



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

**1190 NORTH NC 16 BUSINESS HIGHWAY** 

# **STANLEY, NC 28164**

OFFICE BUILDING WITH 1.32 ACRES FOR SALE

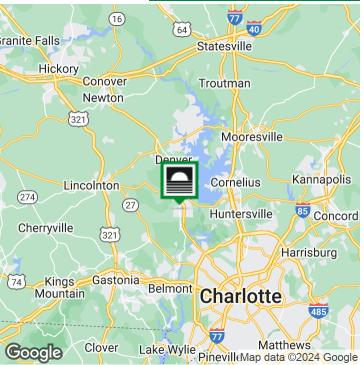
FOR MORE INFORMATION

MARTY WILCOX



### **STANLEY, NC 28164**





EXECUTIVE SUMMARY | 2

#### **OFFERING SUMMARY**

| Sale Price:    | \$549,999  |
|----------------|------------|
| Building Size: | 2,045 SF   |
| Lot Size:      | 1.32 Acres |
| Price / SF:    | \$268.95   |
|                |            |

#### **PROPERTY OVERVIEW**

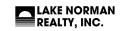
- -1.5 story, 2,045 SF potential office building on 1.32 acres
- -Very flat lot, partially cleared currently used as car storage
- -Zoned ELDD BG (East Lincoln overlay, General Business)
- -150+/- ft of road frontage
- -NCDOT average daily car count of 11,000 (2019)
- -Surrounded by heavy/ light industrial, office, & residential
- -County water available, septic; no permit on file
- -Minutes from HWY 16 with convenient commute to major interstates

FOR MORE INFORMATION

**MARTY WILCOX** 

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### **STANLEY, NC 28164**

LOCATION MAP | 3



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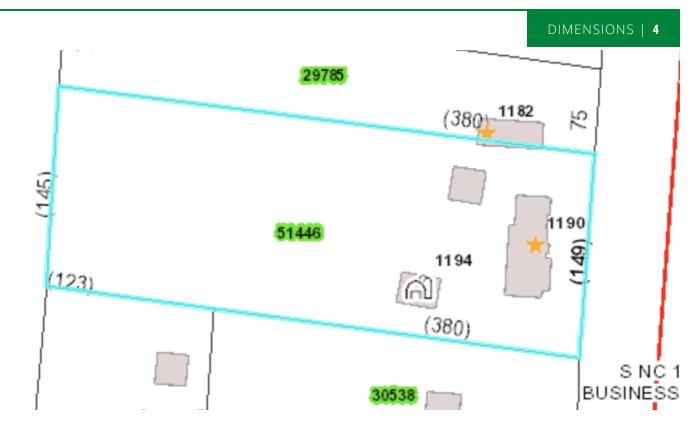
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### ADDITIONAL PHOTOS | 5

COMMERCIAL















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DEMOGRAPHICS MAP & REPORT | 6 Westport Davidson 77 (16) BOGER CITY Cornelius (73) Hopewell (321) Caldwell (27)BIRKDALE VILLAGE Iron Station (73) HICKS owesville TORANCE Huntersville **High Shoals** Alexis 77 Lucia Hardins (16) 321 Stanley DAVIS LAP EASTFIEI (273) MOUNTAIN HENDERSON oodle (27 ISLAND Map data ©2024 Google

| POPULATION           | 1 MILE   | 3 MILES  | 5 MILES   |
|----------------------|----------|----------|-----------|
| Total Population     | 1,095    | 9,158    | 23,448    |
| Average Age          | 51.8     | 46.3     | 45.6      |
| Average Age (Male)   | 51.1     | 46.2     | 45.4      |
| Average Age (Female) | 57.3     | 47.3     | 45.8      |
| HOUSEHOLDS & INCOME  | 1 MILE   | 3 MILES  | 5 MILES   |
| Total Households     | 487      | 3,870    | 9,775     |
| # of Persons per HH  | 2.2      | 2.4      | 2.4       |
| Average HH Income    | \$90,738 | \$94,894 | \$104,729 |

