



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

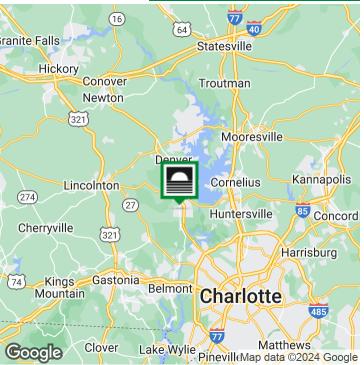
FOR MORE INFORMATION

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**

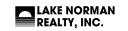
- -1.5 story, 2,045 SF potential office building on 1.32 acres
- -Very flat lot, partially cleared currently used as car storage
- -Zoned ELDD BG (East Lincoln overlay, General Business)
- -150+/- ft of road frontage
- -NCDOT average daily car count of 11,000 (2019)
- -Surrounded by heavy/ light industrial, 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** 

704.745.7176 MARTYW@LAKENORMANREALTY.COM

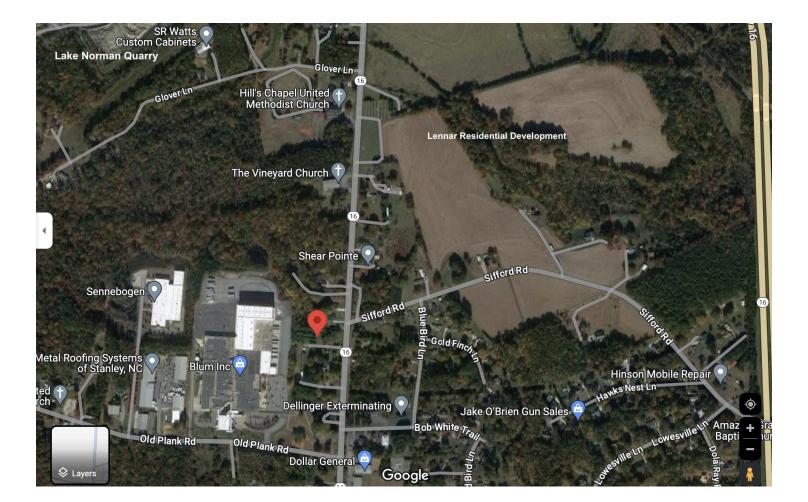
20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM





### **STANLEY, NC 28164**

LOCATION MAP | 3



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

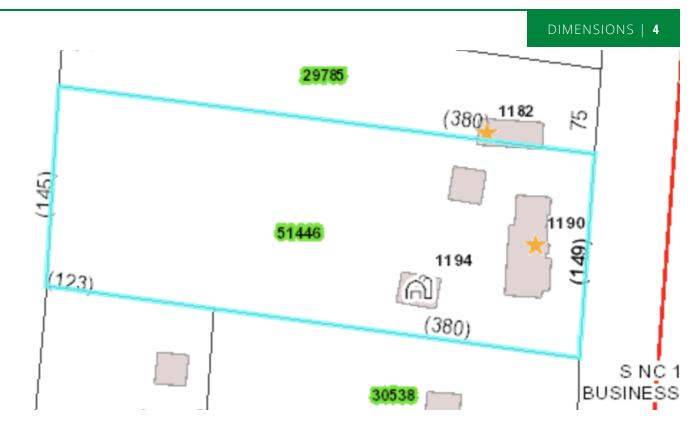
FOR MORE INFORMATION

#### **MARTY WILCOX**



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

### **STANLEY, NC 28164**





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

FOR MORE INFORMATION

#### MARTY WILCOX



## **STANLEY, NC 28164**





### ADDITIONAL PHOTOS | 5

COMMERCIAL















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

#### FOR MORE INFORMATION

MARTY WILCOX



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

### **STANLEY, NC 28164**

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%

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

**MARTY WILCOX** 



### **STANLEY, NC 28164**

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

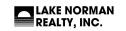
**COMMERCIAL** 

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- SF	R- CR	R- 14	R- 20	R- MR	R- MF	O-R	B-N	B-G	B-C	I-L	I-G	Use 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 §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- SF	R-	R-	R-	R-	R- 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 Hospital	Р	Р	Р	Р	Р	P					P	P	2			
Family care home Hospital Museum (privately owned)				P	P	P				Р	P	P	S			
Family care home Hospital Museum (privately owned) Nursing home	S	S	S					P	P	P S	S	S		P	P	
Family care home Hospital Museum (privately owned) Nursing home Park, open area *	SP	S	S	P	P	P	P	P	P	P S P	S P	S P	S P	Ρ	Р	4 6 43
Family care home Hospital Museum (privately owned) Nursing home Park, open area * Place of worship, seating capacity<500	S	S	S					P	P	P S	S	S		Ρ	Р	§4.3.4
Family care home Hospital Museum (privately owned) Nursing home Park, open area * Place of worship, seating capacity<500 Place of worship, seating capacity 500 to 1000	SP	S	S	P	P			P	P	P S P	S P	S P		Ρ	Р	§4.3.4
Family care home Hospital Museum (privately owned) Nursing home Park, open area * Place of worship, seating capacity<500 Place of worship, seating capacity 500 to 1000 Place of worship, seating capacity >1000	S P P	S P P	S P P	P	P			P	P	P S P	S P P P	S P P P		P	P	_
Family care home Hospital Museum (privately owned) Nursing home Park, open area * Place of worship, seating capacity<500 Place of worship, seating capacity 500 to 1000 Place of worship, seating capacity >1000	S P P	S P P	S P P	P	P			P	P	P S P	S P P P	S P P P		P	P	§4.3.4
Family care home Hospital Museum (privately owned) Nursing home Park, open area * Place of worship, seating capacity<500 Place of worship, seating capacity 500 to 1000 Place of worship, seating capacity >1000 State or federal facility not listed as C use	S P P	S P P	S P P	P	P			P	P	P S P P	S P P P	S P P P			P	§4.3.4 §4.3.4 §4.3.5
Family care home Hospital Museum (privately owned) Nursing home Park, open area * Place of worship, seating capacity<500 Place of worship, seating capacity 500 to 1000 Place of worship, seating capacity >1000	S P P	S P P P	S P P S	P P S	P P S	P	P			P S P P	S P P P P	S P P P P	P	P		§4.3.4 §4.3.4
Family care home Hospital Museum (privately owned) Nursing home Park, open area * Place of worship, seating capacity<500 Place of worship, seating capacity 500 to 1000 Place of worship, seating capacity >1000 State or federal facility not listed as C use Public safety facility	S P P	S P P P	S P P S	P P S	P P S	P	P			P S P P	S P P P P	S P P P P	P	P	P	§4.3.4 §4.3.4 §4.3.5

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

FOR MORE INFORMATION

#### **MARTY WILCOX**



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

### **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- SF	R- CR	R-  4	R- 20	R- MR	R- MF	O-R	B-N	B-G	B-C	I-L	I-G	Use 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	

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

FOR MORE INFORMATION

#### **MARTY WILCOX**



### **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	   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 3141 Textile furnishings													C	P	D	
3133 Textile and fabric finishing 3141 Textile furnishings 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 3141 Textile furnishings 3149 Other textile product																

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

FOR MORE INFORMATION

#### **MARTY WILCOX**



### STANLEY, NC 28164

	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 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 3272 Glass and glass product				S 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
	 	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

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

**COMMERCIAL** 

LAKE NORMAN REALTY, INC.

GENERAL BUSINESS USES CONT | 11

FOR MORE INFORMATION

#### **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

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

#### FOR MORE INFORMATION

#### **MARTY WILCOX**