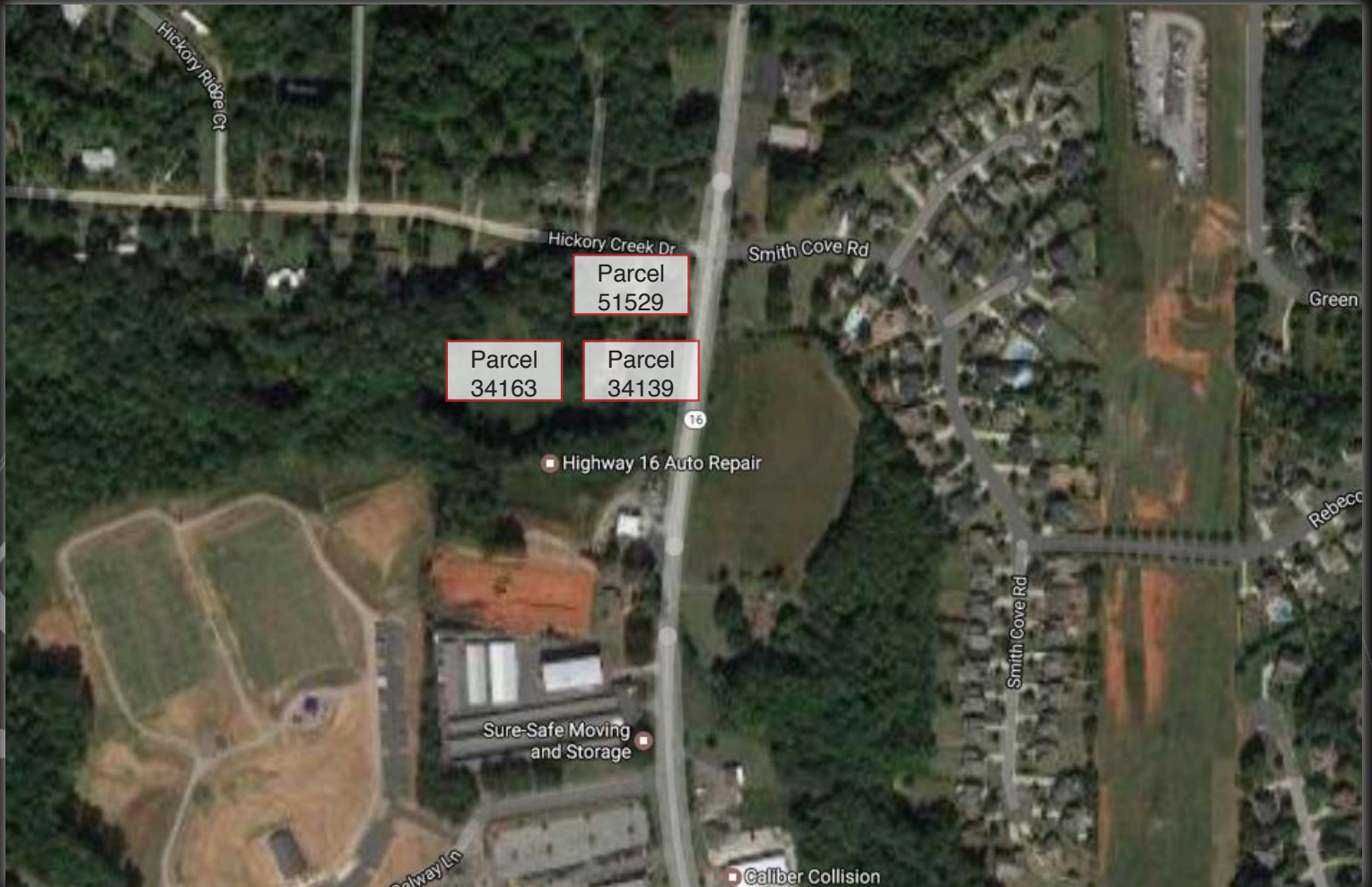


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**Available**  
Land for Sale



# Provincial Properties, LLC Land

N. Highway 16 | Denver, NC

## ABOUT

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Three land parcels zoned Neighborhood Business for sale on busy Hwy 16 in Denver, NC. Parcels can be divided or sold as a group.