\$294,081

\* Demographic data derived from 2020 ACS - US Census

\$274,070

\$320,449

Average House Value

#### **MARTY WILCOX**





### **STANLEY, NC 28164**

DIMENSIONAL STANDARDS | 7

|                               | O-R      | B-N      | B-G      | B-C      | I-L      | I-G      |
|-------------------------------|----------|----------|----------|----------|----------|----------|
| Parcel (min.)                 |          |          |          |          |          |          |
| Parcel area (sq. ft.)         | 10,000   | 22,500   | 32,500   | 32,500   | 1 acre   | 1 acre   |
| Parcel width (ft.)            | 50       | 70       | 70       | 70       | 100      | 100      |
| Water/sewer                   | Required | Required | Required | Required | Required | Required |
| Yards (min. ft.)              |          |          |          |          |          |          |
| Road yard (min.)              | 20       | 20       | 30       | 30       | 50       | 50       |
| Road yard (max.)              | 30       | 90       | 150      | N/A      | N/A      | N/A      |
| Side yard (interior)          | 10       | 10       | 15       | 15       | 20       | 20       |
| Abutting residential district | 30       | 20       | 30       | 30       | 50       | 50       |
| Side yard (road)              | 20       | 20       | 30       | 30       | 30       | 30       |
| Rear yard                     | 20       | 20       | 25       | 25       | 30       | 30       |
| Abutting residential district | 30       | 30       | 30       | 30       | 50       | 50       |
| Building Separation           | 20       | 20       | 20       | 20       | 20       | 20       |
| Bulk (max.)                   |          |          |          |          |          |          |
| Height (ft.)                  | 35       | 35       | 60       | 60       | 60       | 60       |
| Gross floor area (sq. ft.)    | 10,000   | 10,000   | 50,000   | 50,000   | N/A      | N/A      |
| Building coverage             | 50%      | 50%      | 50%      | 50%      | 50%      | 50%      |
| Impervious surface            | 75%      | 75%      | 75%      | 75%      | 75%      | 75%      |

