

1190 NORTH NC 16 BUSINESS HIGHWAY

**STANLEY, NC 28164**

OFFICE BUILDING WITH 1.32 ACRES FOR SALE

FOR MORE INFORMATION

MARTY WILCOX

704.745.7176

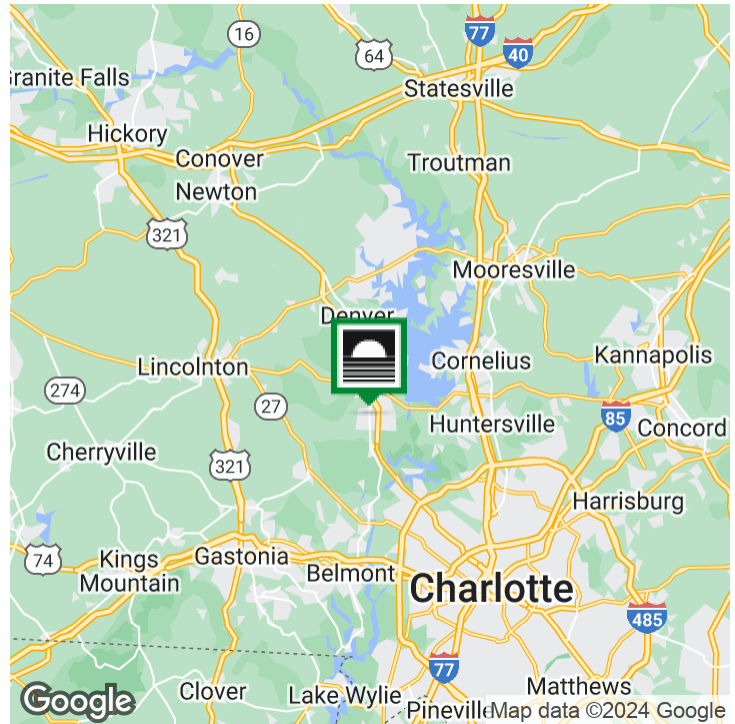
[MARTYW@LAKENORMANREALTY.COM](mailto:MARTYW@LAKENORMANREALTY.COM)



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## 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

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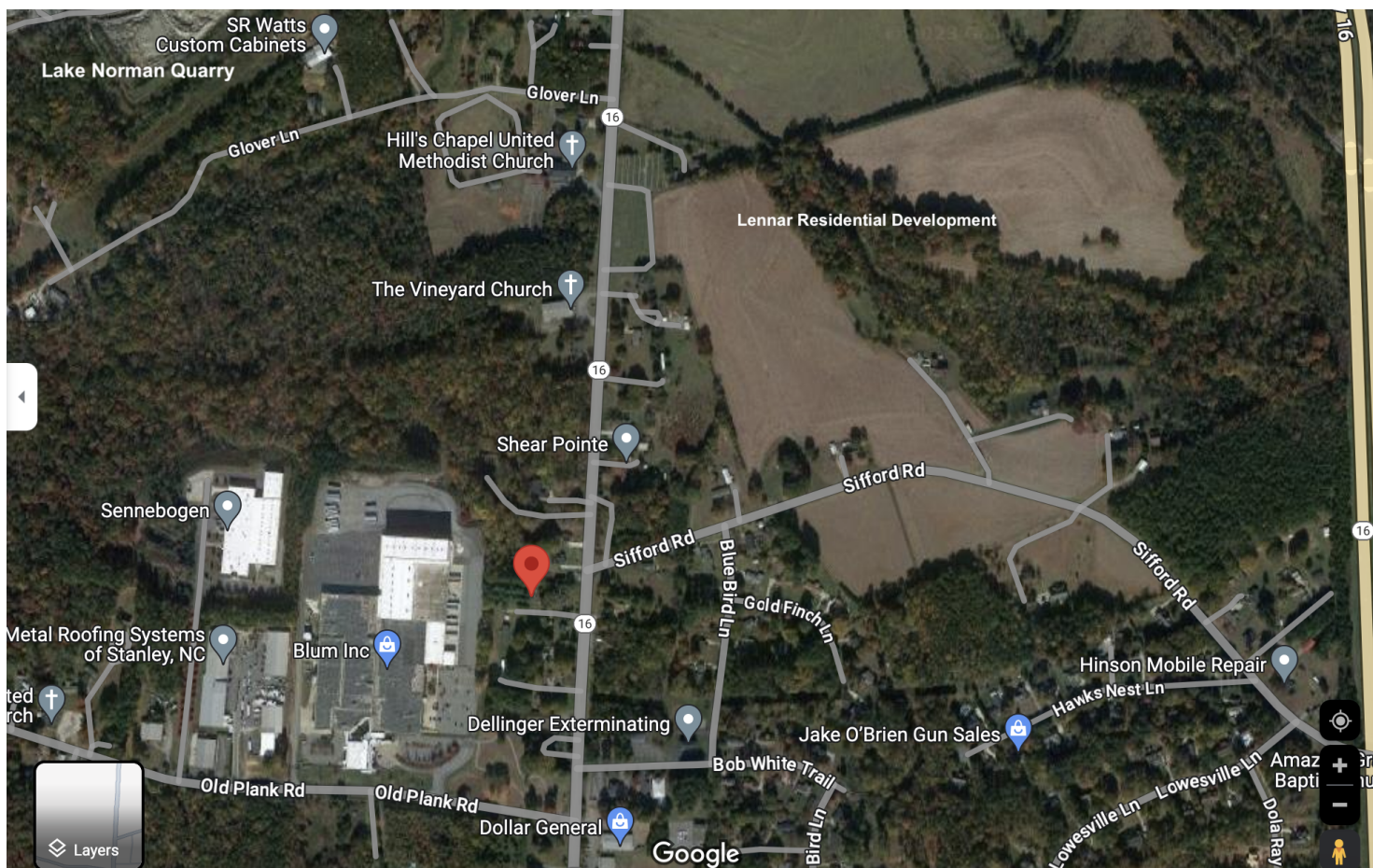
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LOCATION MAP | 3