1753 N. NC HWY 16



- Two Parcels:
  - 34139 - 1.144 acres
  - 34163 - 2.636 acres (behind 34139)
  - Total Acreage: 3.78
- Approx. 1,500 SF Heated House on the property
- Adjacent to East Lincoln Rotary Park, which includes multi-purpose fields, walking trails, playground, picnic areas, amphitheater and 9-hole disc golf

1769 N. NC HWY 16



- Parcel ID: 51529 - 1.03 acres
- Approx. 960 SF Heated House and single attached carport on the property

### List Price:

Parcels 34139 & 34163: \$349,000

Parcel 51529: \$199,000

3 Combined Parcels (4.81 ac.): \$549,000

## SITE ATTRIBUTES

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- Great Visibility
- Good Multi-Family or Self-Storage Site
- Consider Ground Lease for Retail
- Zoning: Neighborhood Business
- Vehicle Counts: Est. 17,000 VPD on Hwy 16

# DEMOGRAPHICS

## 1753 N Highway 16, Denver, NC 28037

Building Type: **Land** Total Available: **0 SF**  
 Class: - % Leased: **0%**  
 RBA: - Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	2,495	12,657	29,347
2016 Estimate	2,396	12,194	28,084
2010 Census	2,126	11,039	25,461
Growth 2016 - 2021	4.13%	3.80%	4.50%
Growth 2010 - 2016	12.70%	10.46%	10.30%
<b>2016 Population by Hispanic Origin</b>	114	417	817
<b>2016 Population</b>	2,396	12,194	28,084
White	2,246 93.74%	11,555 94.76%	26,483 94.30%
Black	90 3.76%	371 3.04%	865 3.08%
Am. Indian & Alaskan	5 0.21%	40 0.33%	108 0.38%
Asian	27 1.13%	115 0.94%	322 1.15%
Hawaiian & Pacific Island	1 0.04%	2 0.02%	5 0.02%
Other	27 1.13%	112 0.92%	301 1.07%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2021 Projection	1,010	5,017	11,345
2016 Estimate	969	4,834	10,865
2010 Census	860	4,386	9,890
Growth 2016 - 2021	4.23%	3.79%	4.42%
Growth 2010 - 2016	12.67%	10.21%	9.86%
Owner Occupied	780 80.50%	4,070 84.20%	9,227 84.92%
Renter Occupied	189 19.50%	764 15.80%	1,638 15.08%
<b>2016 Households by HH Income</b>	969	4,837	10,865
Income: <\$25,000	111 11.46%	561 11.60%	1,389 12.78%
Income: \$25,000 - \$50,000	206 21.26%	982 20.30%	2,042 18.79%
Income: \$50,000 - \$75,000	135 13.93%	764 15.79%	1,626 14.97%
Income: \$75,000 - \$100,000	176 18.16%	850 17.57%	1,708 15.72%
Income: \$100,000 - \$125,000	137 14.14%	635 13.13%	1,193 10.98%
Income: \$125,000 - \$150,000	61 6.30%	255 5.27%	618 5.69%
Income: \$150,000 - \$200,000	67 6.91%	395 8.17%	1,043 9.60%
Income: \$200,000+	76 7.84%	395 8.17%	1,246 11.47%
<b>2016 Avg Household Income</b>	\$94,478	\$95,591	\$104,036
<b>2016 Med Household Income</b>	\$79,616	\$78,279	\$80,496

