



FAIRFIELD COMMONS

more details...

HECHT
Development 
GOOD HOUSING
OPPORTUNITIES
hechtdevelopment.com



704-809-2500 or 704-489-1183
info@hechtdevelopment.com
A HECHT Development Neighborhood

FAIRFIELD COMMONS

<u>Lot #</u>	<u>Dimensions</u>	<u>Acreage</u>	<u>Price</u>	<u>MLS</u>
1	177Rx416x252x248	1.28	\$196,500	883140
2	107Rx383x121x416	1.02	\$188,000	883138
3	110Rx350x118x383	0.94	\$149,500	883135
4	105Rx305x136x350	0.93	\$149,500	883131
5	130Rx260x131x305	0.83	\$ 99,500	883119

General Info

- **Directions:** From the intersection of Hwy. 16 and 73, travel north on Highway 16 approximately 5 miles to Fairfield Forest Road, turn right and see Fairfield Commons on your right.
- Fairfield Commons is a five lot business park suitable for office, medical and possible retail uses. Major infrastructure has been completed and includes: entrance monument and landscaping, two entrance drives and complete parking with curb and gutter. Lincoln County water and sewer infrastructure has been completed and natural gas is available.
- Building sizes have been projected from 3,000 to 6,000 per building site, based on available parking. The site is completed and ready for the building pad and construction, and water/sewer fees from purchaser.
- The property is zoned P-MU-C and is intended to provide for a coordinated mixed use development to include light industrial, commercial, office, educational, civic, institutional, residential and service uses within a planned development with appropriate buffering, and recreation and open space. The variety of land uses available in this district allows flexibility to respond to market demands and the needs of the owners and tenants.
- Fairfield Commons is located just off Business Highway 16, about 5 miles south of Denver, N.C. in the fast growing East Lincoln area, and on Lake Norman's west side. There is visibility from Highway 16 and easy access via a signalized intersection.
- **Financing:** Special financing offered thru Peoples Bank. Please contact Mark or Rhonda with Peoples Bank at 704-489-8940. Rflemming@peoplesbanknc.com
- For Architectural Review, water and sewer questions, please call Bob Hecht at 704-634-4444
- For lot plats, Covenants Conditions and Restrictions and Architectural Landscape Guidelines please visit hechtdevelopment.com

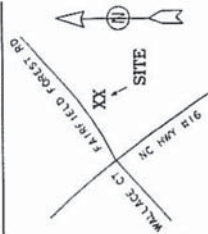
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VICINITY MAP
(NOT TO SCALE)



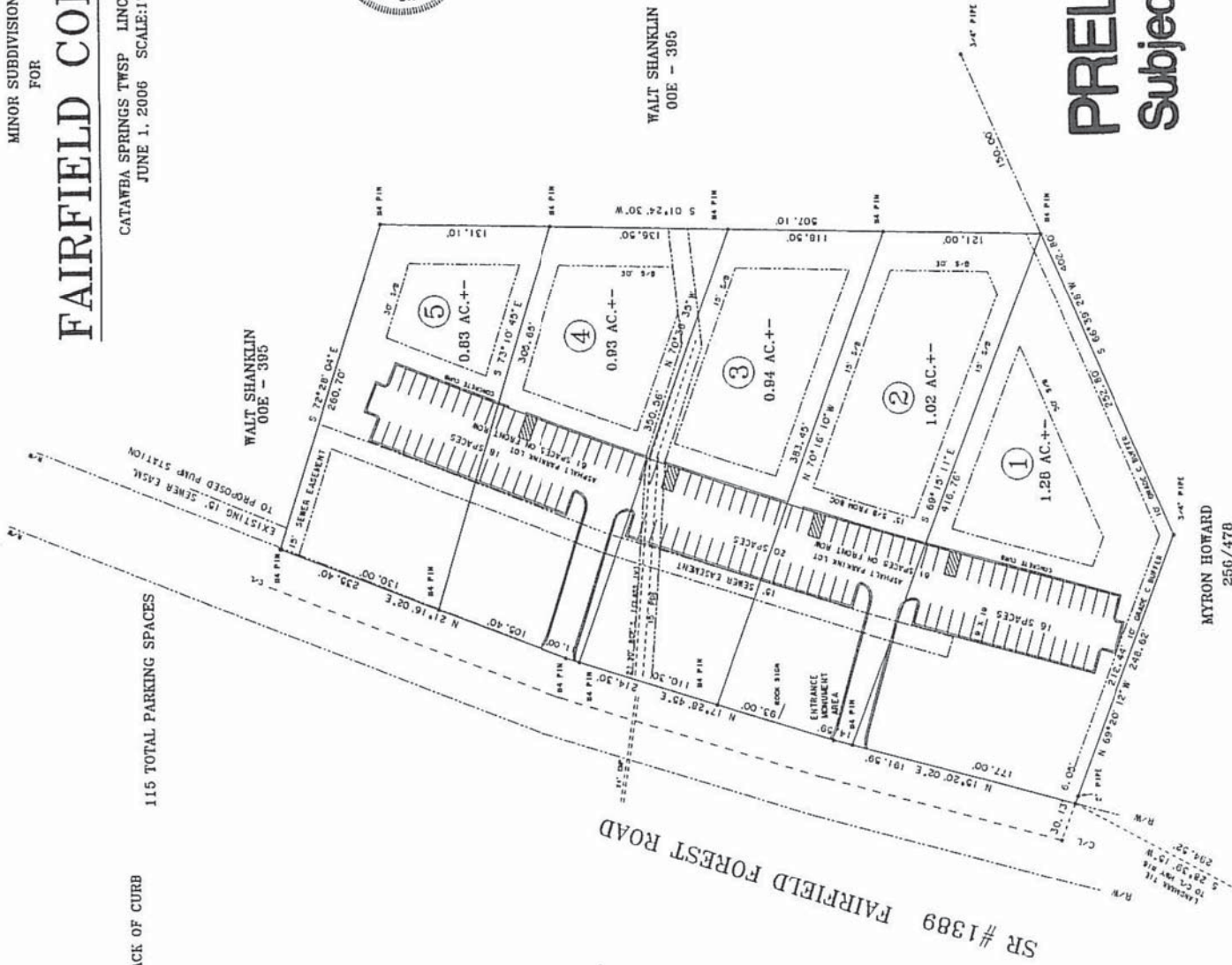
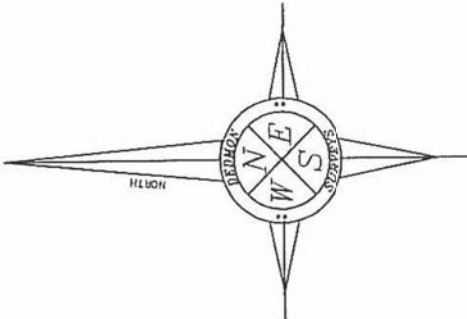
BUILDING SETBACKS:
FRONT - 15' FROM BACK OF CURB
SIDE - 15'
REAR - 30'

115 TOTAL PARKING SPACES

MINOR SUBDIVISION
FOR

FAIRFIELD COMMONS

CATAWBA SPRINGS TOWNSHIP LINCOLN COUNTY, N.C.
JUNE 1, 2006 SCALE: 1" = 60'



PRELIMINARY
Subject To Change