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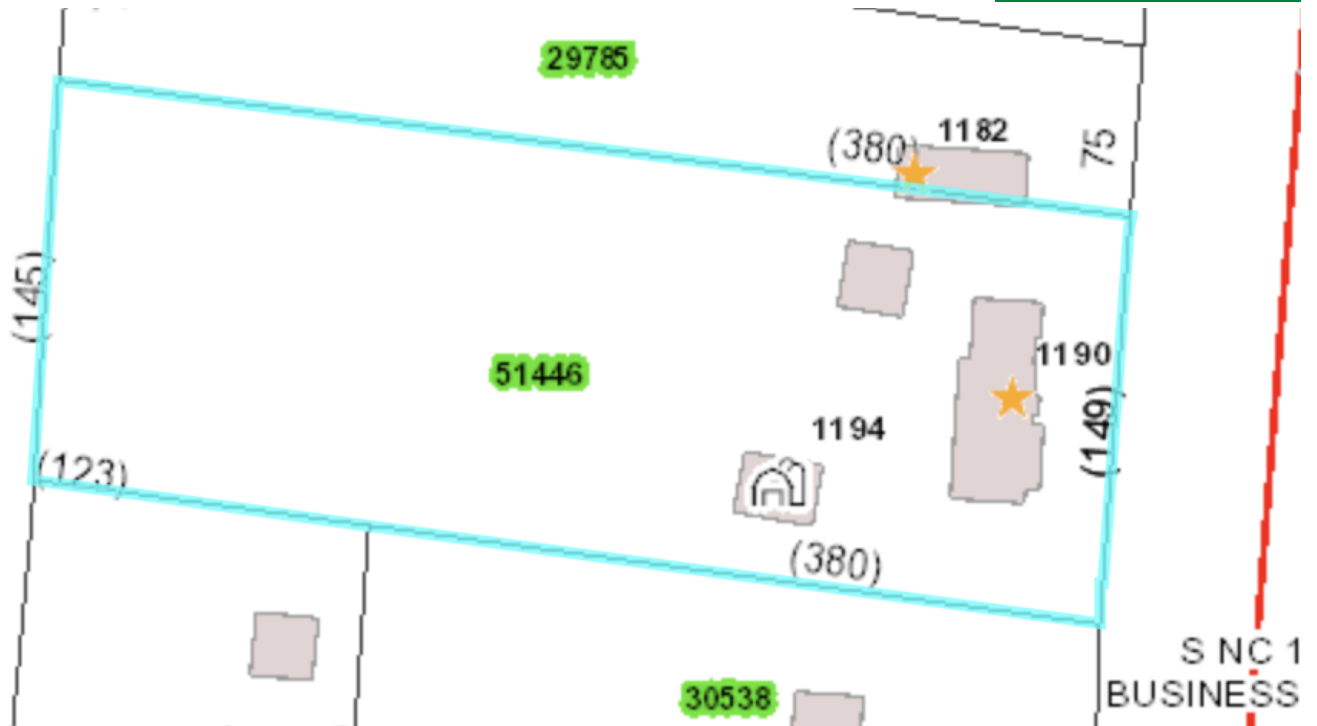
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DIMENSIONS | 4