# Demographic Detail Report

1753 N Highway 16, Denver, NC 28037

Building Type: **Land**                      Total Available: **0 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2021 Projection	2,495		12,657		29,347	
2016 Estimate	2,396		12,194		28,084	
2010 Census	2,126		11,039		25,461	
Growth 2016 - 2021	4.13%		3.80%		4.50%	
Growth 2010 - 2016	12.70%		10.46%		10.30%	
<b>2016 Population by Age</b>						
	<b>2,396</b>		<b>12,194</b>		<b>28,084</b>	
Age 0 - 4	119	4.97%	565	4.63%	1,312	4.67%
Age 5 - 9	135	5.63%	662	5.43%	1,556	5.54%
Age 10 - 14	153	6.39%	784	6.43%	1,880	6.69%
Age 15 - 19	144	6.01%	758	6.22%	1,840	6.55%
Age 20 - 24	127	5.30%	653	5.36%	1,575	5.61%
Age 25 - 29	116	4.84%	546	4.48%	1,266	4.51%
Age 30 - 34	115	4.80%	514	4.22%	1,159	4.13%
Age 35 - 39	135	5.63%	630	5.17%	1,412	5.03%
Age 40 - 44	169	7.05%	838	6.87%	1,899	6.76%
Age 45 - 49	188	7.85%	974	7.99%	2,252	8.02%
Age 50 - 54	198	8.26%	1,048	8.59%	2,454	8.74%
Age 55 - 59	193	8.06%	1,030	8.45%	2,385	8.49%
Age 60 - 64	174	7.26%	928	7.61%	2,109	7.51%
Age 65 - 69	156	6.51%	827	6.78%	1,840	6.55%
Age 70 - 74	119	4.97%	629	5.16%	1,391	4.95%
Age 75 - 79	74	3.09%	394	3.23%	871	3.10%
Age 80 - 84	44	1.84%	231	1.89%	500	1.78%
Age 85+	35	1.46%	182	1.49%	382	1.36%
Age 65+	428	17.86%	2,263	18.56%	4,984	17.75%
<b>Median Age</b>	<b>44.50</b>		<b>45.80</b>		<b>45.30</b>	
<b>Average Age</b>	<b>41.60</b>		<b>42.20</b>		<b>41.70</b>	

# Demographic Detail Report

1753 N Highway 16, Denver, NC 28037

Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Population By Race</b>	<b>2,396</b>		<b>12,194</b>		<b>28,084</b>	
White	2,246	93.74%	11,555	94.76%	26,483	94.30%
Black	90	3.76%	371	3.04%	865	3.08%
Am. Indian & Alaskan	5	0.21%	40	0.33%	108	0.38%
Asian	27	1.13%	115	0.94%	322	1.15%
Hawaiian & Pacific Island	1	0.04%	2	0.02%	5	0.02%
Other	27	1.13%	112	0.92%	301	1.07%
<b>Population by Hispanic Origin</b>	<b>2,396</b>		<b>12,194</b>		<b>28,084</b>	
Non-Hispanic Origin	2,281	95.20%	11,777	96.58%	27,268	97.09%
Hispanic Origin	115	4.80%	417	3.42%	816	2.91%
<b>2016 Median Age, Male</b>	<b>43.60</b>		<b>44.90</b>		<b>44.60</b>	
<b>2016 Average Age, Male</b>	<b>41.00</b>		<b>41.50</b>		<b>41.10</b>	
<b>2016 Median Age, Female</b>	<b>45.40</b>		<b>46.50</b>		<b>45.90</b>	
<b>2016 Average Age, Female</b>	<b>42.20</b>		<b>43.00</b>		<b>42.30</b>	
<b>2016 Population by Occupation Classification</b>	<b>1,959</b>		<b>10,029</b>		<b>22,965</b>	
Civilian Employed	1,302	66.46%	6,619	66.00%	14,990	65.27%
Civilian Unemployed	47	2.40%	228	2.27%	588	2.56%
Civilian Non-Labor Force	610	31.14%	3,182	31.73%	7,387	32.17%
Armed Forces	0	0.00%	0	0.00%	0	0.00%
<b>Households by Marital Status</b>						
Married	589		3,175		7,281	
Married No Children	354		1,926		4,330	
Married w/Children	235		1,249		2,951	
<b>2016 Population by Education</b>	<b>1,780</b>		<b>9,232</b>		<b>21,055</b>	
Some High School, No Diploma	52	2.92%	387	4.19%	1,197	5.69%
High School Grad (Incl Equivalency)	309	17.36%	1,820	19.71%	4,084	19.40%
Some College, No Degree	700	39.33%	3,172	34.36%	6,204	29.47%
Associate Degree	63	3.54%	461	4.99%	1,134	5.39%
Bachelor Degree	443	24.89%	2,369	25.66%	5,674	26.95%
Advanced Degree	213	11.97%	1,023	11.08%	2,762	13.12%

