

5619 S. NC 16 BUSINESS HWY

**MAIDEN, NC 28650**

NC BUSINESS 16

LAND FOR SALE

FOR MORE INFORMATION

MARTY WILCOX

704.745.7176

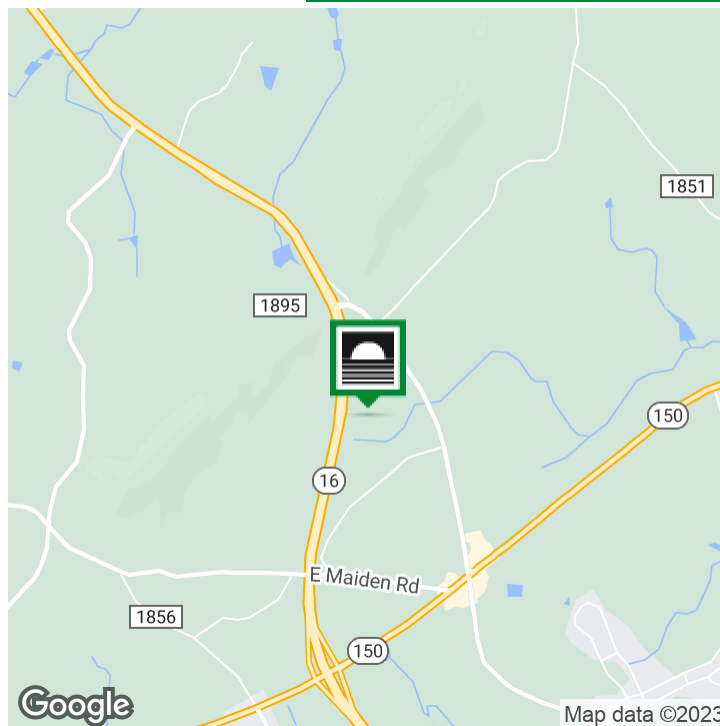
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## EXECUTIVE SUMMARY | 2



## OFFERING SUMMARY

Sale Price:	\$4,045,690
Lot Size:	46.93 Acres
Price / Acre:	\$67,949
Zoning:	R-40

## PROPERTY OVERVIEW

- Prime 46.93 acre land opportunity minutes from the hwy 16 and hwy 150 intersection!
- 250 ft of hwy 16 road frontage
- Water available at NC 16, sewer less than 3000 ft away.
- Great topo / partially cleared with a few creeks and a pond.
- Almost directly across from the new Lennar development "Shannon Woods" (800+ homes) and in an area quickly developing and growing
- Quick access to 4 lane highway 16 makes for an easy commute to Charlotte or Hickory
- Median home sales for Sherrills Ford are \$400,000. Average rent in Sherrills Ford is over \$1500/month.
- Great topo / partially cleared with a few creeks and a pond.
- Contact agents for more land opportunities

20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

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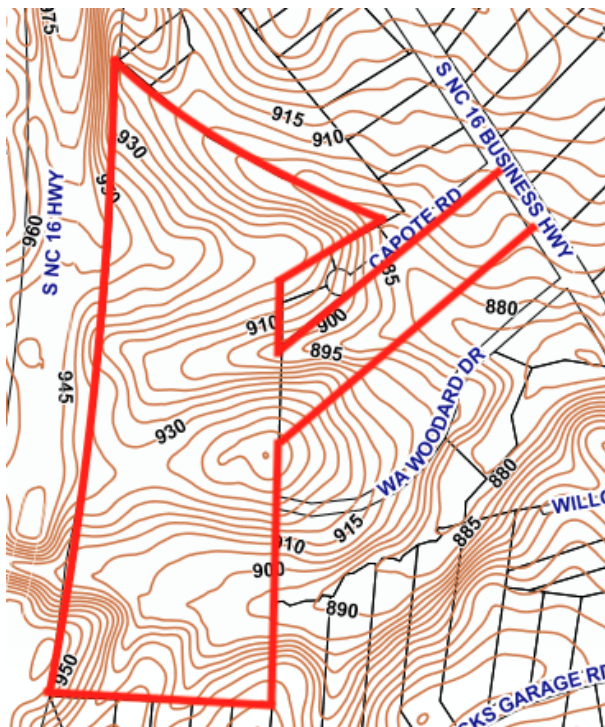
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ADDITIONAL PHOTOS | 3



