

Our Insider's Guide to the town of Denver on Lake Norman

“DENVER OF THE EAST”

Just west of Lake Norman is the little town of Denver. While small and quaint, Denver has a lot to offer both residents and tourists throughout the year. With a diverse blend of arts, culture, sports, and outdoor activities, there's no shortage of entertainment in this gem of a town right on the lake.

LOCATION:

Denver, North Carolina is located off NC Highway 16 on the west shore of Lake Norman across the Catawba River. Denver is a small town of 18,000 people, according to the 2010 U.S. Census. Denver is only about 25 miles north of downtown Charlotte and just a little more than two hours from the Great Smoky Mountains. As an unincorporated community, Denver is administered by county managers and commissioners. The area zip code is 28037.



DENVER QUICK FACTS:



2 hours
to the mountains

4 hours
to the coast



214
Average
Number of
Sunny Days



54°F
Average
High Winter
Temperature
(Dec. - Feb.)



18,000
Denver
Population



Location

Denver is located off Hwy 16 on the west shore of Lake Norman



30 min.
from Charlotte
Douglas
International
Airport

30 min.
from Center City
Charlotte



[Search our Denver Properties](#), or view our [video](#) of Lake Norman and Davidson.

704.499.3054 | IvesterJackson.com

CLIMATE:

The average high temperature in Denver is 70.8°F and the average low is around 48.8°F. The average high temperature in winter (Dec. - Feb.) hovers around 54°F.

Denver sits at 902 ft. above sea level. Average rainfall levels are about 43" and average snowfall levels are about 8". Winters are short and mild while summers are hot and linger long. Springs are beautiful, warm, and come early. Denver residents enjoy a crisp and colorful fall due to the town's close proximity to the mountains.



ACTIVITIES:

Denver offers many options for outdoor recreation, such as boating, sailing, fishing, kayaking, swimming, water skiing, and biking. Denver is also full of cultural entertainment, volunteer organizations, and sports community groups.

Families with young children can get involved in community kids' programs at the local Optimists Club Park. Some of Denver's town events include the Strawberry Festival (May), Denver Days Festival (September), and the local Farmer's Market (runs every Saturday except in winter).



FISHING



SAILING



HIKING



BIKING



DINING



MUSEUMS & GALLERIES



WINERIES & BREWERIES



KAYAKING

[Search our Denver Properties](#), or view our [video](#) of Lake Norman and Davidson.

704.499.3054 | IvesterJackson.com

KEY PLACES:

FARMER'S MARKET: The Denver Farmers Market is located at Rescue Squad Park on Galway Lane across from the Lincoln Charter School Denver campus. The market operates on Saturdays beginning in April from 8am to noon. Family farms and small businesses attend weekly to sell local produce, meat, and baked goods as well as handmade crafts and gifts in the market.

LINCOLN CULTURAL CENTER: The Lincoln Cultural Center can be found about 25 minutes from Denver. Located in downtown Lincolnton, the center serves as a beautiful historic landmark - the Classical Revival style building was constructed in 1922 and designed by local Charlotte architect J.M. McMichael. The Lincoln Cultural Center also houses a historical museum, a performance hall for theater productions and concerts, and local artist galleries. The center also hosts special events and offers classes such as guitar, piano, and voice lessons for all ages.

BREWERIES & WINERIES: The area surrounding Denver is home to numerous breweries and wineries for those looking for a relaxed weekend hangout or after-hour cocktails. Cornelius, located only about 20 miles from Denver, boasts several popular breweries with numerous rotating craft beers on tap. D9 Brewing Company and Bayne Brewing Company are just a few of the breweries in the area.

In the opposite direction, you can find several great wineries in the Lincolnton area. Southern Charm Winery, Woodmill Winery, and Baker Buffalo Creek Vineyard all offer wine tastings and host special events throughout the year.

NEARBY ATTRACTIONS:

Latta Plantation, Carolina Raptor Center, Westport Marina, Annual Denver Days Fall Festival, Rescue Squad Park, Rock Springs Nature Preserve, Beatty's Ford Park, Woodmill Winery, Queens Landing, East Lincoln Optimist Club

HISTORY:

The town's history dates all the way back to the Revolutionary War, and Denver is formerly known as "Dry Pond" for having a small pond in the town. Denver is the home to Rock Springs Campground, which has been the site of revivals and camp meetings since 1794. The site is still routinely visited.



POPULAR DINING:

Chillfire Grill, Midtown Sundries, Joey's Food and Spirits, Casa Garcia, Savory Plum Café and Bakery, Sports Page Food and Spirits, Pomodoro's Italian American Café, Sweet Destinations, Giovanni's, Safari Miles, Homesteads Grill and Taphouse, Mazatian Mexican Restaurant

[Search our Denver Properties](#), or view our [video](#) of Lake Norman and Davidson.

704.499.3054 | IvesterJackson.com

SCHOOLS:

- **PUBLIC:** Rock Springs Elementary, Catawba Springs Elementary, St. James Elementary, North Lincoln Middle, North Lincoln High, East Lincoln Middle, East Lincoln High
- **PRIVATE:** Denver Christian Academy, Southlake Christian Academy
- **CHARTER:** Lincoln Charter School



DENVER SUBDIVISIONS:

GOVERNOR'S ISLAND: Governor's Island is a private gated island with bridge access to amazing waterfront homes on Lake Norman. The island community offers walking trailers and storage space for its residents. The homes range from \$700,000 to \$3 million and have a range of 3,200 to 7,000 square feet. The home styles include Contemporary, Mediterranean, and Transitional. Governor's Island has boat access to many lake restaurants and is also close to Westport Golf Course and Verdict Ridge Golf Course and Country Club.

SAILVIEW: Sailview is a popular community in the Denver area. This neighborhood is a crescent community that offers custom homes and luxury waterfront homes. The amenities of Sailview include the lake, pool, clubhouse, tennis courts, two parks, volleyball court, women's club, community events, and community docks. These homes range from \$350,000 to \$2 million. This neighborhood is great for families and buyers looking for a community feel. Sailview is also very close to Westport Golf Course.

VERDICT RIDGE: Verdict Ridge is a golf community that offers luxury homes and great community amenities. This neighborhood is only minutes away from the new Route 16. Verdict Ridges is an 18-hole golf course with rolling hills and its breathtaking landscape provides a perfect backdrop for homes that line its perimeter. These homes range from \$300,000 to \$1 million. The amenities for this neighborhood include a community pool, tennis courts, playground area, driving range, and clubhouse. Sports and social memberships are available.

OTHER SUBDIVISIONS:

- ASHLEY COVE
- COBBLESTONE
- EASTWIND COVE
- FAIRFIELD FOREST
- HARBOR OAKS
- JAMES PLANTATION
- LAKEWOOD
- LIVE OAKS
- MAPLE LEAF
- NORMAN ESTATES
- NORMAN POINTE
- PEBBLE BAY
- SALEM SPRINGS
- STILLWATER
- WEBBS CHAPEL COVE
- WESTBAY
- WESTPORT
- COWAN'S FORD COUNTRY CLUB
- THE GATES
- THE TREETOPS AT COWAN'S FORD

[Search our Denver Properties](#), or view our [video](#) of Lake Norman and Davidson.

704.499.3054 | IvesterJackson.com