## Demographic Detail Report

1753 N Highway 16, Denver, NC 28037

Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Population by Occupation</b>	<b>2,444</b>		<b>12,330</b>		<b>27,998</b>	
Real Estate & Finance	155	6.34%	733	5.94%	1,853	6.62%
Professional & Management	811	33.18%	3,718	30.15%	8,960	32.00%
Public Administration	33	1.35%	197	1.60%	405	1.45%
Education & Health	235	9.62%	1,068	8.66%	2,305	8.23%
Services	133	5.44%	714	5.79%	1,604	5.73%
Information	51	2.09%	172	1.39%	287	1.03%
Sales	338	13.83%	1,898	15.39%	4,178	14.92%
Transportation	0	0.00%	7	0.06%	53	0.19%
Retail	184	7.53%	758	6.15%	1,773	6.33%
Wholesale	66	2.70%	359	2.91%	737	2.63%
Manufacturing	83	3.40%	610	4.95%	1,635	5.84%
Production	26	1.06%	405	3.28%	1,027	3.67%
Construction	164	6.71%	668	5.42%	1,208	4.31%
Utilities	109	4.46%	690	5.60%	1,294	4.62%
Agriculture & Mining	0	0.00%	13	0.11%	52	0.19%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	11	0.04%
Other Services	56	2.29%	320	2.60%	616	2.20%
<b>2016 Worker Travel Time to Job</b>	<b>1,200</b>		<b>5,984</b>		<b>13,336</b>	
<30 Minutes	429	35.75%	2,159	36.08%	5,338	40.03%
30-60 Minutes	668	55.67%	3,307	55.26%	6,905	51.78%
60+ Minutes	103	8.58%	518	8.66%	1,093	8.20%
<b>2010 Households by HH Size</b>	<b>860</b>		<b>4,387</b>		<b>9,891</b>	
1-Person Households	191	22.21%	863	19.67%	1,809	18.29%
2-Person Households	325	37.79%	1,763	40.19%	3,961	40.05%
3-Person Households	169	19.65%	804	18.33%	1,774	17.94%
4-Person Households	117	13.60%	662	15.09%	1,601	16.19%
5-Person Households	40	4.65%	210	4.79%	546	5.52%
6-Person Households	15	1.74%	64	1.46%	146	1.48%
7 or more Person Households	3	0.35%	21	0.48%	54	0.55%
<b>2016 Average Household Size</b>	<b>2.50</b>		<b>2.50</b>		<b>2.60</b>	
<b>Households</b>						
2021 Projection	1,010		5,017		11,345	
2016 Estimate	969		4,834		10,865	
2010 Census	860		4,386		9,890	
Growth 2016 - 2021	4.23%		3.79%		4.42%	
Growth 2010 - 2016	12.67%		10.21%		9.86%	