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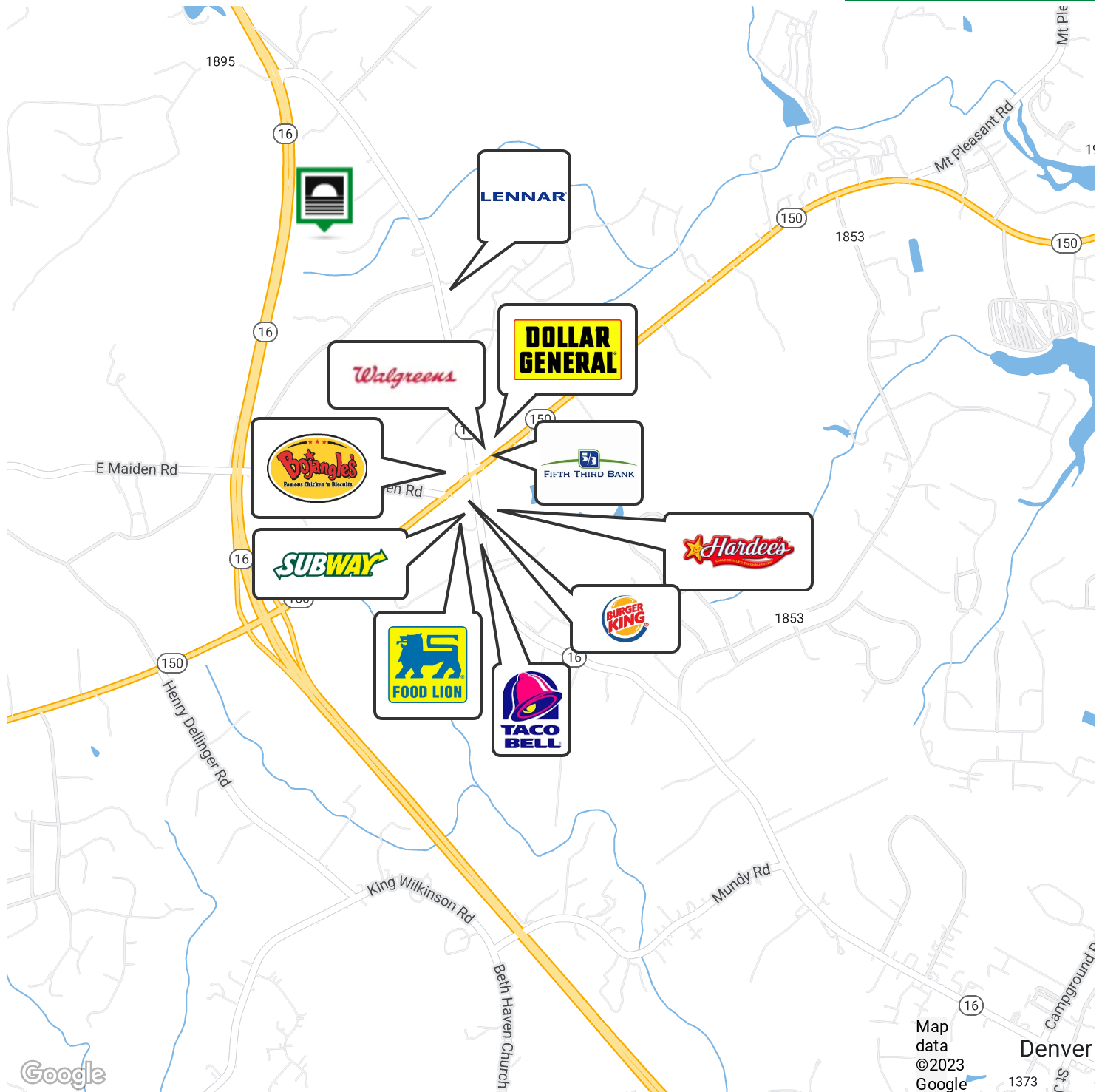
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5619 S. NC 16 BUSINESS HIGHWAY

