



171 Joshua Ct. Lincolnton, NC 28092

Industrial Property For Sale

Capstone Commercial Group LLC on behalf of the owner is pleased to serve as exclusive advisors for the sale of this property.



All specifications and measurements are estimated. Buyer to verify all information and specifications during inspection period.

Executive Summary:

Capstone Commercial Group is pleased to offer for sale the industrial property at 171 Joshua Ct Lincolnton, NC. 28092. Built in 2002; this +/- 8,000 sq ft premier metal building is a well-constructed industrial space zoned I-G on +/-1.8 acres in the already established Ross Industrial Park in Lincoln County. The property was built, then split by a block wall to separate and allow operation for multiple industrial businesses occupying approximately 4,000 sq ft each. One side of the building is currently owner occupied, and the other has been occupied by the same tenant for 16 years and rented at \$1,590 on a month-to-month basis.

This could lead to a wide range of possibilities for a future owner occupant or buyer/investor. The way the building was constructed may allow for a buyer to either occupy +/-4,000 sq ft with their own business and rent out the adjoining +/-4,000 sq ft to a tenant potentially increasing rents to meet the market, or a business needing more space to operate would be able to occupy all +/-8,000 sq ft. for their desired use.

The property is located directly off HWY 27 and just +/- 3 miles from US HWY 321 allowing easy access to the Charlotte Metro's major thoroughfares and exposure to high traffic counts. The subject property benefits from the historic growth Charlotte has seen over the past decade; a report projects a 47% surge in population growth from 2010-2030. With continued growth of the Charlotte Market, and with the current effect an unforeseen pandemic has had on driving residents and business owners to submarkets like Lincoln County may prove to be beneficial for the subject property and its future owner.

Offering Summary:

Price: \$485,000	+/- 8,000 sq ft
Zoning: I-G	Year Built: 2002



Disclaimer Statement

Century 21 Capstone Commercial Group is the listing Broker of the Owner for the sale of this property. No contacts shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties. This Offering is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto. The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy or duplicate, forward or distribute, nor solicit third party interest without written permission and consent from Owner or Century 21 Capstone Commercial Group. Neither Century 21 Capstone Commercial Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representations to the future performance of the Property. Each Century 21 Office is independently owned and operated.

Location and Growth of Lincoln County

Location Analysis - Area Code

Lincoln County and the county seat, the city of Lincolnton, is one of the major submarkets of Charlotte, NC. The population of Lincoln County is +/-87,000 and based off reports will continue to grow with the ever-expanding epicenter of Charlotte's center city. The 28092 area code's population is almost half of the county population at +/- 40,000. Lincoln County has steadily grown an approximate 1% each year for the past 5 years on average, and is projected to grow 2.29% in 2021.

Lincoln's metro market - Charlotte has been considered the 3rd fastest growing city in the US, and projections around the country point to residents and business owners leaving larger cities and moving to their smaller submarkets. If this trend should continue, Lincolnton, Lincoln County may benefit not only from the massive influx in the Charlotte population, but the need for more reasonable cost per sq ft that the area has to offer.

COMMERCIAL TRADE AREA REPORT Lincolnton, NC 28092



Map from RPR Commercial Reporting red star represents subject property. Location may not be exact.



The industrial site is surrounded by some highly travelled corridors to and from other submarkets as well as Charlotte Center City. The property is directly off HWY 27 which has an NCDOT recorded AADT of 15,500 vehicles. The property is just +/- 3 miles from US HWY 321 which has a traffic count of 30,500 AADT.



Drive Times :

City of Lincolnton	+/- 3 Minutes
Lincoln County Airport	+/- 3 Minutes
HWY 321	+/- 10 Minutes
Charlotte Douglas International Airport	+/- 35 Minutes

State of North Carolina DOT | NCDOT GIS Unit | NCDOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2018. | Prepared by the traffic Survey Group, Transportation Planning Division, NCDOT | State of North Carolina DOT | wsc

Lincoln County Airport

Location Analysis - Airport

Property Overview:

The +/- 8000 sq ft metal building was constructed on a +/- 1.8 acre parcel. The building was designed with office space, client facing reception areas, 6 garage bays, and warehouse space for industrial use split by block wall put in place after the metal building was finished.

Property Photos:



The Lincoln County Airport is just a +/- 3 minute drive from the subject property. The airport (IPJ) is a relief airport for the Charlotte Douglas International Airport serving the corporate customer and private pilot. The +/-453 acre airports capital improvement plan hopes to add more hangar space, new approach lights, and helicopter pads.

Lincoln County updates their improvement plan annually to ensure continues growth in size and service.



