

FOR SALE

# TROUTMAN PAD-READY SITE

1162 CHARLOTTE HWY  
TROUTMAN, NC

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EXCLUSIVELY LISTED BY

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FOR SALE

TROUTMAN  
PAD-READY SITE

1162 CHARLOTTE HWY  
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MOORESVILLE

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**KW** COMMERCIAL<sup>SM</sup>

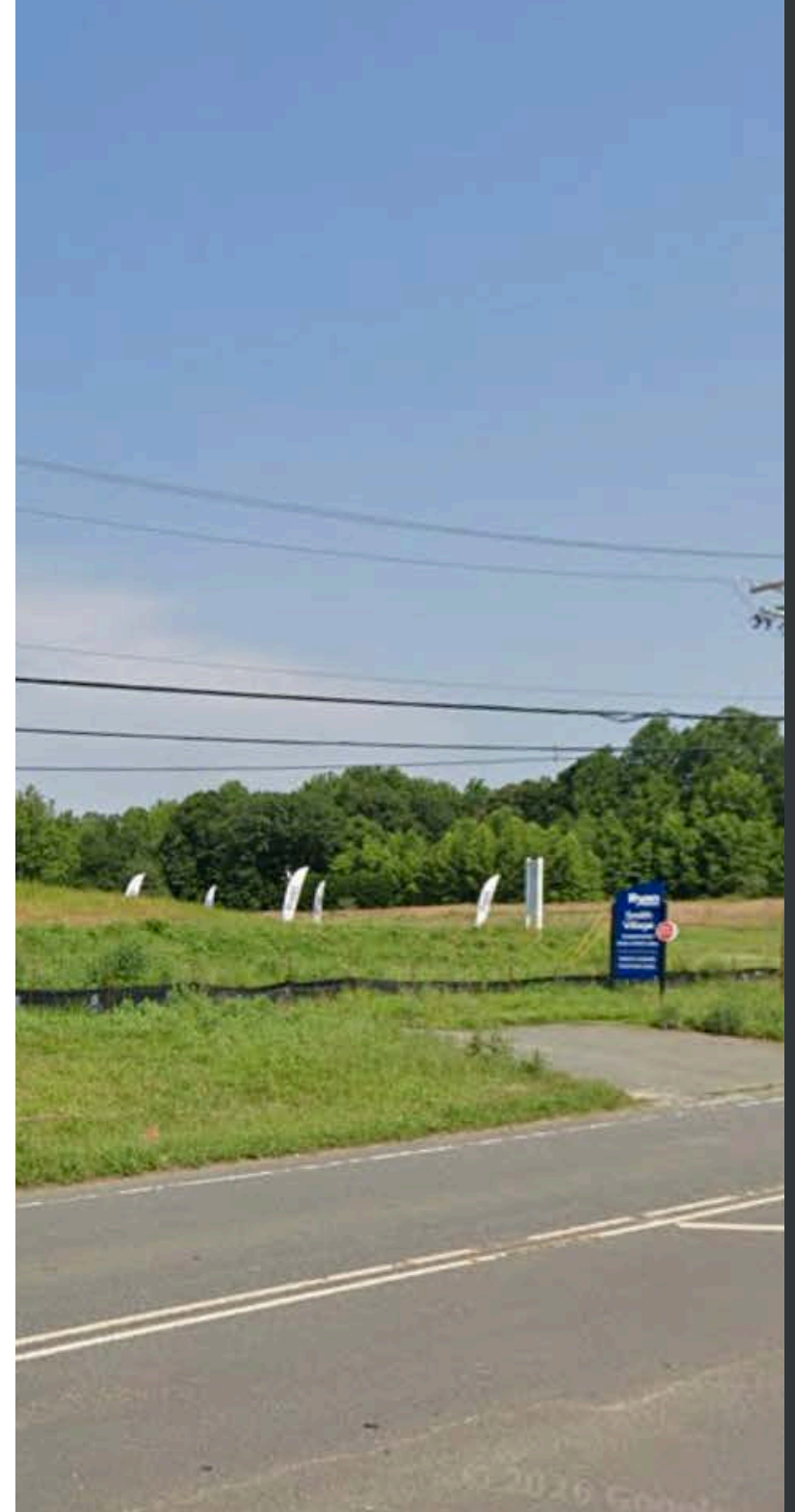
# IMPORTANT DISCLOSURES

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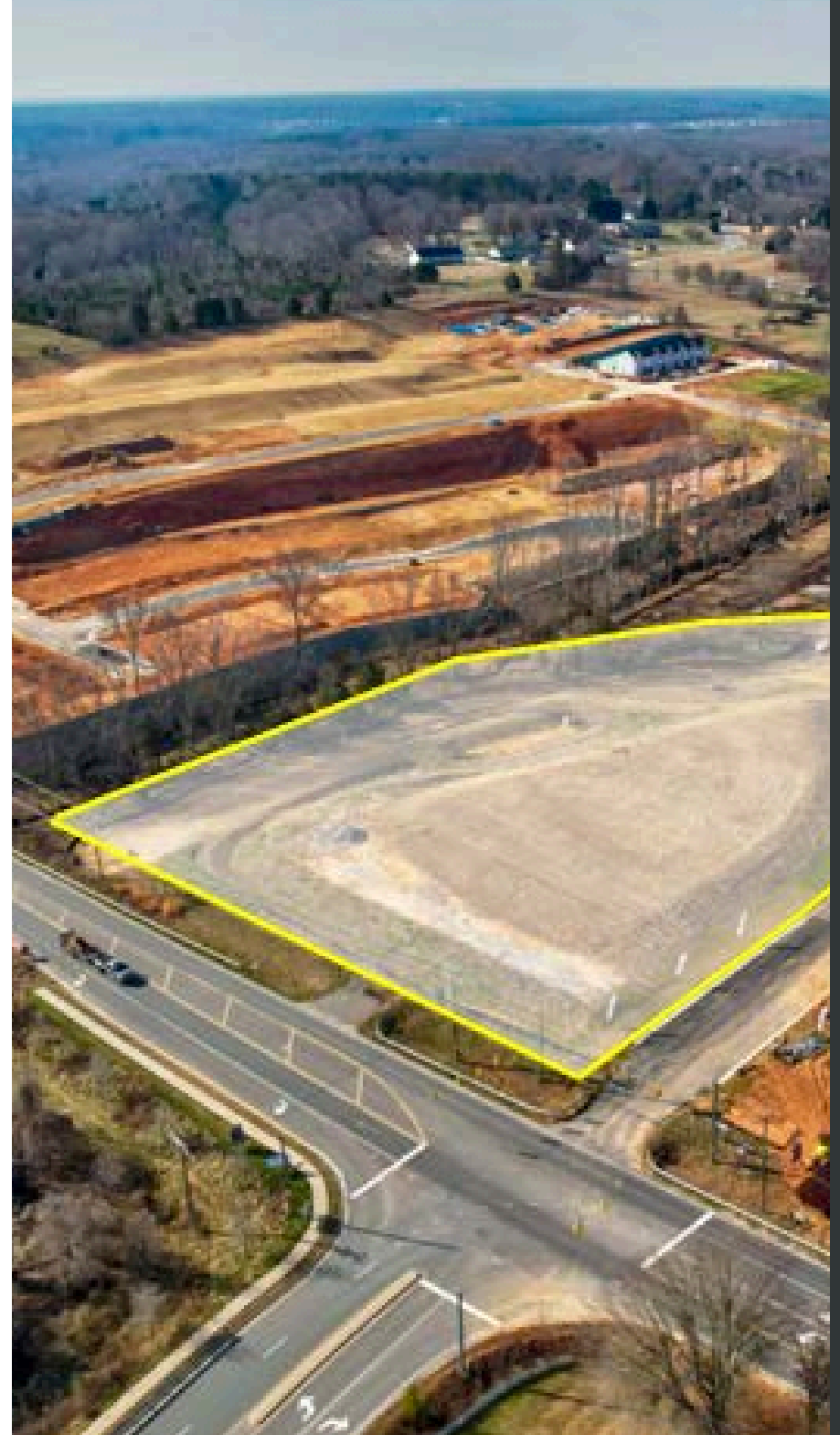
# 01