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**MARTY WILCOX** 



### **STANLEY, NC 28164**

| GENERAL | BUSINESS | USES | 8 |
|---------|----------|------|---|
|---------|----------|------|---|

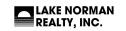
**COMMERCIAL** 

| P = Pern  | nitted      |                  | s = s            | pecia       | l Use       | (§9.     | 10)      |          | * = (    | * = Group of Uses (§2.3) |                       |                       |        |     |     |                            |
|---|-------------|------------------|------------------|-------------|-------------|----------|----------|----------|----------|--------------------------|-----------------------|-----------------------|--------|-----|-----|----------------------------|
| Residential Uses <sup>1</sup>   | R-R         | R-T              | R-S              | R-<br>SF    | R-<br>CR    | R-<br>14 | R-<br>20 | R-<br>MR | R-<br>MF | O-R                      | B-N                   | B-G                   | B-C    | I-L | I-G | Use<br>Standard            |
| Single-family detached  | Р           | Р                | Р                | Р           | Р           | Р        | Р        | Р        | Р        |                          |                       |                       |        |     |     |                            |
| Modular (CABO)  | Р           | Р                | P                | P           | P           | Ρ        | P        | P        | P        |                          |                       |                       |        |     |     |                            |
| Alley-loaded house  |             | Р                | Р                | Р           | Р           | Ρ        | Р        | Р        | Р        |                          |                       |                       |        |     |     | §4.2.1                     |
| Zero lot line house   | Р           | P                | P                |             |             | P        | P        | P        | P        |                          |                       |                       |        |     |     | §4.2.2                     |
| Two-family house  |             | Р                | Р                |             |             |          |          |          |          |                          |                       |                       |        |     |     | §4.2.3                     |
| Townhouse   |             |                  | S                |             | S           |          |          | Р        | Р        | S                        | S                     |                       |        |     |     | §4.2.4                     |
| Multi-family  |             |                  | S                |             | S           |          |          |          | S        |                          |                       |                       |        |     |     | §4.2.5                     |
| Upper-story residential   |             |                  |                  |             | -           |          |          |          |          | Р                        | Р                     | Р                     |        |     |     | §4.2.6                     |
| Boarding house  | Р           | Р                | Р                |             |             |          |          |          | Р        | P                        | P                     |                       |        |     |     | §4.2.7                     |
| Manufactured home, Class A  | P           | P                | S                |             |             |          |          |          | · ·      |                          | · ·                   |                       |        |     |     | §4.2.8                     |
| Manufactured home, Class B  | P           | P                | S                |             |             |          |          |          |          |                          |                       |                       |        |     |     | §4.2.9                     |
| Manufactured home, Class D  | P           | P                | S                |             |             |          |          |          |          |                          |                       |                       |        |     |     | §4.2.10                    |
| Manufactured home, Class D  | S           | S                | 5                |             |             |          |          |          |          |                          |                       |                       |        |     |     | §4.2.10                    |
| Manufactured home, Class D  | P           | P                | S                |             |             |          |          |          |          |                          |                       |                       |        |     |     | §4.2.11<br>§4.2.12         |
|   | ٢           | P                | 3                |             |             |          |          |          |          |                          |                       |                       |        |     |     |                            |
| Manufactured home, Class F  | 0           | 0                |                  |             |             |          |          |          |          |                          |                       | 0                     |        |     |     | §4.2.13                    |
| Manufactured home park (<20 units)  | S           | S                |                  |             |             |          |          |          |          |                          |                       | S                     |        |     |     | §4.2.14                    |
| Manufactured home park (>20 units)  | S           | S                | -                | -           | •           |          |          |          |          |                          |                       | S                     |        |     |     | §4.2.14                    |
| Storage, private (on <2 ac.)  | S           | S                | S                | S           | S           |          |          |          |          |                          |                       |                       |        |     |     |                            |
| Storage, private (on >2 ac.)  | P           | Р                | Р                | Р           | Р           |          |          |          |          |                          |                       |                       |        |     |     |                            |
|   |             |                  |                  | _           | _           | -        | _        | _        | _        |                          |                       |                       |        |     |     |                            |
| Civic Uses  | R-R         | R-T              | R-S              | R-<br>SF    | R-          | R-       | R-       | R-       | R-<br>MF | O-R                      | B-N                   | B-G                   | B-C    | I-L | I-G | Use                        |
|   | 0           | •                |                  | 35          | CR          | 14       | 20       | MR       | МГ       |                          |                       |                       |        |     | 0   | Standar                    |
| Airport, public or private  | S           | S                | -                |             |             |          |          |          | -        | -                        | •                     |                       |        |     | S   |                            |
| Adult care home   | S           | S                | S                |             |             |          |          |          | S        | S                        | S                     | _                     |        | _   | -   |                            |
| Bus terminal, public  | S           | S                |                  |             |             |          |          |          |          |                          |                       | Р                     |        | Ρ   | Р   |                            |