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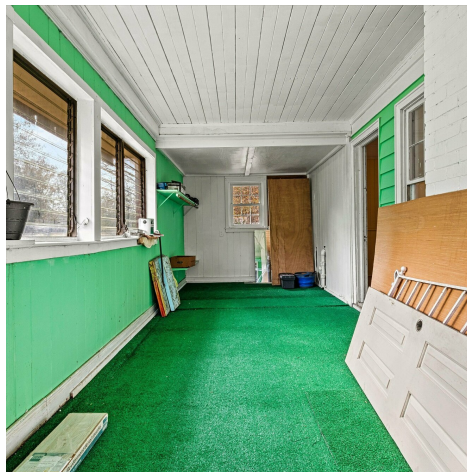
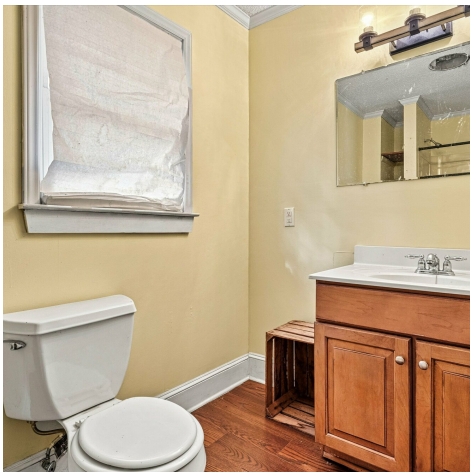
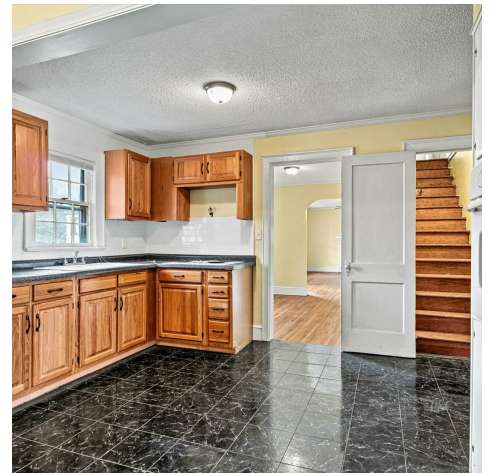
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ADDITIONAL PHOTOS | 5



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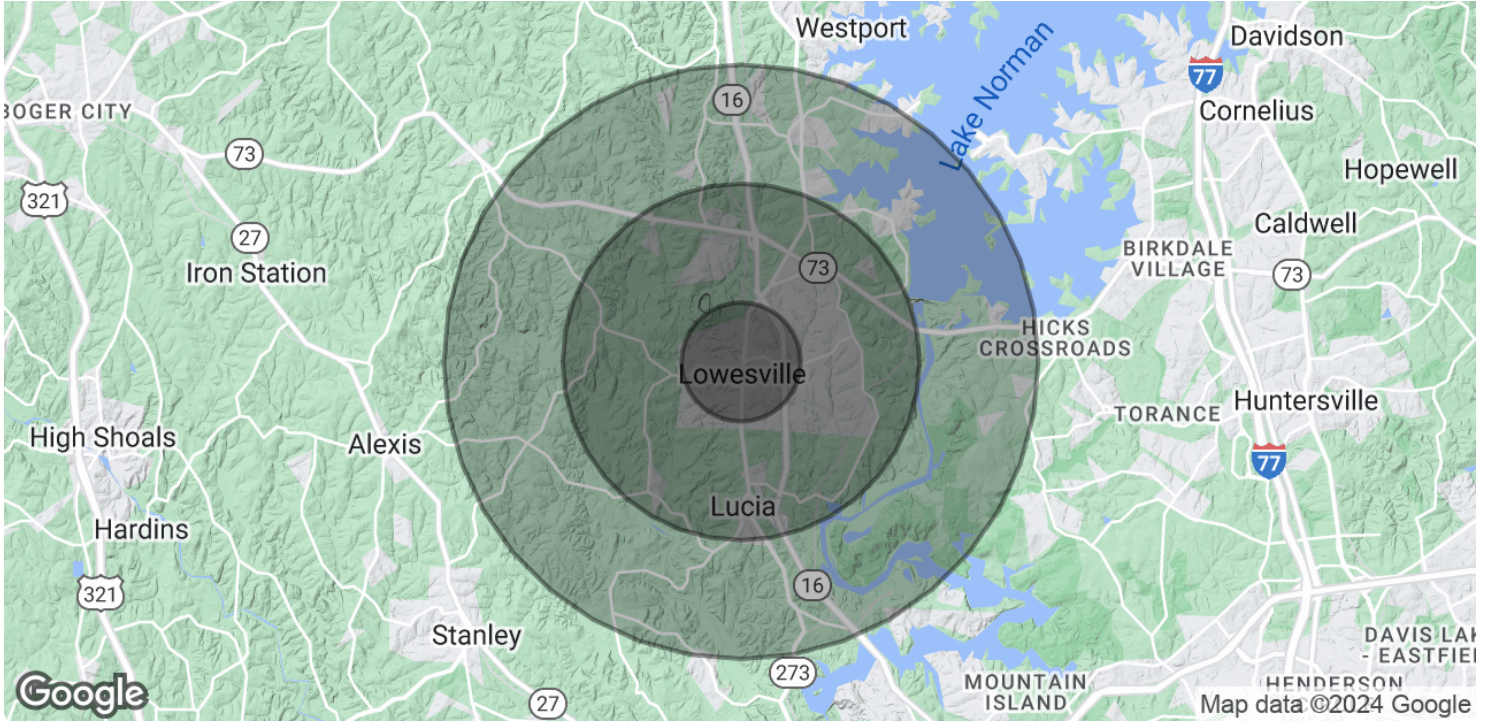
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## STANLEY, NC 28164