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LOCATION MAP | 4



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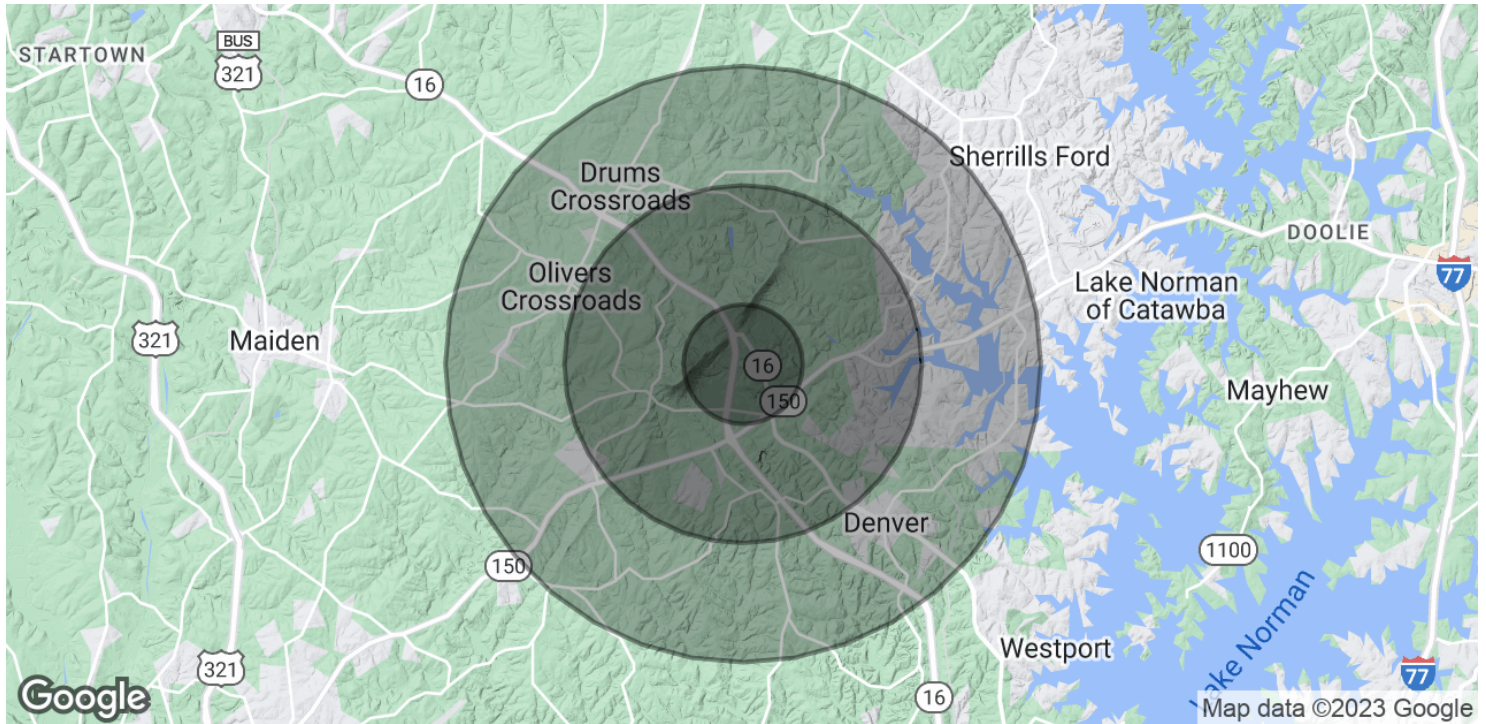
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5380 WASHINGTON WOODARD DR

MAIDEN, NC 28650

## DEMOGRAPHICS MAP &amp; REPORT | 5



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	564	6,663	19,217
Average Age	35.5	38.5	42.5
Average Age (Male)	35.2	37.5	40.9
Average Age (Female)	36.2	38.6	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	285	2,969	8,597
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$52,405	\$69,675	\$79,882
Average House Value	\$832,376	\$362,343	\$334,516

\* Demographic data derived from 2020 ACS - US Census