## INVESTMENT OVERVIEW

*THE OFFERING*

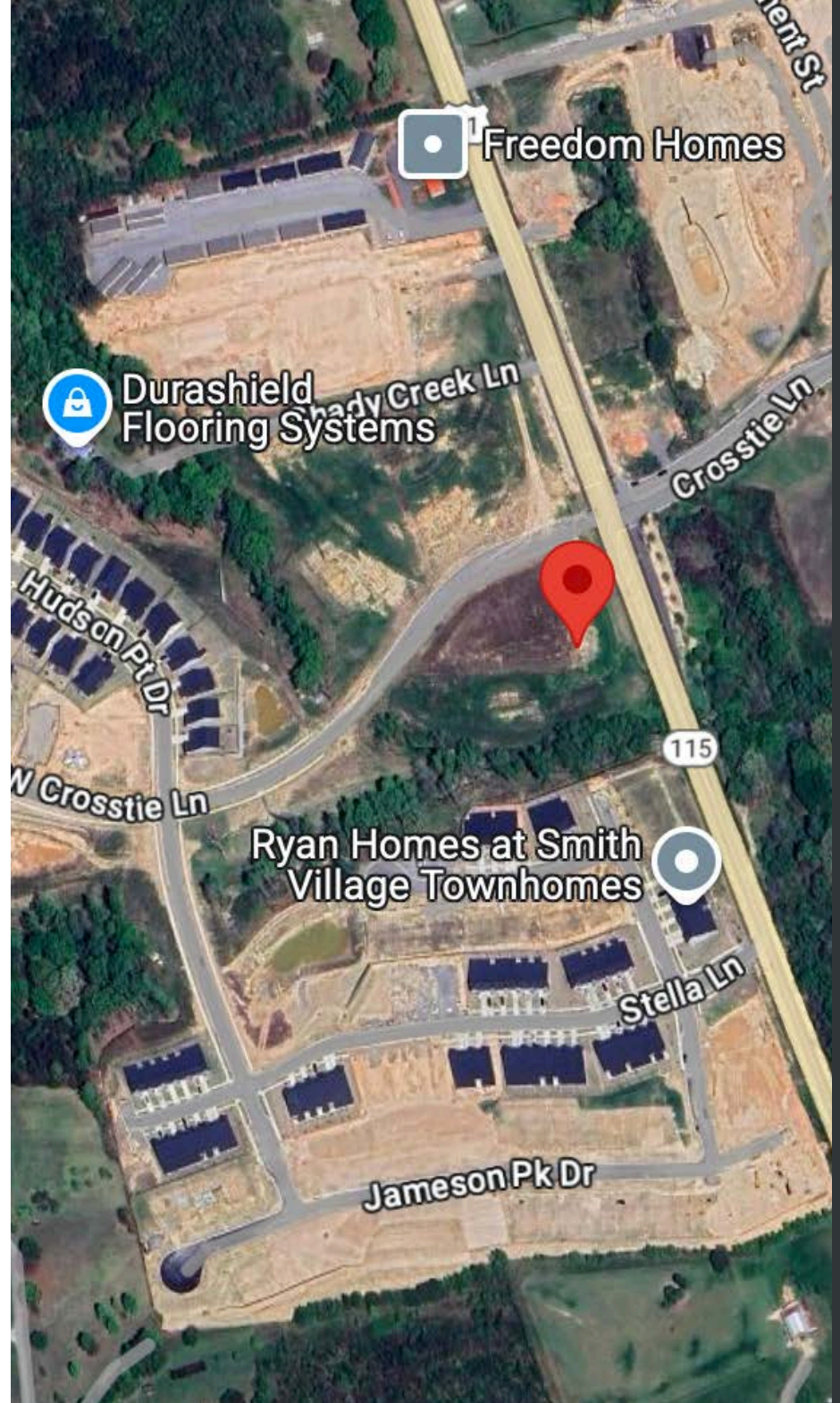
*PROPERTY HIGHLIGHTS*

*INVESTMENT HIGHLIGHTS*



# THE OFFERING

PROPERTY ADDRESS	1162 Charlotte Highway, Troutman, NC 28166
SQUARE FEET	22,505 SF
LOT SIZE	2.735 Acres
PARCEL NUMBER	4750011454
SALES PRICE	\$3,100,000.00





# PROPERTY HIGHLIGHTS

- **High-Growth Area:** Troutman is experiencing rapid residential expansion, with thousands of new housing units planned, under construction, or recently completed.
  - **Retail Demand:** There is a significant lack of retail centers to accommodate the growing population, making this an excellent opportunity for retailers, restaurants, or service providers.
- Flexible Options:**
- **Land Purchase:** Own and develop your own retail space.
  - **Prime Visibility & Access:** Located along Charlotte Highway (NC-21), a high-traffic corridor with excellent accessibility for both residents and commuters.
  - **Pad-Ready:** Site infrastructure will be in place, reducing development time and costs.
  - **Sewer Connection Established**

# INVESTMENT HIGHLIGHTS

## **Unmatched Growth & Demand:**

Troutman, NC, is experiencing residential expansion, with thousands of new homes in various stages of development. As Charlotte continues to grow, the cost of living within the city has driven homebuyers to seek more affordable options in nearby towns, making Troutman an increasingly popular choice. This surge in population has created a high demand for retail, dining, and essential services, making this property a prime investment opportunity.