## DEMOGRAPHICS MAP &amp; REPORT | 6



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
Average House Value	\$294,081	\$274,070	\$320,449

\* Demographic data derived from 2020 ACS - US Census



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## DIMENSIONAL STANDARDS | 7

	O-R	B-N	B-G	B-C	I-L	I-G
<b>Parcel</b> (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
<b>Yards</b> (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
<b>Bulk</b> (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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## GENERAL BUSINESS USES | 8

P = Permitted   S = Special Use (§9.10)   * = Group of Uses (§2.3)																
Residential Uses¹	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	P	P	P	P	P	P	P	P	P							
Modular (CABO)	P	P	P	P	P	P	P	P	P							
Alley-loaded house		P	P	P	P		P	P	P							§4.2.1
Zero lot line house	P	P	P			P	P	P	P							§4.2.2
Two-family house		P	P													§4.2.3
Townhouse			S		S			P	P	S	S					§4.2.4
Multi-family			S		S				S							§4.2.5
Upper-story residential										P	P	P				§4.2.6
Boarding house	P	P	P						P	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 C	P	P	S													§4.2.10
Manufactured home, Class D	S	S														§4.2.11
Manufactured home, Class E	P	P	S													§4.2.12
Manufactured home, Class F																§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	P	P	P	P											
Civic Uses	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
Airport, public or private	S	S													S	
Adult care home	S	S	S						S	S	S					
Bus terminal, public	S	S										P		P	P	
Cemetery	P	P	S	S	S							S				§4.3.1
Civic club or community center	S	S	S	S	S					P	P	P			P	
Coliseums 1000+ seats											S	S				
College										P	S	S	P			
Correctional facility															S	
County facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§4.3.5
Day care center, small group (1-6 )	P	P	P	P	P			P	P	P	P	P				
Day care center (6+)	S	S	S	S	S			S	S	P	P	P	P	P	S	§4.3.2
Day care center (6+) as accessory use													P	P	P	
Family care home	P	P	P	P	P	P	P	P	P	P	P					§4.3.3
Hospital										S	P	P	S			
Museum (privately owned)										P	P	P	S			
Nursing home	S	S	S							S	S	S				
Park, open area *	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of worship, seating capacity<500	P	P	P	P	P					P	P	P				§4.3.4
Place of worship, seating capacity 500 to 1000	P	P	S	S	S						P	P				§4.3.4
Place of worship, seating capacity >1000											P	P				§4.3.4
State or federal facility not listed as C use										P	P	P		P	P	§4.3.5
Public safety facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§4.3.5
Railroad terminal and yard															P	
Recreation facilities, private	S	S	S	S	S	S	S	S	S		S	S				
Recreation facilities, public	P	P	P	P	P	S	S	S	S	P	P					

