

Denver, NC Outparcels

NC-16 BUSINESS HWY & WEBBS RD, DENVER, NC 28037



Land

FOR

| Sale

SIZE

| ±0.75 – 5.59 Acres

PRICE

| Call for pricing



Overview

Three prime outparcels available:

- OP-1 ±0.75 AC
- OP-2 ±1.25 AC
- OP-3 ±3.59 AC

Good visibility from NC-16 Business and Webbs Road at signalized intersection

Several new residential communities under construction within 1 mile of the site

Current Zoning: B-N (Neighborhood Business) — Medical office, office, daycare and traditional retail uses are allowed by right

Proposed Rezoning: B-G (General Business) uses above permitted plus gas station, fast food and most general commercial uses

All utilities available to the site

Prime Outparcels for Sale in Denver, NC



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Property Overview

Demographics

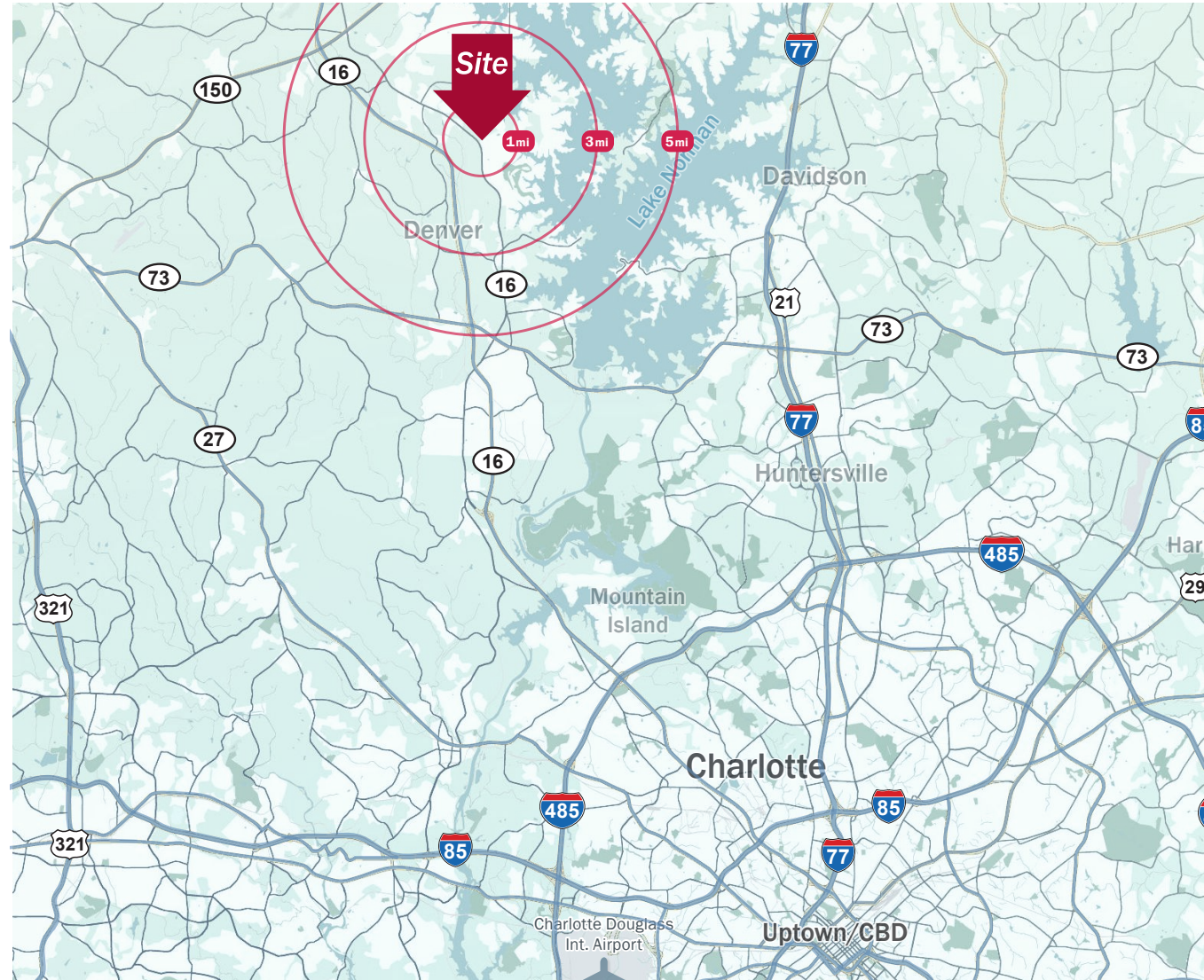
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	1,927	17,463	39,081
Annual Rate	8.66%	1.86%	2.97%
Avg. HH Income	\$160,907	\$151,240	\$163,981