| Cemetery  | Р           | Р                | S                | S           | S           |          |          |          |          |                          |                       | S                     |        |     |     | §4.3.1                     |
| Civic club or community center  | S           | S                | S                | S           | S           |          |          |          |          | Р                        | Р                     | Р                     |        |     | Р   |                            |
| Coliseums 1000+ seats   |             |                  |                  |             |             |          |          |          |          |                          | S                     | S                     |        |     |     |                            |
| College   |             |                  |                  |             |             |          |          |          |          | Р                        | S                     | S                     | Р      |     |     |                            |
| Correctional facility   |             |                  |                  |             |             |          |          |          |          |                          |                       |                       |        |     | S   |                            |
| County facility   | Р           | Р                | Р                | Ρ           | Р           | Ρ        | Р        | Р        | Р        | Р                        | Ρ                     | Р                     | Р      | Ρ   | Р   | §4.3.5                     |
| Day care center, small group (1-6)  | Р           | Р                | Р                | Ρ           | Р           |          |          | Р        | Р        | Р                        | Ρ                     | Р                     |        |     |     |                            |
| Day care center (6+)  | S           | S                | S                | S           | S           |          |          | S        | S        | Р                        | Р                     | Р                     | Р      | Р   | S   | §4.3.2                     |
| Day care center (6+) as accessory use   |             |                  |                  |             |             |          |          |          |          |                          | -                     |                       | P      | P   | P   | <b>3</b>                   |
|   |             |                  |                  |             |             | Р        | Р        | Р        | Р        | Р                        | Р                     |                       | · ·    | ·   |     | §4.3.3                     |
|   | Р           | Р                | Р                | Р           | Р           |          |          |          | · ·      | S                        | P                     | Р                     | S      |     |     | 31.0.0                     |
| Family care home  | Р           | Р                | Р                | Р           | Р           | Ρ        | · ·      |          |          |                          |                       |                       | •      |     |     |                            |
| Family care home<br>Hospital  | Р           | Р                | Р                | Р           | Р           | P        |          |          |          |                          | P                     | P                     | 2      |     |     |                            |
| Family care home<br>Hospital<br>Museum (privately owned)  |             |                  |                  | P           | P           | P        |          |          |          | Р                        | P                     | P                     | S      |     |     |                            |
| Family care home<br>Hospital<br>Museum (privately owned)<br>Nursing home  | S           | S                | S                |             |             |          |          | P        | P        | P<br>S                   | S                     | S                     |        | P   | P   |                            |
| Family care home<br>Hospital<br>Museum (privately owned)<br>Nursing home<br>Park, open area *   | SP          | S                | S                | P           | P           | P        | P        | P        | P        | P<br>S<br>P              | S<br>P                | S<br>P                | S<br>P | Ρ   | Р   | 4 6 43                     |
| Family care home<br>Hospital<br>Museum (privately owned)<br>Nursing home<br>Park, open area *<br>Place of worship, seating capacity<500   | S           | S                | S                |             |             |          |          | P        | P        | P<br>S                   | S                     | S                     |        | Ρ   | Р   | §4.3.4                     |
| Family care home<br>Hospital<br>Museum (privately owned)<br>Nursing home<br>Park, open area *<br>Place of worship, seating capacity<500<br>Place of worship, seating capacity<br>500 to 1000  | SP          | S                | S                | P           | P           |          |          | P        | P        | P<br>S<br>P              | S<br>P                | S<br>P                |        | Ρ   | Р   | §4.3.4                     |
| Family care home<br>Hospital<br>Museum (privately owned)<br>Nursing home<br>Park, open area *<br>Place of worship, seating capacity<500<br>Place of worship, seating capacity<br>500 to 1000<br>Place of worship, seating capacity >1000  | S<br>P<br>P | S<br>P<br>P      | S<br>P<br>P      | P           | P           |          |          | P        | P        | P<br>S<br>P              | S<br>P<br>P<br>P      | S<br>P<br>P<br>P      |        | P   | P   | _                          |
| Family care home<br>Hospital<br>Museum (privately owned)<br>Nursing home<br>Park, open area *<br>Place of worship, seating capacity<500<br>Place of worship, seating capacity<br>500 to 1000<br>Place of worship, seating capacity >1000  | S<br>P<br>P | S<br>P<br>P      | S<br>P<br>P      | P           | P           |          |          | P        | P        | P<br>S<br>P              | S<br>P<br>P<br>P      | S<br>P<br>P<br>P      |        | P   | P   | §4.3.4                     |
| Family care home<br>Hospital<br>Museum (privately owned)<br>Nursing home<br>Park, open area *<br>Place of worship, seating capacity<500<br>Place of worship, seating capacity<br>500 to 1000<br>Place of worship, seating capacity >1000<br>State or federal facility not listed as C use                           | S<br>P<br>P | S<br>P<br>P      | S<br>P<br>P      | P           | P           |          |          | P        | P        | P<br>S<br>P<br>P         | S<br>P<br>P<br>P      | S<br>P<br>P<br>P      |        |     | P   | §4.3.4<br>§4.3.4<br>§4.3.5 |
| Family care home<br>Hospital<br>Museum (privately owned)<br>Nursing home<br>Park, open area *<br>Place of worship, seating capacity<500<br>Place of worship, seating capacity<br>500 to 1000<br>Place of worship, seating capacity >1000  | S<br>P<br>P | S<br>P<br>P<br>P | S<br>P<br>P<br>S | P<br>P<br>S | P<br>P<br>S | P        | P        |          |          | P<br>S<br>P<br>P         | S<br>P<br>P<br>P<br>P | S<br>P<br>P<br>P<br>P | P      | P   |     | §4.3.4<br>§4.3.4           |
| Family care home<br>Hospital<br>Museum (privately owned)<br>Nursing home<br>Park, open area *<br>Place of worship, seating capacity<500<br>Place of worship, seating capacity<br>500 to 1000<br>Place of worship, seating capacity >1000<br>State or federal facility not listed as C use<br>Public safety facility | S<br>P<br>P | S<br>P<br>P<br>P | S<br>P<br>P<br>S | P<br>P<br>S | P<br>P<br>S | P        | P        |          |          | P<br>S<br>P<br>P         | S<br>P<br>P<br>P<br>P | S<br>P<br>P<br>P<br>P | P      | P   | P   | §4.3.4<br>§4.3.4<br>§4.3.5 |

