BETHEL CHURCH LINCOLNTON, NORTH CAROLINA





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THE OFFERING

Royster Commercial Real Estate, on behalf of the owner, is pleased to act as the exclusive listing agent for the subject property on Bethel Church Rd, an ± 85.14 -acre development opportunity in Lincolnton, North Carolina.

Positioned near both U.S. Highway 321 and Business Highway 321, this prime parcel is ideally situated just minutes from national retailers, shopping, and dining establishments, providing future residents with convenient access to everyday amenities.

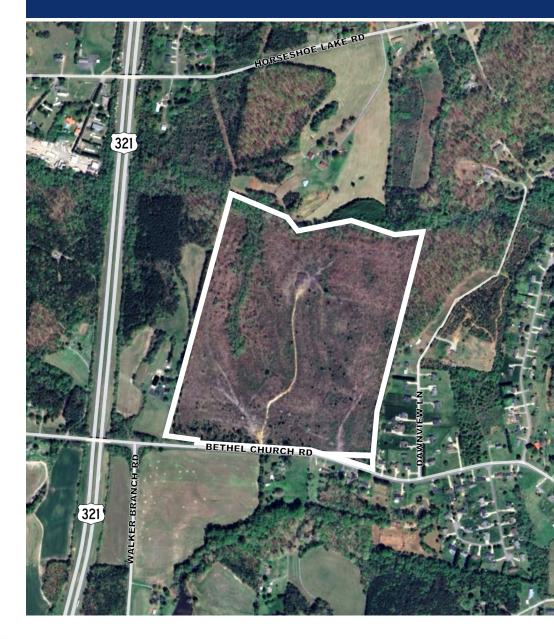
Lincolnton itself is experiencing robust growth, with an annual population growth rate of 2.66% . The local housing market is thriving, with median sale prices at \$350,000 as of early 2025, marking a 16.7% year-over-year increase in single family homes (Source: Redfin). Further, Lincoln County's proactive economic development initiatives, including significant investments in workforce development and infrastructure, underscore the area's commitment to sustainable growth. This combination of strategic location, strong market fundamentals, and supportive economic climate make this and outstanding development opportunity for homebuilders seeking to establish a vibrant community.

PROPERTY DETAILS

Address	Bethel Church Rd	
City, State, Zip	Lincolnton, NC 28092	
County	Lincoln	
Parcel IDs	16975 16978	
Size (Acres)	±85.14	
Zoning	R-SF (Residential Single Family)	
Frontage	Bethel Church Rd	
	US Hwy 321 near Bethel Church Rd	35,000 VPD
Traffic Counts (2023)	Bethel Church Rd near Buffalo Shoals Rd	3,300 VPD
	Bethel Church Rd near N Aspen St	4,500 VPD

±85.14

R-SF ZONING 35K









Cochemical Creek 321 920 Midding is BETHEL CHURCH RD 880

UNIQUE DEVELOPMENT OPPORTUNITY

This land assemblage on Bethel Church Road in Lincolnton, NC—within the western Charlotte MSA—offers a compelling development opportunity in a rapidly emerging corridor. This area is poised for significant growth as the surrounding regions of Lincolnton, Denver, Maiden, and western Huntersville experience increasing connectivity and residential expansion.

Moreover, lower land costs in Lincoln County continue to attract both residential and industrial developers, opening the door for new employment hubs and community infrastructure in the coming years.

Lincolnton offers a welcoming, small-town atmosphere with the advantages of proximity to larger urban centers. Future residents of this site will enjoy convenient access to a mix of national retailers and local shops, all while being a short drive from recreation destinations like Lake Norman and South Mountain State Park. The property is also surrounded by highly rated golf courses and sits just 35 minutes from Charlotte Douglas International Airport.

