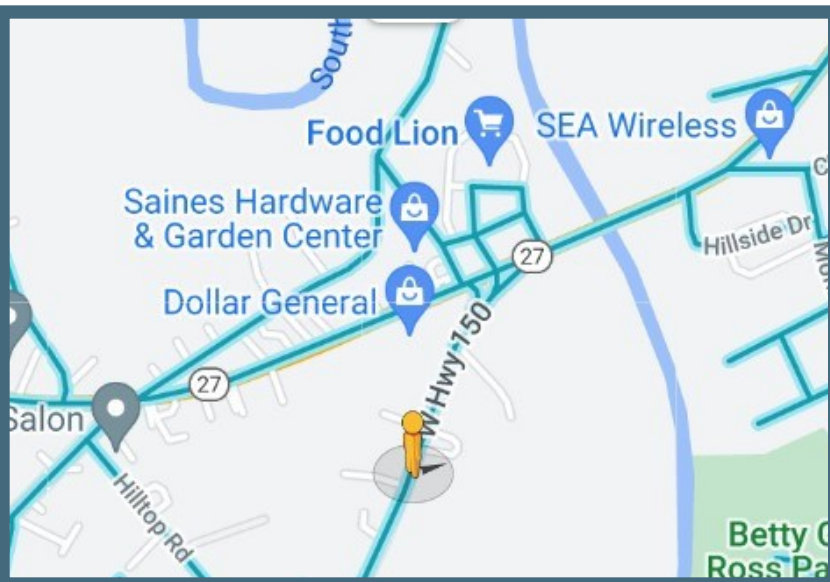
For Sale: \$859,900—Four Parcels—Three Structures—5.802 Acres

UTILITIES:

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

HIGHLIGHTS:

- **4 Parcels Developable**
- **3 Current Structures**
- **Develop current home structures into usable small business locations.**
- **Develop a Small Multi-Commercial Business Shopping Center**
- **Develop a Small Light Industrial Park**
- **Develop much needed Essential Residential Neighborhood**



Contact Information:

Rhonda Hunter, Entrepreneur Specialist

Phone: (704) 732-1511 Ext. 6

Email: rhonda@lincolneda.org



**SMALL BUSINESS &
ENTREPRENEURS**
LINCOLN ECONOMIC DEVELOPMENT ASSOCIATION



OPPORTUNITY TO TURN THESE THREE STRUCTURES INTO ROAD FRONT COMMERCIAL BUSINESSES ALONG NC HWY 150 WEST

COMMERCIAL BUSINESSES WEST HWY 27 & 150 AREA

A Plus Roofing LLC

ABC Liquor Store

Ag South Farm Credit

Amazon Locker-Jubileea

Awesome Finds

B&C Automotive

Bob's Repair Service HVAC

Carolina Country Motors

Chance Auto Repair

Cletus Topsy Men's Store

Dollar General

Edward Jones

Farmer Tom's Produce

Food Lion

Hilltop Superette

Jerry R Lail Marble Granite Works

Johnny's Mexican American Bar & Grill

Jones Tire Service

Millholland Wholesale Tires

Motoflex Jeep & Axle Service

Sain Ace Hardware

SEA Wireless

Taylorred Air HVAC

The Blue House Studio

The Bob Shop Men's Grooming

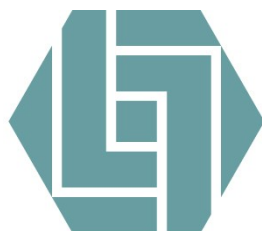
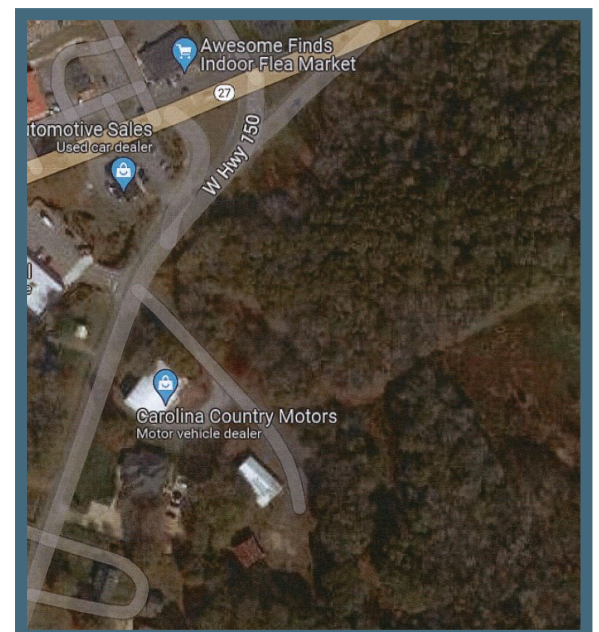
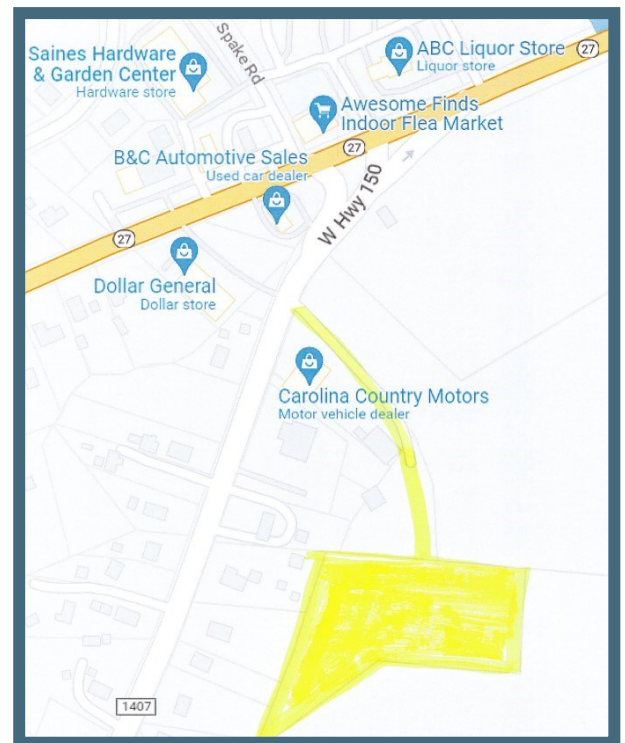
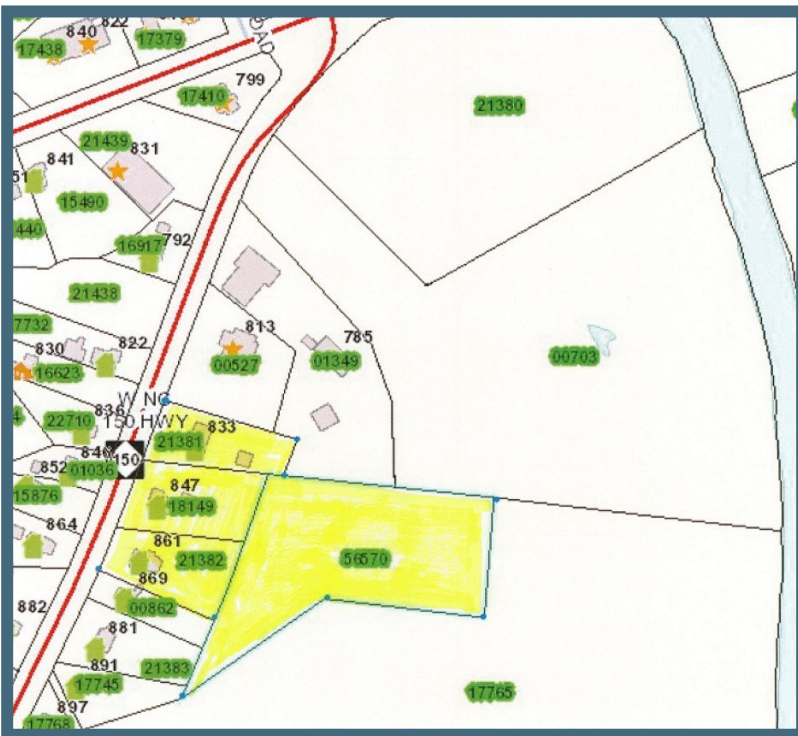
The Tannery & Etc.

Tuxedo West

Waycaster Service Center Auto Repair



**30 FOOT EASEMENT IN DEEDS TO ALLOW
TWO ENTRANCES/EXITS FROM PROPERTIES.**



**SMALL BUSINESS &
ENTREPRENEURS**
LINCOLN ECONOMIC DEVELOPMENT ASSOCIATION