Disclaimer Statement

Century 21 Capstone Commercial Group is the listing Broker of the Owner for the sale of this property. No contacts shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties. This Offering is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto. The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy or duplicate, forward or distribute, nor solicit third party interest.

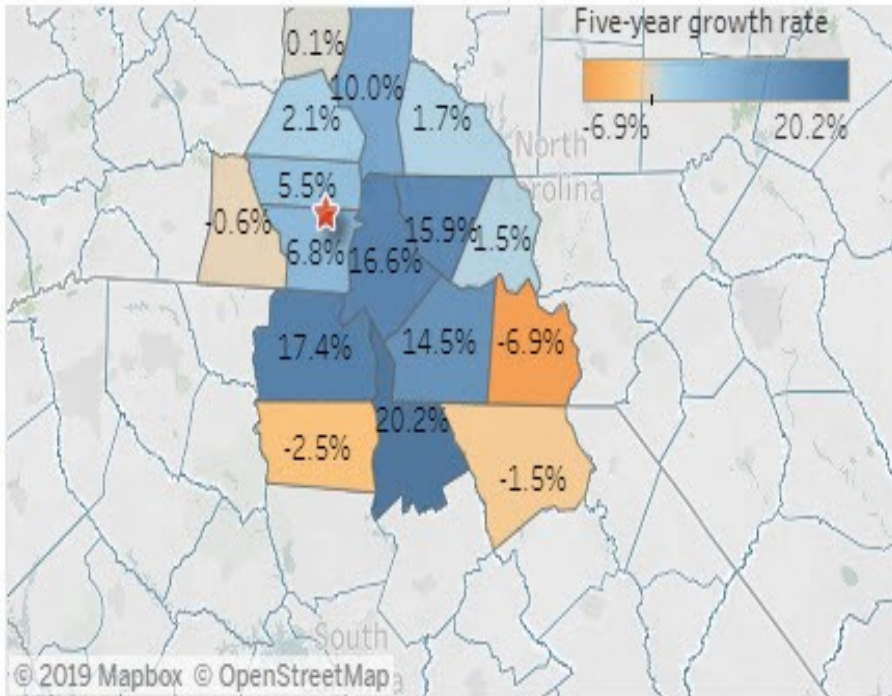


Lincoln County and the Charlotte Metro

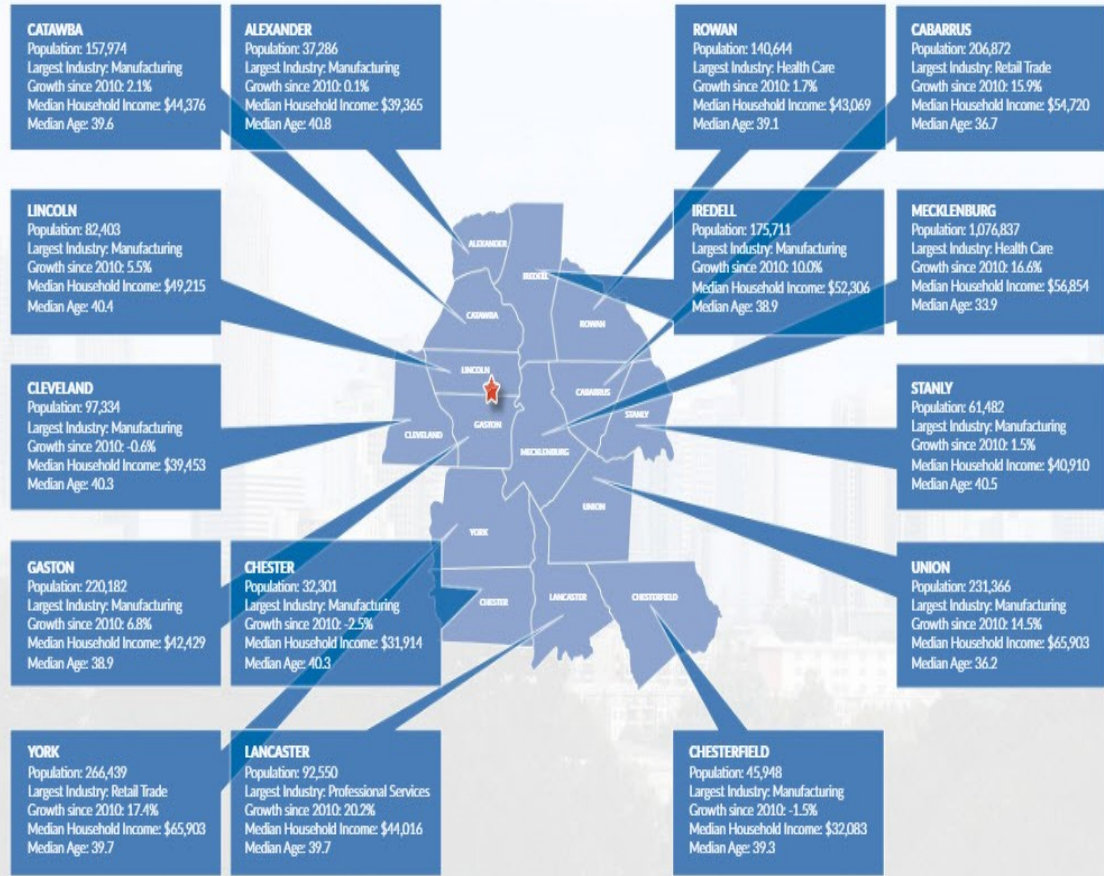
Location Analysis - Charlotte, NC

The property offers the buyer an economical advantage in the Charlotte Metro region. Save money on sub-metro real estate prices. Yet do business in one of the fastest growing metro area's in the country. Located off major state highway. Located in close proximities to business in Gaston, Lincoln, Catawba, Mecklenburg and Cleveland counties. Just outside the city of Lincoln this area is poised for growth in the years to come. With Gastonia's expansion of the I-85 interchange at Highway 321 and the continuing projected economical growth being generated by the Charlotte metro market this property location may be a solid investment.

Six-year growth map



REGIONAL PROFILES



(Source: Charlotte Regional Business Alliance Research and Jobs92)

Disclaimer Statement

Century 21 Capstone Commercial Group is the listing Broker of the Owner for the sale of this property. No contacts shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties. This Offering is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto. The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy or duplicate, forward or distribute, nor solicit third party interest without written permission and consent from Owner or Century 21 Capstone Commercial Group. Neither Century 21 Capstone Commercial Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representations to the future performance of the Property. Each Century 21 Office is independently owned and operated.



Closing

171 Joshua Ct. is a well built industrial building that has great potential for a future owner operator / investor. The County of Lincoln, and the city of Lincoln continue to show signs of growth. Manufacturing is currently the #1 employer for Lincoln County.

Proximity to major thoroughfares and forms of transportation may be another benefit to the subject property. As Charlotte is projected to continue its rapid growth, so should surrounding submarkets. The property is easily accessible to allow for smooth transportation of shipments.