Address	Bethel Church Rd	
City, State, Zip	Lincolnton, NC 28092	
County	Lincoln	
Parcel IDs	16975 16978	
Size (Acres)	±85.14	
Utilities	Water available onsite at Bethel Church Rd. Contact Mike Simmons (Water Resources Director, Lincoln County) for more details.	
Zoning	R-SF (Residential Single Family)	



Lincoln County Apple Festival





CITY OF LINCOLNTON

ECONOMIC DRIVERS



HISTORIC DOWNTOWN & TOURISM | Lincolnton's revitalized downtown, anchored by historical sites, arts, and community events, draws local tourism and supports small business vitality.



PROXIMITY TO CHARLOTTE METRO I Just 40 minutes from Charlotte, Lincolnton benefits from spillover growth in logistics, residential development, and small business expansion driven by the metro's economic reach.



INDUSTRIAL & AGRIBUSINESS GROWTH | Lincolnton is rapidly evolving into a regional industrial hub, combining its strong legacy in advanced manufacturing with growing opportunities in agri-tech and supply-chain innovation, positioning the area for sustained economic expansion.

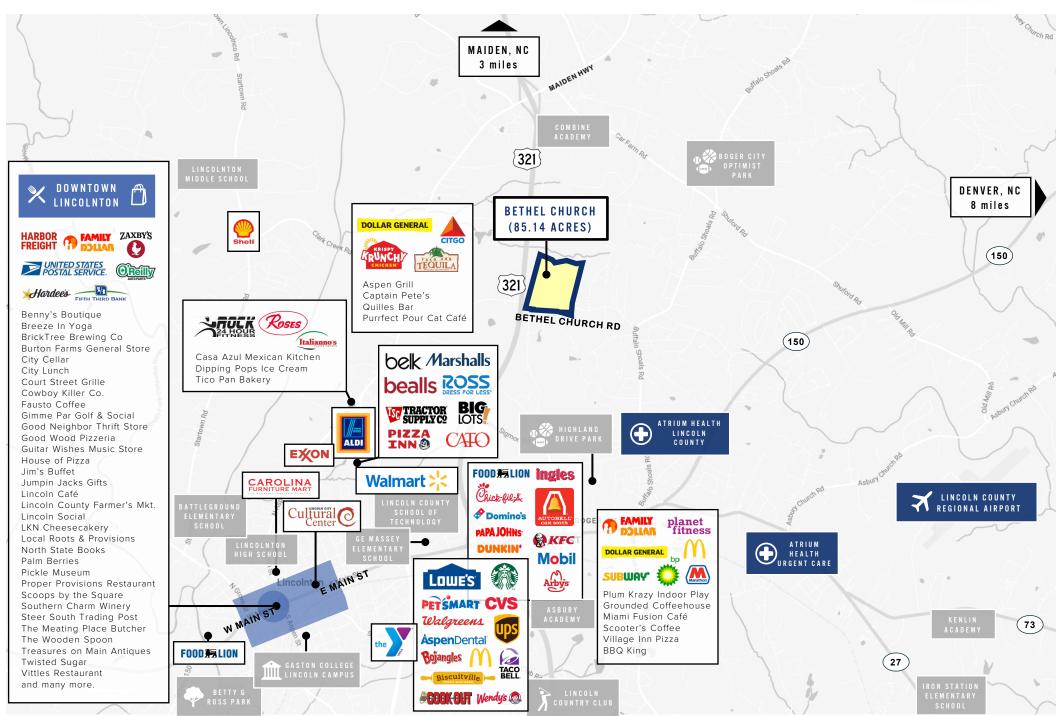


WORKFORCE DEVELOPMENT & EDUCATION | Local institutions like Gaston College and regional training initiatives support workforce development, helping to attract and retain employers through skilled labor pipelines.



RETAIL & ATTRACTIONS







YIELD STUDY

Bethel Church could support a single-family detached community with approximately 49 homes, assuming a by-right development with a minimum lot size of 0.75 acres per home. The yield study below applies the in-place Residential Single Family (R-SF) zoning and reflects the anticipated tree save and water retention requirements expected in Lincoln County for a community of this size. Water is currently available at the site and on Bethel Church Road.









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