



# Lake Norman Legacy Tract

31.28 Acres

Lincoln County, NC

\$5,000,000



HAYDEN  OUTDOORS.



# Lake Norman Legacy Tract

TOTAL ACRES:

31.28

PRICE:

\$5,000,000

COUNTY:

Lincoln County

CLOSEST TOWN:

Denver, NC

*Presented by*



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### Property Summary

31+ acres on Lake Norman! Owning Lake Norman waterfront property is a highly sought after commodity! With over 520 miles of shoreline, every single acre is spoken for and large vacant lots are few and far between! This offering of 31+ acres offers well over 400 feet of waterfront access, a secluded cove with a dock, great road frontage on Highway 16, as well as county water and sewer availability!







## Activities & Amenities

Boat Slip  
Deep Water Access  
Dock/Pier  
House/Cabin  
Pond/Lake  
Timber  
Water View  
Wooded  
Boating/Sailing/Rafting  
Development Potential  
Fishing  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Water Access  
Waterfront

## Land Details

Address: 878 North NC Highway 16, Denver,  
North Carolina 28037, USA  
Closest Town: Denver, NC  
Total Acres: 31.28  
Deeded Acres: 31.28  
Leased Acres: 0.00  
Zoning: SFN  
Elevation: 760-820  
Topography: Gentle slope  
Estimated Taxes: \$1,354.95 - 2023  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): Farm house  
Basement: None  
Outbuildings: 2  
Waterfront Features: Boat dock





## **Land**

This offering is made up of two contiguous parcels that make up the 31+ acres to be sold together. The land borders Highway 16 on the west side and is mostly pines mixed with a few hardwoods as the land slopes down to the shoreline. The eastern side of the property has well over 400 feet of waterfront access with a nice dock. A creek on the north end of the property meanders through pretty hardwood bottom and feeds into Lake Norman.

Highest and best use is for the property to be rezoned for Mixed Use for commercial and residential opportunities!

However, this could be a perfect situation for someone wanting their own private legacy lakefront property!

Current Lincoln county zoning information can be provided upon request from qualified buyers.

## **Improvements**

There is an older home on the property along with a couple old barns. The home is over 100 years old and is inhabitable. The barns are fallen in and unusable also, however the barn wood could be salvaged for various creative projects. There are two different old road beds that lead you to the lake and to the creek bottom as well.







## **Recreation**

Lake Norman is the largest man-made fresh water lake in North Carolina! It is known for its multiple recreational opportunities of boating, skiing, jet skiing, tubing, fishing and many other outdoor activities! Most lake goers enjoy what Lake Norman has to offer year round due to the mostly mild winters. Prime months of activity range from March through October.

Fishing on Lake Norman is very popular! Many bass and striper tournaments are held on the lake each year! Blue, Flathead and Channel catfish are abundant as well as largemouth bass, stripers, bream, crappie and many others.

## **Water/Mineral Rights & Natural Resources**

With close to 450 feet of waterfront access and a private dock, this offering is truly unique due to the lack of tracts of this size on Lake Norman!

## **General Operations**

The potential for some type of commercial businesses to be established on this property is perfect considering its location and immense growth on the surrounding tracts of land. County water and sewer are available on the road frontage of Highway 16.

Lincoln County zoning information is available upon request from qualified buyers.

## **Region & Climate**

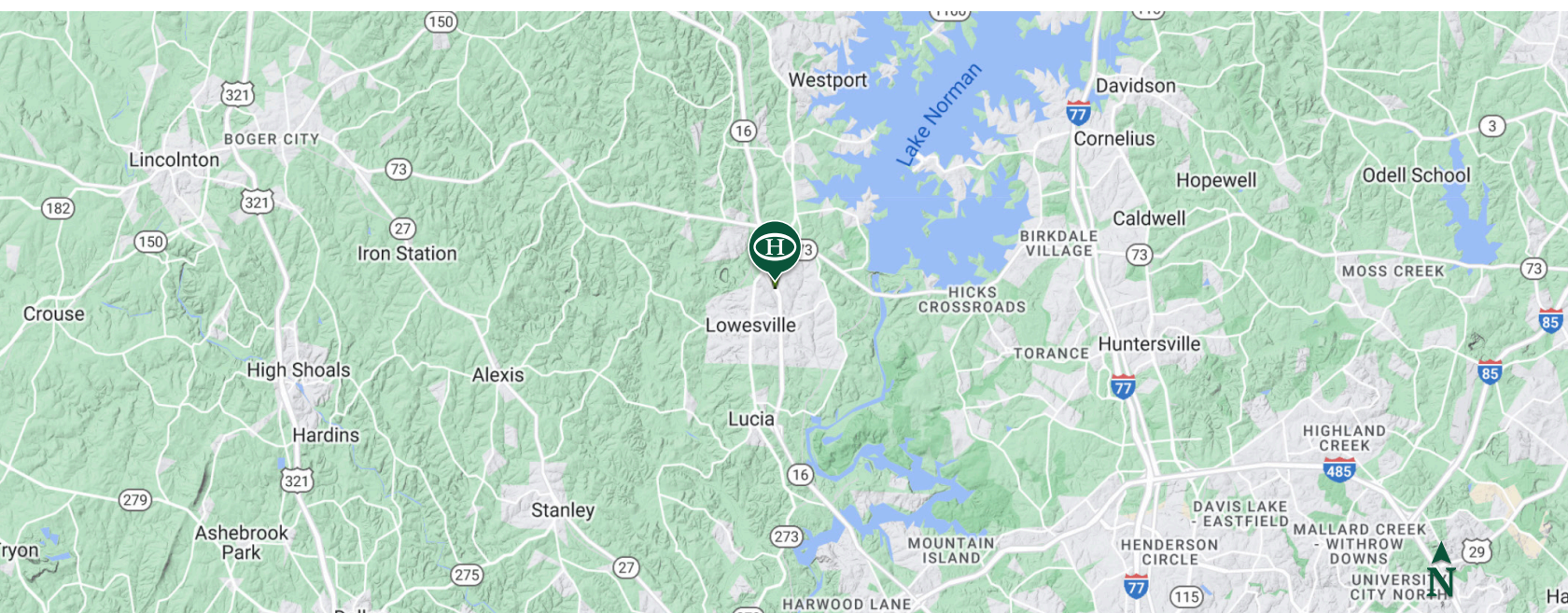
Denver, North Carolina is a humid subtropical climate. Summers are hot and humid and the winters are mild. Average daily high temperatures range from the upper 30s in the winter to over 90° in the summer months. Precipitation is spread out across the year, with higher levels of precipitation during the spring and fall months. Snowfall can occur during winter months, though it is not frequent or excessive.





 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.







## History

The lake is part of the Catawba River Basin. Lake Norman began construction in 1959 and was completed in 1964. This was a project to support the Cowans Ford Dam along with Duke Energy's McGuire Nuclear Station. Lake Norman touches 4 counties; Iredell, Lincoln, Catawba and Mecklenburg. The lake boasts over 520 miles of shoreline and has a surface area of over 50 square miles!

## Location

The property is very close to tons of amenities and cities! Denver is the closest town and is growing at an astounding rate! The lake, Charlotte business as well as the overall appeal of the North Carolina climate and scenery, this area will continue to grow for some time!

You can be to the Charlotte airport within 25 minutes. Other towns such as Huntersville, Mooresville, Davidson, Lincolnton and of course Charlotte are all just a short drive away.









# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

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