

### Cross Property Client Full w/photos

#### 001 N NC Hwy 16 Business Highway #191, Denver NC 28037

MLS#: <b>3617227</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>4603665929</b>	List Price: <b>\$268,000</b>
Status: <b>Active</b>	Tax Location: <b>Catawba Springs</b>	County: <b>Lincoln</b>	
Subdivision: <b>Smithstone</b>	Tax Value: <b>\$275,880</b>	Zoning Desc: <b></b>	
Zoning: <b>PD-MU</b>		Deed Reference: <b>2783/0438</b>	
Legal Desc: <b>Vacant Lot #191-Smithstone Subdivision-Catawba Springs</b>			



General Information

Type: **Lot**  
 Can be Divided?: **No**  
 \$/Acres: **\$178,666.67**

School Information

Elem: **Unspecified**  
 Middle: **Unspecified**  
 High: **Unspecified**

Land Information

Approx Acres: **1.50**  
 Acres Cleared: **1.50**  
 Acres Wooded:   
 Approx Lot Dim: **189 X 230 X 252 X 302**  
 Min Sqft To Build: **0**  
 Prop Foundation: **N/A**  
 Road Frontage: **189**  
 Lot Desc: **Corner Lot, Level, Open Lot, Trees**

Utility/Plan Information

Sewer: **Public Sewer**  
 Water: **Public Water**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash, Conventional, VA**  
 Transaction Type: **For Sale**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

Recent: **07/22/2020 : DECR : \$318,000->\$268,000**

Features

Waterbody Name: **Lake Norman**  
 Lake/Water Amenities: **None**  
 Fixtures Exceptions: **No**  
 Comm Features: **Lake Access, Pond, Other**  
 Exterior Feat: **Other - See Media/Remarks**  
 Access: **Paved Road, State Highway**  
 Suitable Use: **Commercial, Multi-Family, Residential**

Street: **Paved**

Association Information

Subject To HOA: **None**  
 Proposed Spcl Assess: **No**  
 Subj to CCRs:   
 Confirm Spcl Assess:   
 HOA Subj Dues: **No**

Remarks

Public Remarks: **Loads of potential in this GORGEOUS 1.5 Acre Lot located at the entrance of the beautiful Smithstone Development in Denver. Conveniently located close to shopping, schools and major transportation. Zoned MU. Listed at \$50,000 under appraisal. Don't miss this opportunity!**

Directions: **Take NC Highway 16 SOUTH. Turn LEFT onto Optimist Club Road. Turn LEFT onto Triangle Circle. Turn LEFT onto NC Highway 16 Business. Property on RIGHT!**

Listing Information

DOM: **83**  
 UC Dt:   
 CDOM: **83**  
 DDP-End Date:   
 Closed Dt:   
 Close Price:   
 Slr Contr:   
 LTC:



Prepared By: Tim Yount