## Demographic Detail Report

1753 N Highway 16, Denver, NC 28037

Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Households by HH Income</b>	<b>969</b>		<b>4,837</b>		<b>10,865</b>	
<\$25,000	111	11.46%	561	11.60%	1,389	12.78%
\$25,000 - \$50,000	206	21.26%	982	20.30%	2,042	18.79%
\$50,000 - \$75,000	135	13.93%	764	15.79%	1,626	14.97%
\$75,000 - \$100,000	176	18.16%	850	17.57%	1,708	15.72%
\$100,000 - \$125,000	137	14.14%	635	13.13%	1,193	10.98%
\$125,000 - \$150,000	61	6.30%	255	5.27%	618	5.69%
\$150,000 - \$200,000	67	6.91%	395	8.17%	1,043	9.60%
\$200,000+	76	7.84%	395	8.17%	1,246	11.47%
<b>2016 Avg Household Income</b>	<b>\$94,478</b>		<b>\$95,591</b>		<b>\$104,036</b>	
<b>2016 Med Household Income</b>	<b>\$79,616</b>		<b>\$78,279</b>		<b>\$80,496</b>	
<b>2016 Occupied Housing</b>	<b>969</b>		<b>4,834</b>		<b>10,865</b>	
Owner Occupied	780	80.50%	4,070	84.20%	9,227	84.92%
Renter Occupied	189	19.50%	764	15.80%	1,638	15.08%
<b>2010 Housing Units</b>	<b>1,011</b>		<b>4,875</b>		<b>10,433</b>	
1 Unit	906	89.61%	4,533	92.98%	9,780	93.74%
2 - 4 Units	12	1.19%	96	1.97%	227	2.18%
5 - 19 Units	34	3.36%	136	2.79%	307	2.94%
20+ Units	59	5.84%	110	2.26%	119	1.14%
<b>2016 Housing Value</b>	<b>780</b>		<b>4,071</b>		<b>9,227</b>	
<\$100,000	68	8.72%	432	10.61%	1,125	12.19%
\$100,000 - \$200,000	72	9.23%	499	12.26%	1,169	12.67%
\$200,000 - \$300,000	271	34.74%	802	19.70%	1,805	19.56%
\$300,000 - \$400,000	82	10.51%	502	12.33%	1,234	13.37%
\$400,000 - \$500,000	47	6.03%	373	9.16%	853	9.24%
\$500,000 - \$1,000,000	185	23.72%	1,212	29.77%	2,384	25.84%
\$1,000,000+	55	7.05%	251	6.17%	657	7.12%
<b>2016 Median Home Value</b>	<b>\$292,250</b>		<b>\$360,258</b>		<b>\$341,693</b>	
<b>2016 Housing Units by Yr Built</b>	<b>1,038</b>		<b>5,233</b>		<b>11,670</b>	
Built 2010+	40	3.85%	190	3.63%	378	3.24%
Built 2000 - 2010	412	39.69%	1,886	36.04%	4,273	36.62%
Built 1990 - 1999	232	22.35%	1,217	23.26%	3,058	26.20%
Built 1980 - 1989	154	14.84%	910	17.39%	1,834	15.72%
Built 1970 - 1979	135	13.01%	627	11.98%	1,246	10.68%
Built 1960 - 1969	38	3.66%	225	4.30%	464	3.98%
Built 1950 - 1959	11	1.06%	74	1.41%	174	1.49%
Built <1949	16	1.54%	104	1.99%	243	2.08%
<b>2016 Median Year Built</b>	<b>1996</b>		<b>1995</b>		<b>1995</b>	