Traffic Count

Source: NCDOT 2025

	AADT
NC-16 Business Hwy	13,500 (2023)
Webbs Road	9,500 (2023)



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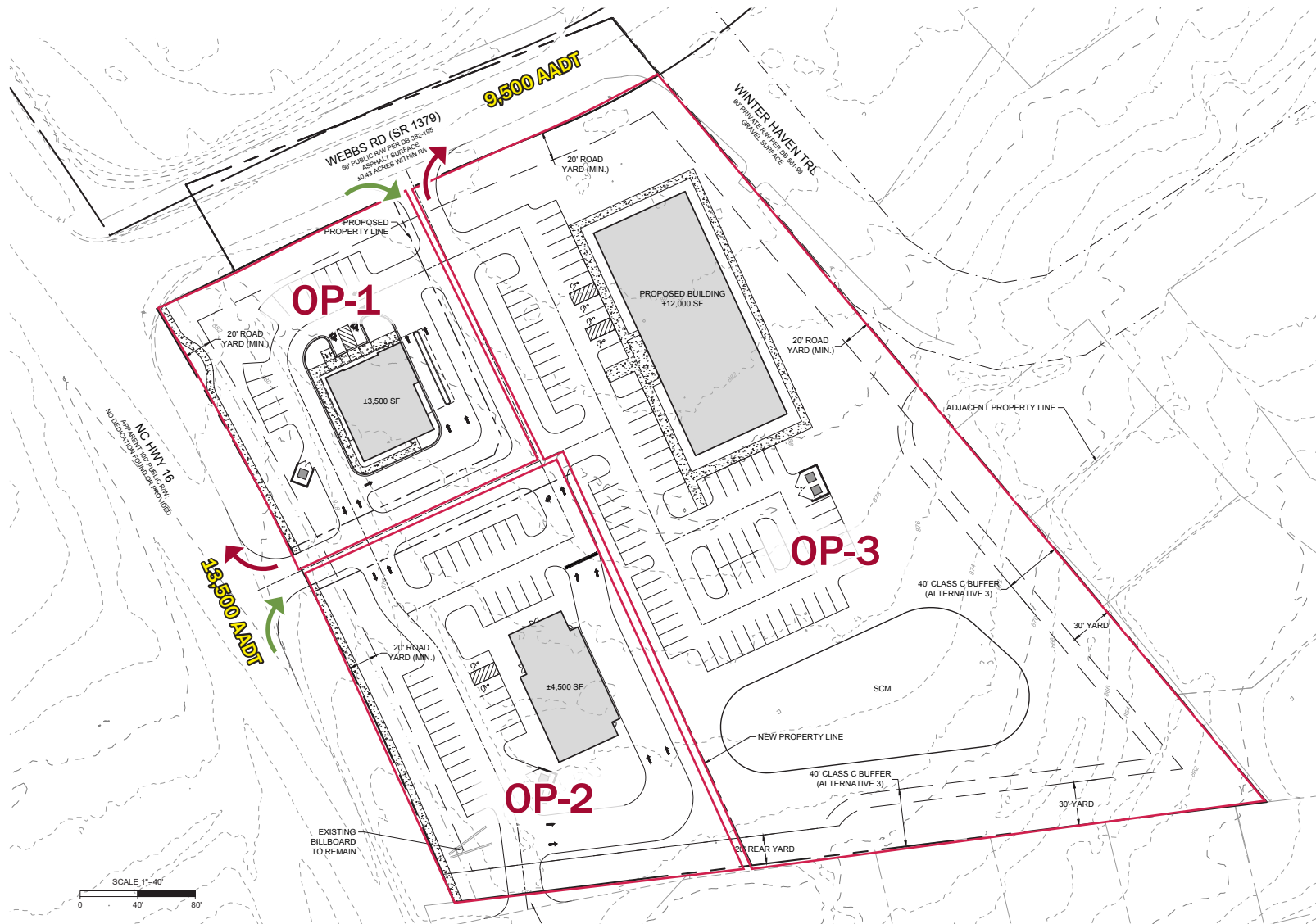
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Conceptual Site Plan