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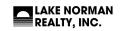
### **STANLEY, NC 28164**

|   |     |     |     |          |          |          |          |          | G        | ener | ral e | BUSI | NESS | S US     | SES ( | CONT.   9       |
|---|-----|-----|-----|----------|----------|----------|----------|----------|----------|------|-------|------|------|----------|-------|-----------------|
| Technical, trade, business school         | S   | S   |     |          |          |          |          |          |          | S    |       | Р    |      | Р        |       |                 |
| Utility, minor *                          | P   | P   | Р   | Р        | Р        | Р        | Р        | Р        | Р        | P    | Р     | P    | Р    | P        | Р     |                 |
| Utility, major *                          | S   | S   | S   | S        | S        | S        | S        | S        | S        | S    | S     | S    | S    | S        | S     |                 |
|   | _   |     |     |          |          |          | 3        | 3        |          | -    |       |      |      |          |       |                 |
| Wireless facility and tower (up to 60 ft) | Р   | Р   | Р   | Ρ        | Р        | Ρ        |          |          | Р        | Р    | Р     | Ρ    | Ρ    | Ρ        | Ρ     | §4.3.7          |
| Wireless facility and tower (60-100 ft)   | S   | S   | S   | S        | S        | S        |          |          |          | S    | S     | S    | S    | Ρ        | Р     | §4.3.7          |
| Wireless facility and tower (101-325 ft.) | S   | S   | S   | S        |          |          |          |          |          |      |       | S    | S    | S        | SS    | §4.3.7          |
| Commercial Uses                           | R-R | R-T | R-S | R-<br>SF | R-<br>CR | R-<br> 4 | R-<br>20 | R-<br>MR | R-<br>MF | O-R  | B-N   | B-G  | B-C  | I-L      | I-G   | Use<br>Standard |
| Adult establishment                       |     |     |     |          |          |          |          |          |          |      |       |      |      |          | S     | §4.4.1          |
| Agriculture*                              | Р   | Р   | Р   | Р        | Р        | Ρ        | Р        | Р        | Р        | Р    | Р     | Ρ    | Р    | Ρ        | Ρ     | -               |
| Agriculture (sales, processing) *         | S   | S   |     |          |          |          |          |          |          |      |       |      |      |          | Ρ     |                 |
| Agricultural supply/equipment sales       | S   |     |     |          |          |          |          |          |          |      |       | Ρ    |      |          | Ρ     |                 |
| Amusement center, indoor                  |     |     |     |          |          |          |          |          |          |      | S     | S    |      |          |       |                 |
| Animal shelter                            |     |     |     |          |          |          |          |          |          |      |       | S    |      |          | S     |                 |
| Artist studio, gallery                    |     |     |     |          |          |          |          |          |          | Р    | Р     | Ρ    |      |          |       |                 |
| Auctions, livestock or outdoor            | S   |     |     |          |          |          |          |          |          | -    | -     | S    |      |          | S     |                 |
| Bank or financial institution             |     |     |     |          |          |          |          |          |          | Р    | Р     | Р    | Р    | S        |       |                 |
| Bar or nightclub                          |     |     |     |          |          |          |          |          |          |      | -     | S    |      |          |       | §4.4.2          |
| Bed & breakfast                           | S   | S   | S   | S        | S        |          |          |          | Р        | Р    | Р     | P    |      |          |       | §4.4.3          |
| Cabinet shop                              | -   | -   | -   | -        | -        |          |          |          |          |      |       |      |      | S        | Р     | 3               |
| Campground                                | S   |     |     |          | S        |          |          |          |          |      |       | S    |      | -        |       |                 |
| Catering, food                            |     |     |     |          | -        |          |          |          |          |      |       | P    |      | Р        | Р     |                 |
| Club, private                             | Р   | Р   | S   | S        | S        | S        | S        | S        |          |      |       | P    |      |          |       | §4.4.4          |
| Contractor's office                       | · · |     | -   | -        | -        | -        | -        |          |          |      |       | P    |      | Р        | Р     | §4.4.5          |
| Contractor's yard                         |     |     |     |          |          |          |          |          |          |      |       |      |      | P        | P     | 3               |
| Convenience store without fuel sales      |     |     |     |          |          |          |          |          |          |      | Р     | Р    |      |          | P     |                 |
| Commercial fishing lake                   | S   | S   |     |          |          |          |          |          |          |      |       |      |      |          |       |                 |
| Electronic gaming operation               |     |     |     |          |          |          |          |          |          |      |       | S    |      | S        |       | §4.4.6          |
| Farm stand                                | S   |     |     |          |          |          |          |          |          |      | S     | S    |      | -        | Р     | §4.4.7          |
| Flea market                               |     |     |     |          |          |          |          |          |          |      |       | S    |      |          | S     | §4.4.8          |
| Florist, wholesale                        |     |     |     |          |          |          |          |          |          |      |       | S    |      |          | S     | 31.1.0          |
| Freezer lockers                           |     |     |     |          |          |          |          |          |          |      |       | -    |      |          | P     |                 |
| Funeral home                              |     |     |     |          |          |          |          |          |          |      | Р     | Р    |      | S        | · ·   |                 |
| Gas station with convenience retail       |     |     |     |          |          |          |          |          |          |      | S     | P    |      | <u> </u> | S     | §4.4.9          |
| Hotel, motel                              |     |     |     |          | S        |          |          |          |          |      | 0     | P    |      |          | 0     | §4.4.10         |
| Indoor Recreation *                       |     |     |     |          |          |          |          |          |          |      |       | P    |      |          | S     | 34.4.10         |
| Kennel                                    | S   | S   |     |          |          |          |          |          |          |      | S     | S    |      |          | S     | §4.4.11         |
| Machinery repair                          | 0   | 5   |     |          |          |          |          |          |          |      | 0     | 5    |      | Р        | P     | 24.4.11         |
| Machinery repair                          |     |     |     |          | S        |          |          |          |          |      |       |      |      |          |       |                 |
| Microbrewery                              |     |     |     |          | 0        |          |          |          |          |      | Р     | Р    |      |          |       | §4.4.12         |
| Microbrewery combined with restaurant     |     |     |     |          |          |          |          |          |          |      | P     | P    |      |          |       | §4.4.12         |
| Newspaper publisher                       |     |     |     |          |          |          |          |          |          |      | S     | P    | Р    | Ρ        | Р     | 34.4.10         |
| Office, general *                         |     |     |     |          |          |          |          |          |          | Р    | P     | P    | P    | P        | P     |                 |
| Office, professional                      |     |     |     |          |          |          |          |          |          | P    | P     | P    | P    | P        | P     |                 |
| Office, medical *                         |     |     |     |          |          |          |          |          |          | P    | P     | P    | P    | P        | P     |                 |
| Outdoor recreation, private *             | S   | S   | S   | S        | S        |          |          |          |          |      |       |      | r    | -        | -     |                 |
| Outdoor recreation, public *              | S   | S   | S   | S        | S        |          |          |          |          |      |       | S    |      |          |       |                 |
| Parking lot, commercial                   | 0   | 3   | 3   | 3        | 3        |          |          |          |          |      |       | 3    |      |          | Р     |                 |