# Demographic Trend Report

1 Mile Radius

1753 N Highway 16, Denver, NC 28037

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Description	2010	2016	2021
<b>Population</b>	<b>2,126</b>	<b>2,396</b>	<b>2,495</b>
Age 0 - 4	134 6.30%	119 4.97%	126 5.05%
Age 5 - 9	139 6.54%	135 5.63%	130 5.21%
Age 10 - 14	136 6.40%	153 6.39%	142 5.69%
Age 15 - 19	121 5.69%	144 6.01%	150 6.01%
Age 20 - 24	88 4.14%	127 5.30%	145 5.81%
Age 25 - 29	103 4.84%	116 4.84%	133 5.33%
Age 30 - 34	120 5.64%	115 4.80%	124 4.97%
Age 35 - 39	163 7.67%	135 5.63%	127 5.09%
Age 40 - 44	170 8.00%	169 7.05%	145 5.81%
Age 45 - 49	188 8.84%	188 7.85%	169 6.77%
Age 50 - 54	174 8.18%	198 8.26%	187 7.49%
Age 55 - 59	156 7.34%	193 8.06%	194 7.78%
Age 60 - 64	161 7.57%	174 7.26%	187 7.49%
Age 65 - 69	105 4.94%	156 6.51%	170 6.81%
Age 70 - 74	69 3.25%	119 4.97%	142 5.69%
Age 75 - 79	44 2.07%	74 3.09%	104 4.17%
Age 80 - 84	33 1.55%	44 1.84%	65 2.61%
Age 85+	21 0.99%	35 1.46%	56 2.24%
<b>Age 15+</b>	<b>1,716 80.71%</b>	<b>1,987 82.93%</b>	<b>2,098 84.09%</b>
<b>Age 20+</b>	<b>1,595 75.02%</b>	<b>1,843 76.92%</b>	<b>1,948 78.08%</b>
<b>Age 65+</b>	<b>272 12.79%</b>	<b>428 17.86%</b>	<b>537 21.52%</b>
<b>Median Age</b>	<b>42</b>	<b>45</b>	<b>46</b>
<b>Average Age</b>	<b>39.30</b>	<b>41.60</b>	<b>43.00</b>
<b>Population By Race</b>	<b>2,126</b>	<b>2,396</b>	<b>2,495</b>
White	2,000 94.07%	2,246 93.74%	2,338 93.71%
Black	78 3.67%	90 3.76%	95 3.81%
Am. Indian & Alaskan	5 0.24%	5 0.21%	5 0.20%
Asian	22 1.03%	27 1.13%	28 1.12%
Hawaiian & Pacific Islander	1 0.05%	1 0.04%	1 0.04%
Other	21 0.99%	27 1.13%	28 1.12%



# Demographic Trend Report

1 Mile Radius

1753 N Highway 16, Denver, NC 28037

Description	2010		2016		2021	
<b>Population by Race (Hispanic)</b>	<b>93</b>		<b>115</b>		<b>120</b>	
White	93	100.00%	114	99.13%	119	99.17%
Black	0	0.00%	0	0.00%	0	0.00%
Am. Indian & Alaskan	0	0.00%	0	0.00%	0	0.00%
Asian	0	0.00%	0	0.00%	0	0.00%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	0	0.00%	0	0.00%	0	0.00%
<b>Household by Household Income</b>	<b>858</b>		<b>969</b>		<b>1,010</b>	
<\$25,000	233	27.16%	111	11.46%	106	10.50%
\$25,000 - \$50,000	105	12.24%	206	21.26%	224	22.18%
\$50,000 - \$75,000	104	12.12%	135	13.93%	144	14.26%
\$75,000 - \$100,000	105	12.24%	176	18.16%	189	18.71%
\$100,000 - \$125,000	173	20.16%	137	14.14%	134	13.27%
\$125,000 - \$150,000	38	4.43%	61	6.30%	63	6.24%
\$150,000 - \$200,000	69	8.04%	67	6.91%	67	6.63%
\$200,000+	31	3.61%	76	7.84%	83	8.22%
<b>Average Household Income</b>	<b>\$81,237</b>		<b>\$94,478</b>		<b>\$94,891</b>	
<b>Median Household Income</b>	<b>\$69,583</b>		<b>\$79,616</b>		<b>\$79,100</b>	

# TRAFFIC COUNTS

1753 N Highway 16, Denver, NC 28037

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Lake Shore Rd S	Allison Ct	0.07 NE	2015	1,646	MPSI	.38
2 State Highway 16	Smith Harbour Dr	0.14 N	2010	17,095	MPSI	.59
3 State Rd 16	Natalie Commons Dr	0.03 N	2015	15,706	MPSI	.59
4 State Highway 16	Wallace Ln	0.17 SE	2010	15,506	MPSI	.70
5 State Rd 16	Old Post Rd	0.10 NW	2015	16,315	MPSI	.70
6 Unity Church Rd	Graham Rd	0.09 NE	2015	5,642	MPSI	.76
7 Unity Church Rd	Pine Lake Rd	0.11 NE	2015	4,299	MPSI	.77
8 Fairfield Rd	State Rd 16	0.32 S	2015	3,988	MPSI	.87
9 Fairfield Rd	Pine Glade Dr	0.02 SW	2011	4,000	AADT	.87
10 Triangle Cir	State Rd 16	0.10 NE	2015	3,584	MPSI	.87

For more information please contact:  
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 704.373.9797



This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.