The Lincoln County Airport just off HWY 73 is a relief location for the Charlotte Douglas International Airport, and in close proximity to the subject property.

Sources:

Reference: worldpopulationreview.com & Danielle Chemtob . Gavin Off for The Charlotte Observer 5.21.20 , [Commercial Trade Area Report \(narrpr.com\)](#) , [Commercial Trade Area Analysis \(narrpr.com\)](#) , [Lincolnton, NC - Official Website | Official Website](#) , Costar reports pulled 1.29.21 , [Growth Plans | County of Lincoln, NC - Official Website \(lincolncounty.org\)](#) , [37109.pdf \(nccommerce.com\)](#) , [Lincoln County, NC | Data USA](#) , [Lincoln County, North Carolina Population 2021 \(worldpopulationreview.com\)](#) , [NCDOT AADT Web Map \(arccgis.com\)](#) , Co-Star Reporting , [2020 Industrial Real Estate Trends - Iskalo Development Corp.](#) , [Growth Plans | County of Lincoln, NC - Official Website \(lincolncounty.org\)](#)

Disclaimer Statement

Century 21 Capstone Commercial Group is the listing Broker of the Owner for the sale of this property. No contacts shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties .

This Offering is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto. The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy or duplicate, forward or distribute, nor solicit third party interest without written permission and consent from Owner or Century 21 Capstone Commercial Group. Neither Century 21 Capstone Commercial Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representations to the future performance of the Property. Each Century 21 Office is independently owned and operated.



Clay Goodman
 Broker
 Cell: 859-321-1376
 Office: 704-215-5724
 Email: claygoodman@c21capstone.com
 www.C21Capstone.com
 245 W Main Ave Gastonia NC 28052



A Vertically Integrated Commercial Real Estate Firm with 13 years of Industry Experience

Century 21 Capstone Commercial Group is an expansion of the Capstone Family of Companies. In addition to our brokerage services, Capstone Multifamily Group is a well established property management group that began in 2003. These two entities are under the umbrella of MACC Venture Partners, a private equity commercial Real Estate firm that has deep roots in commercial real estate holdings in the greater Southeast.