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### **STANLEY, NC 28164**

GENERAL BUSINESS USES CONT. | 10

**COMMERCIAL** 

| Radio or television studio  |    |        |          |    |    |         |          |        |          |    |          | Р          | Р        | Р          |     |          |
|---|----|--------|----------|----|----|---------|----------|--------|----------|----|----------|------------|----------|------------|-----|----------|
| Recreational club, private  |    |        |          |    | S  |         |          |        |          |    |          | P          |          |            |     | §4.4.15  |
| Restaurant, general   |    |        |          |    | S  |         | <u> </u> |        |          |    | Р        | P          | S        | S          |     | §4.4.16  |
| Restaurant, fast food   |    |        |          |    | -  |         | <u> </u> |        |          |    | <u> </u> | P          |          | S          |     | 3        |
| Retail, neighborhood *  |    |        |          |    |    |         |          |        |          |    | Р        | P          |          |            |     | §4.4.17  |
| Retail, general *   |    |        |          |    |    |         |          |        | -        |    | P        | P          |          |            |     | §4.4.17  |
| Riding stable   | S  | S      | S        |    |    |         |          |        |          |    | <u> </u> | S          |          |            |     | §4.4.18  |
| Self-storage facility   |    |        | -        |    |    |         | <u> </u> |        |          |    |          | S          | <u> </u> |            | Р   | §4.4.19  |
| Service, neighborhood *   |    |        |          |    |    |         | <u> </u> |        |          |    | Р        | P          |          | Р          |     | §4.4.20  |
| Service, general *  |    |        |          |    |    |         | <u> </u> |        |          |    | P        | P          | <u> </u> | P          | Р   | §4.4.20  |
| Shooting range, indoor  |    |        |          |    |    |         |          |        |          |    | S        | S          |          |            | · · | §4.4.21  |
| Shooting range, outdoor   | S  |        |          |    |    |         |          |        |          |    | -        | S          |          |            |     | <b>U</b> |
| Tattoo parlor/body piercing establishment   |    |        | <u> </u> |    |    |         | <u> </u> |        |          |    |          | S          | -        |            |     |          |
| Vehicle repair *  |    |        |          |    |    |         |          |        |          |    |          | - U        | -        |            | Р   | §4.4.22  |
| Vehicle sales *   |    |        |          |    |    |         | <u> </u> |        |          |    |          | S          | -        | S          | S   | §4.4.23  |
| Vehicle service *   |    |        |          |    |    |         |          |        | -        |    | S        | P          |          | P          | P   | §4.4.24  |
| Vending supply  |    |        |          |    |    |         |          |        |          |    |          |            |          | -          | P   | 3        |
| Veterinarian, animal hospital   |    |        |          |    |    |         |          |        |          |    | Р        | Р          |          | S          |     | §4.4.25  |
| Winery  | S  | S      | S        | S  | S  |         |          |        |          |    | -        |            |          |            |     | §4.4.26  |
| P = Permitted   S = Spec  |    | -      | -        | -  | -  | 6       |          | fllees | s (§2.3) |    |          |            |          |            |     | 34.4.20  |
| F = Fermitted   3 = Spec  |    | se (97 | ,        |    |    |         | oup o    | r Oses | s (92.3) | ,  |          | 1          |          |            |     |          |
|   | _  | _      | _        |    | R- | R       | _        | R-     | _        | _  | _        | _          |          |            |     | Use      |
| Industrial Uses   | R- | R-     | R-       | R- | С  | 1       | R-       | M      | R-       | 0- | B-       | <b>B</b> - | B-C      | <b>I</b> - | I-  | Standar  |
|   | R  | т      | S        | SF | R  | <br>  4 | 20       | R      | MF       | R  | N        | G          |          | L          | G   | d        |
| 2007 NAICS Classifications  |    |        |          |    |    | -       |          |        |          |    |          |            |          |            |     |          |
| Mining, oil and gas extraction  |    |        |          |    |    |         |          |        | -        |    |          |            |          |            |     |          |
| 2111 Oil and gas extraction   |    |        |          |    |    |         | <u> </u> |        |          |    |          |            | -        |            | S   | §4.5.1   |
| 2121 Coal mining  |    |        |          |    |    |         |          |        |          |    |          |            |          |            | S   | §4.5.1   |
| 2122 Metal ore mining   |    |        |          |    |    |         | <u> </u> |        | -        |    |          |            |          |            | S   | §4.5.1   |
| 2123 Nonmetallic mineral mining   |    |        |          |    |    |         |          |        | -        |    |          |            |          |            | S   | §4.5.1   |
| 2124 Support activities for mining  |    |        |          |    |    |         |          |        |          |    |          |            |          |            | S   | §4.5.1   |
| Manufacturing   |    |        | <u> </u> |    |    |         |          |        | -        |    |          |            |          |            | - U | 31.0.1   |
| 3111 Animal food  |    |        | <u> </u> |    |    |         | <u> </u> |        |          |    |          |            | -        |            | S   |          |
| 3112 Grain and oilseed milling  |    |        |          |    |    |         |          |        |          |    |          |            | -        |            | S   |          |
| 3113 Sugar and confectionery product  |    |        |          |    |    |         | <u> </u> |        |          |    |          |            | -        |            | P   |          |
| 3114 Fruit and vegetable preserving, etc.   |    |        |          |    |    |         | <u> </u> |        | -        |    |          |            |          |            | P   |          |
| 3115 Dairy product  |    |        |          |    |    |         |          |        |          |    |          |            | -        |            | P   |          |
| 3116 Animal slaughtering and processing   |    |        |          |    |    |         | <u> </u> |        |          |    |          |            |          |            | S   |          |
| 3117 Seafood product preparation  |    |        |          |    |    |         | <u> </u> |        |          |    |          |            |          |            | S   |          |
| 3118 Bakeries and tortilla  |    |        |          |    |    |         |          |        |          |    |          |            | S        | Р          | P   |          |
| 3119 Other food   |    |        |          |    |    |         | -        |        | -        |    |          |            | 0        | -          | P   |          |
| 3121 Beverage   |    |        |          |    |    |         |          |        | -        |    |          |            |          |            | P   |          |
| 3122 Tobacco  |    |        |          |    |    |         |          |        | -        |    |          |            |          |            | S   |          |
| 3131 Fiber, yarn and thread   |    |        |          |    |    |         |          |        |          |    |          |            | S        | Р          | P   |          |
|   |    |        |          |    |    |         |          |        |          |    |          |            | S        | P          | P   |          |
| 3132 Fabric   |    |        |          |    |    |         |          |        |          |    |          |            | 0        | r          | S   |          |
|   |    |        |          |    |    |         |          |        | -        |    |          |            | S        | Р          | P   |          |
| 3133 Textile and fabric finishing   |    |        |          |    |    |         |          |        |          |    |          |            | 3        | r -        | F   |          |
| 3133 Textile and fabric finishing<br>3141 Textile furnishings   |    |        |          |    |    |         |          |        |          |    |          |            | C        | P          | D   |          |
| 3133 Textile and fabric finishing<br>3141 Textile furnishings<br>3149 Other textile product                                     |    |        |          |    |    |         |          |        |          |    |          |            | S        | P          | P   |          |
| 3132 Fabric   3133 Textile and fabric finishing   3141 Textile furnishings   3149 Other textile product   3151 Apparel knitting |    |        |          |    |    |         |          |        |          |    |          |            | S        | Ρ          | P   |          |
| 3133 Textile and fabric finishing<br>3141 Textile furnishings<br>3149 Other textile product                                     |    |        |          |    |    |         |          |        |          |    |          |            |          |            |     |          |