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Site Location Aerial



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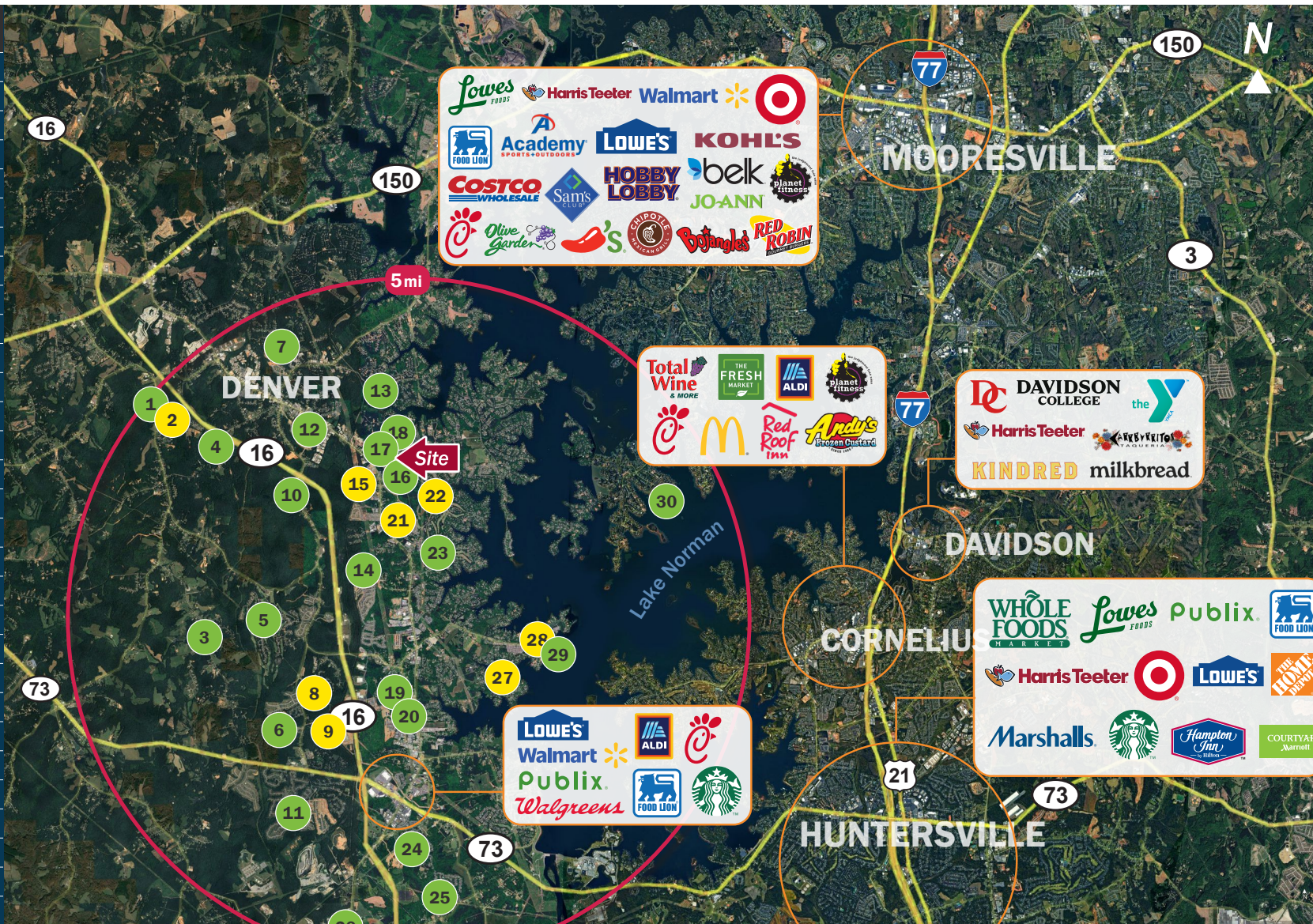
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Residential Activity & Market

No.	Sub. Name	Status	Total
1	Willow Haven	Active	13
2	Willow Farms	Future	100
3	Autumn Woods	Active	46
4	Creek Run	Active	11
5	Verdict Ridge	Active	397
6	Bella Vista	Active	220
7	Rock Creek	Active	128
8	Creek Park	Future	224
9	Little Egypt Road	Future	215
10	Hunt Club	Active	10
11	Trilogy of Lake Norman	Active	1132
12	Sylvan Creek	Active	198
13	Harbor Oaks	Active	91
14	Villages of Denver	Active	785
15	2653 N NC 16 HWY	Future	80
16	Stratford	Active	249
17	Webbs Rd	Active	11
18	Eastwind Cove	Active	93
19	Wildbrook	Active	180
20	Rivercross/TH	Active	133
21	Westport Golf Club/TH	Future	120
22	Westport Golf Club	Future	69
23	Westport Golf Club	Active	196
24	Carrington	Active	289
25	Sifford Farms	Active	19
26	Sifford	Active	20
27	Village at Stonecastle	Future	35
28	Ranger Island/TH	Future	27
29	Cape at Mattie Rose	Active	3
30	Saylors Watch	Active	11



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Conceptual Building Renderings



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Medical | Industrial | Retail | Land | Investment | Office

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