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Technical, trade, business school	S	S								S		P		P		
Utility, minor *	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility, major *	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Wireless facility and tower (up to 60 ft)	P	P	P	P	P	P				P	P	P	P	P	P	\$4.3.7
Wireless facility and tower (60-100 ft)	S	S	S	S	S	S				S	S	S	S	P	P	\$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-14	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*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculture (sales, processing) *	S	S													P	
Agricultural supply/equipment sales	S											P			P	
Amusement center, indoor											S	S				
Animal shelter												S			S	
Artist studio, gallery										P	P	P				
Auctions, livestock or outdoor	S											S			S	
Bank or financial institution										P	P	P	P	S		
Bar or nightclub												S				\$4.4.2
Bed & breakfast	S	S	S	S	S				P	P	P	P				\$4.4.3
Cabinet shop														S	P	
Campground	S				S							S				
Catering, food												P		P	P	
Club, private	P	P	S	S	S	S	S	S				P				\$4.4.4
Contractor's office												P		P	P	\$4.4.5
Contractor's yard														P	P	
Convenience store without fuel sales											P	P			P	
Commercial fishing lake	S	S														
Electronic gaming operation												S		S		\$4.4.6
Farm stand	S										S	S			P	\$4.4.7
Flea market												S			S	\$4.4.8
Florist, wholesale												S			S	
Freezer lockers															P	
Funeral home											P	P		S		
Gas station with convenience retail											S	P			S	\$4.4.9
Hotel, motel					S							P				\$4.4.10
Indoor Recreation *												P			S	
Kennel	S	S									S	S			S	\$4.4.11
Machinery repair														P	P	
Marina					S											
Microbrewery											P	P				\$4.4.12
Microbrewery combined with restaurant											P	P				\$4.4.13
Newspaper publisher											S	P	P	P	P	
Office, general *										P	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											
Outdoor recreation, public *	S	S	S	S	S							S				
Parking lot, commercial															P	

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GENERAL BUSINESS USES CONT. | 10

Radio or television studio														P	P	P		
Recreational club, private					S									P				\$4.4.15
Restaurant, general					S									P	P	S	S	\$4.4.16
Restaurant, fast food														P			S	
Retail, neighborhood *														P	P			\$4.4.17
Retail, general *														P	P			\$4.4.17
Riding stable	S	S	S											S				\$4.4.18
Self-storage facility														S			P	\$4.4.19
Service, neighborhood *														P	P		P	\$4.4.20
Service, general *														P	P		P	\$4.4.20
Shooting range, indoor														S	S			\$4.4.21
Shooting range, outdoor	S													S				
Tattoo parlor/body piercing establishment														S				
Vehicle repair *																	P	\$4.4.22
Vehicle sales *															S		S	\$4.4.23
Vehicle service *														S	P		P	\$4.4.24
Vending supply																	P	
Veterinarian, animal hospital														P	P		S	\$4.4.25
Winery	S	S	S	S	S													\$4.4.26

**P = Permitted** | **S = Special Use (\$9.11)** | **\* = Group of Uses (\$2.3)**

Industrial Uses	R-R	R-T	R-S	R-SF	R-CR	R-I4	R-20	R-MR	R-MF	O-R	B-N	B-G	B-C	I-L	I-G	Use Standard
<b>2007 NAICS Classifications</b>																
<b>Mining, oil and gas extraction</b>																
2111 Oil and gas extraction															S	\$4.5.1
2121 Coal mining															S	\$4.5.1
2122 Metal ore mining															S	\$4.5.1
2123 Nonmetallic mineral mining															S	\$4.5.1
2124 Support activities for mining															S	\$4.5.1
<b>Manufacturing</b>																
3111 Animal food															S	
3112 Grain and oilseed milling															S	
3113 Sugar and confectionery product															P	
3114 Fruit and vegetable preserving, etc.															P	
3115 Dairy product															P	
3116 Animal slaughtering and processing															S	
3117 Seafood product preparation															S	
3118 Bakeries and tortilla													S	P	P	
3119 Other food															P	
3121 Beverage															P	
3122 Tobacco															S	
3131 Fiber, yarn and thread													S	P	P	
3132 Fabric													S	P	P	
3133 Textile and fabric finishing															S	
3141 Textile furnishings													S	P	P	
3149 Other textile product													S	P	P	
3151 Apparel knitting													S	P	P	
3152 Cut and sew apparel													S	P	P	
3159 Apparel accessories, other apparel													S	P	P	

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