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|  | GENERAL B | USINESS U | SES | CONI.   <b>11</b> |
|--|-----------|-----------|-----|-------------------|
| 3212 Veneer, plywood, etc.                                       |           |           |     | Р                 |
| 3219 Other wood product  |           |           |     | Р                 |
| 3221 Pulp, paper and paperboard                                  |           | S         |     |                   |
| 3222 Converted paper product                                     |           | S         | Р   | Р                 |
| 3231 Printing, related support activities                        |           | S         | P   | P                 |
| 3241 Petroleum and coal products                                 |           |           | r   | -                 |
| 3251 Basic chemical  |           | _         |     | S<br>S            |
| 3252 Resin, synthetic rubber, etc.                               |           |           |     | S                 |
| 3253 Pesticides, fertilizer, etc.                                |           |           |     | S                 |
| 3254 Pharmaceutical and medicine                                 |           | S         | Р   | P                 |
|  |           |           | F   | S                 |
| 3255 Paint, coating and adhesive                                 |           |           |     |                   |
| 3256 Soap, cleaning compound, etc.                               |           |           |     | S                 |
| 3259 Other chemical product                                      |           |           |     | S                 |
| 3261 Plastics product  |           |           |     | P                 |
| 3262 Rubber product  |           |           |     | S                 |
| 3271 Clay product and refractory<br>3272 Glass and glass product |           |           |     | S<br>P            |
| 3273 Cement and concrete product                                 |           | _         |     | S                 |
| 3274 Lime and gypsum product                                     |           |           |     | S                 |
| 3279 Other nonmetallic mineral product                           |           |           |     | S                 |
| 3311 Iron and steel mills  |           |           |     | S                 |
| 3312 Steel product manufacturing                                 |           |           |     | P                 |
| 3313 Alumina and aluminum production                             |           |           |     | S                 |
| 3314 Other nonferrous metal production                           |           |           |     | S                 |
| 3315 Foundries   |           |           |     | S                 |
| 3321 Forging and stamping  |           | _         |     | P                 |
| 3322 Cutlery and handtool  |           | S         | Р   | P                 |
| 3323 Architectural and structural metals                         |           |           |     | P                 |
| 3324 Boiler, tank and shipping container                         |           |           |     | P                 |
| 3325 Hardware manufacturing                                      |           | S         | Р   | P                 |
| 3326 Spring and wire product                                     |           | S         | P   | P                 |
| 3327 Machine shops; turned product                               |           | S         | P   | P                 |
| 3328 Coating, engraving, heat treating                           |           |           |     | P                 |
| 3329 Other fabricated metal product                              |           |           |     | P                 |
|  |           |           |     | •                 |
| 3331 Agriculture, construction machinery                         |           |           |     | Р                 |
| 3332 Industrial machinery  |           |           |     | Р                 |
|  | <br>      | 0         | -   |                   |
| 3333 Commercial and service machinery                            |           | S         | Р   | Р                 |
| 3334 HVAC and commercial refrigeration                           |           | S         | Ρ   | Р                 |
| 3335 Metalworking machinery                                      |           | S         | Ρ   | Р                 |
| 3336 Engine, turbine equipment                                   |           |           |     | Р                 |
| 3339 Other general purpose machinery                             |           |           |     | Р                 |
| 3341 Computer and peripheral equipment                           |           | S         | Р   | P                 |
|  |           |           | P   | P                 |
| 3342 Communications equipment                                    |           | S         | P   | P                 |

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LAKE NORMAN REALTY, INC.

GENERAL BUSINESS USES CONT | 11

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#### **MARTY WILCOX**



#### **1190 NORTH NC 16 BUSINESS HIGHWAY**

### **STANLEY, NC 28164**

|   | GENERAL BUSINESS USES CONT. |
|---|-----------------------------|
| 3351 Electric lighting equipment                  | S P P                       |
| 3352 Household appliances                         | S P P                       |
| 3353 Electrical equipment                         |                             |
| 3359 Other electrical component                   |                             |
| 3361 Motor vehicle manufacturing                  | S                           |
| 3362 Motor vehicle body and trailer               | S P                         |
| 3363 Motor vehicle parts                          | S P                         |
| 3364 Aerospace product and parts                  | S P                         |
| 3365 Railroad rolling stock                       |                             |
| 3366 Ship and boat building                       |                             |
| 3369 Other transportation equipment               | S S                         |
| 3371 Household and institutional furniture        | P                           |
|   |                             |
| 3372 Office furniture (including fixtures)        |                             |
| 3379 Other furniture-related product              | P P                         |
| 3391 Medical equipment and supplies               | S P P                       |
| 3399 Other miscellaneous manufacturing            | S P P                       |
| Wholesale trade                                   |                             |
| 4231 Motor vehicle, parts and supplies            | P                           |
| 4232 Furniture and home furnishing                | P                           |
| 4233 Lumber, construction materials               | P                           |
| 4234 Profession, commercial equipment             | P                           |
| 4235 Metal and mineral                            | P                           |
| 4236 Electrical and electronic goods              | P                           |
| 4237 Hardware, plumbing and heating               | P                           |
| 4238 Machinery, equipment and supplies            | P                           |
| 4239 Miscellaneous durable goods                  | P                           |
| 4241 Paper and paper product                      | P                           |
| 4242 Drugs and druggists sundries                 | P                           |
| 4243 Apparel, piece goods and notions             |                             |
| 4244 Grocery and related product                  | P                           |
| 4245 Farm product raw material                    | P                           |
| 4246 Chemical and allied products                 | S                           |
| 4247 Petroleum, petroleum products                | S                           |
| 4248 Alcoholic beverage                           | P                           |
| 4249 Miscellaneous nondurable goods               | P                           |
| 4251 Wholesale electronic markets                 | P                           |
| Transportation and warehousing                    |                             |
| 4841 General freight trucking                     |                             |
| 4842 Specialized freight trucking                 |                             |
| 4855 Charter bus                                  |                             |
| 4931 Warehousing and storage                      |                             |
| Other uses  |                             |
|   | S                           |
| Battery storage Bulk storage of flammable liquids | S                           |
|   |                             |
| Building material sales, lumberyards              |                             |
| Crematorium                                       | P P                         |
| Data center                                       | P P P                       |
| Dry cleaning and laundry plants                   | P                           |
| Junkyard/salvage                                  | S                           |

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