## **Strategic Location & Accessibility:**

Located just a short drive from Charlotte, Troutman offers the perfect balance of small-town charm with big-city access. Positioned along Charlotte Highway (NC-21), a high-traffic corridor, this site provides excellent visibility and accessibility to local residents and commuters traveling between Charlotte and Lake Norman.

## **Flexible Development Options:**

This pad-ready site allows investors the flexibility to develop a variety of retail centers. The site is ideal for shopping centers, quick-service restaurants, grocery stores, medical offices, and other essential services looking to capitalize on Troutman's rapid residential growth.

## **High-Traffic Location & Strong Market Fundamentals:**

With few competing retail centers in the immediate area, businesses at this location will benefit from a captive consumer base in need of shopping, dining, and essential services. The ongoing residential boom in Troutman ensures a steady stream of customers for any commercial development on the site.

## **Long-Term Value & Stability:**

As Troutman continues to expand, commercial properties in high-growth corridors like this one are poised for significant appreciation. Investors will benefit from rising land values, increasing demand from national and regional tenants, and a thriving local economy.



1162 CHARLOTTE HIGHWAY  
TROUTMAN, NC 28166



PAD-READY SITE FOR  
MULTIPLE RETAIL USES



2.735 ACRES



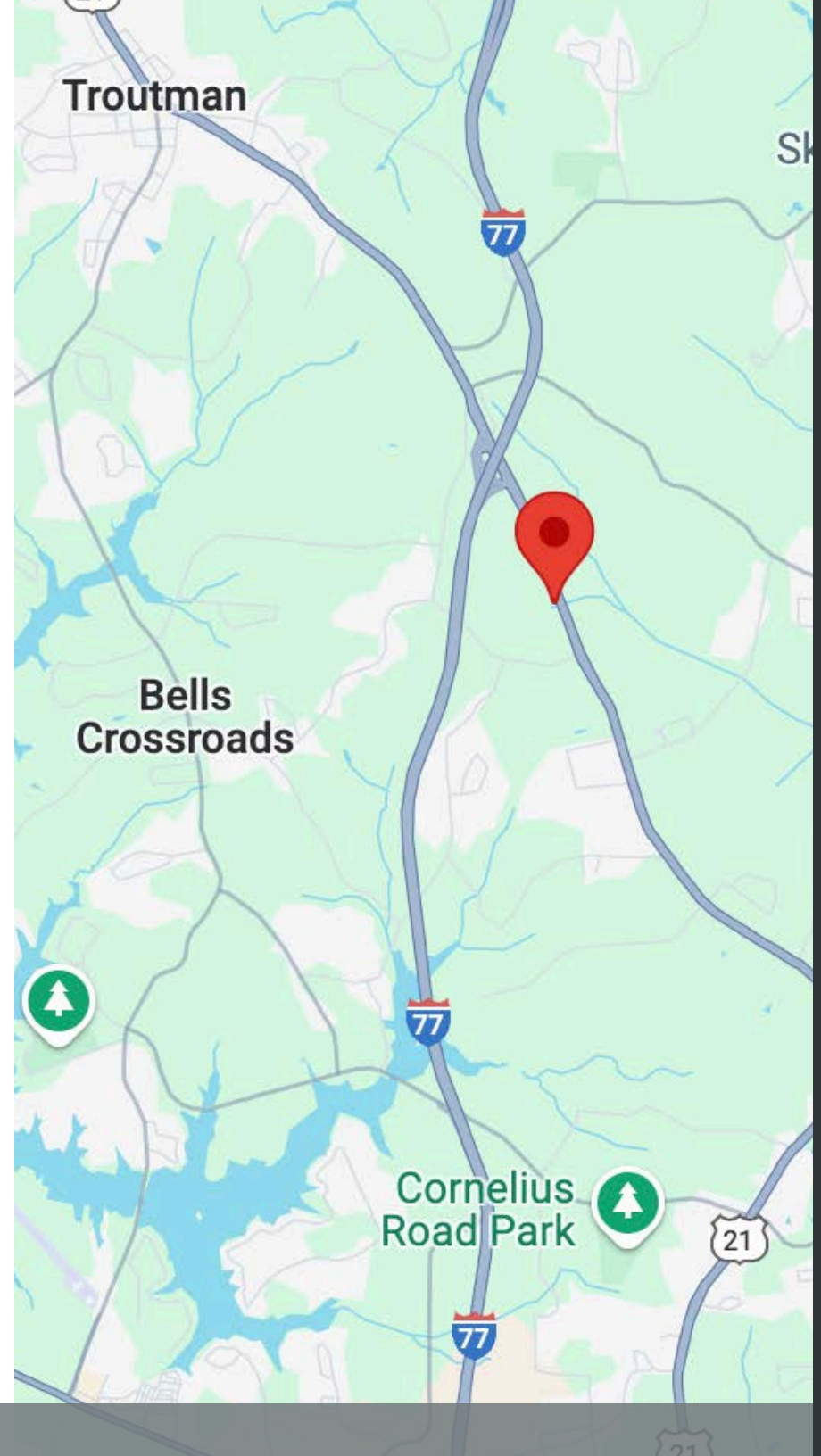
ZONING: HB - HWY BUSINESS



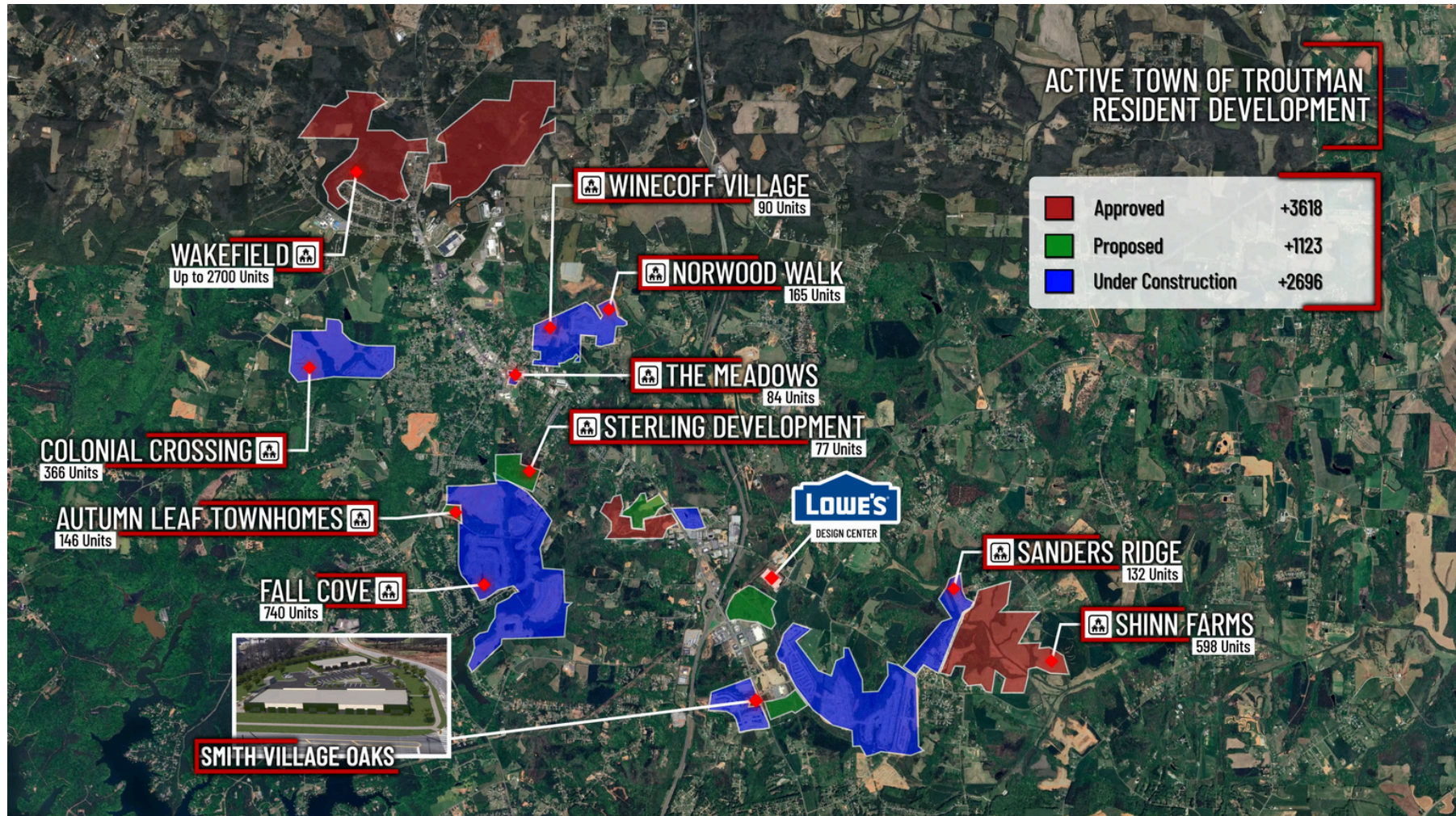
SALE PRICE: \$3,100,000.00

# 02

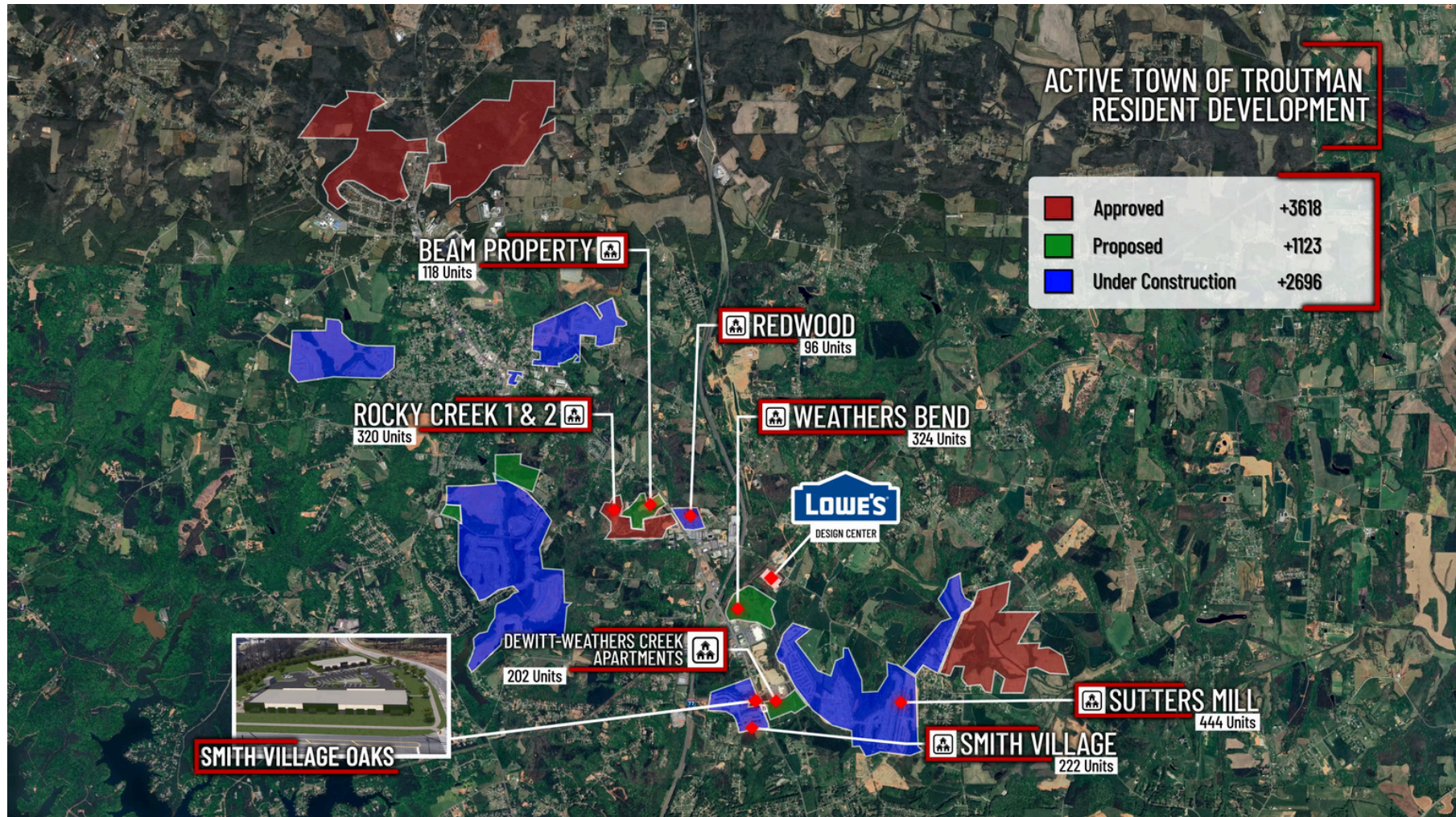
## NEIGHBORING DEVELOPMENTS



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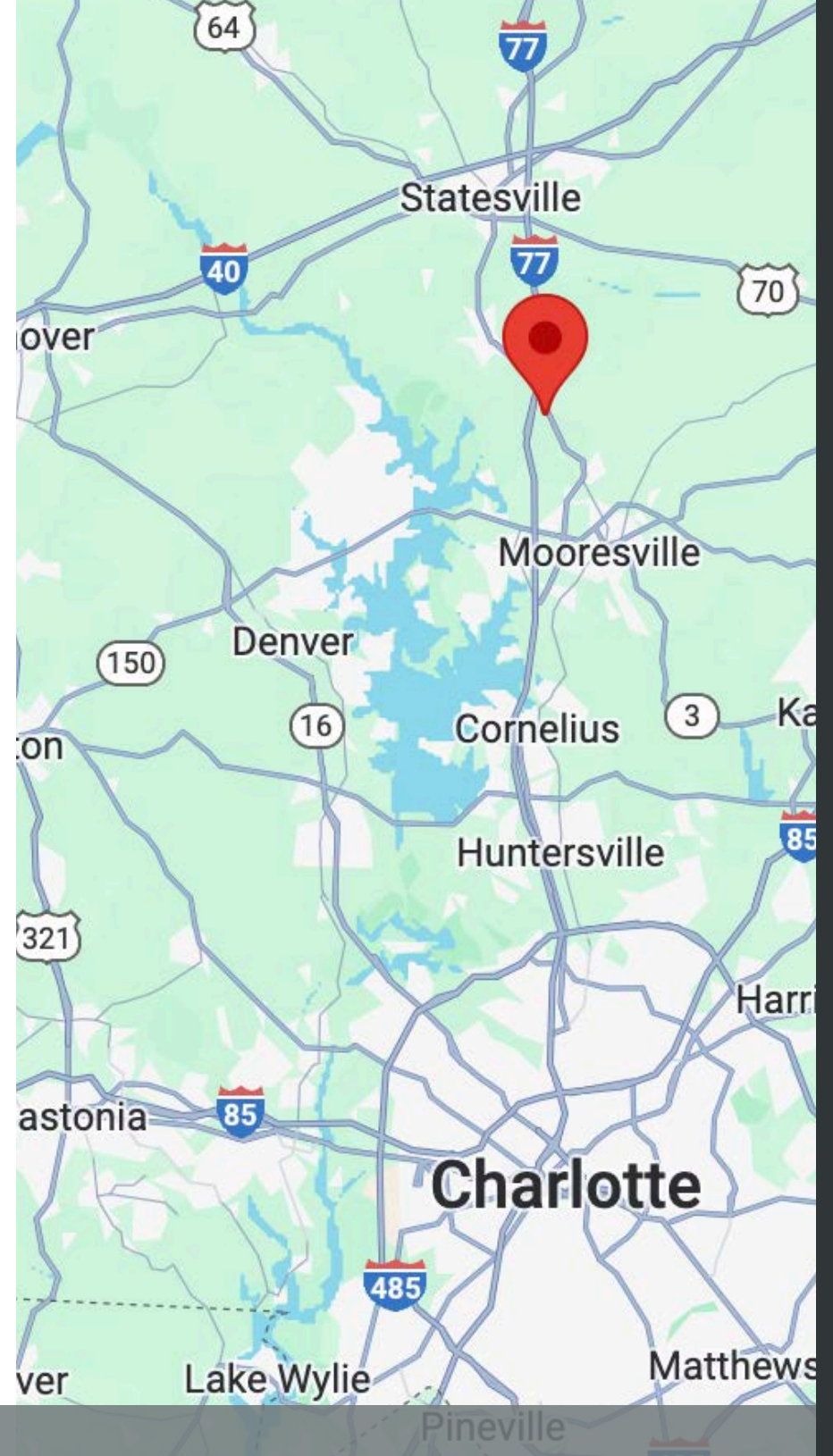
# 03

## AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES

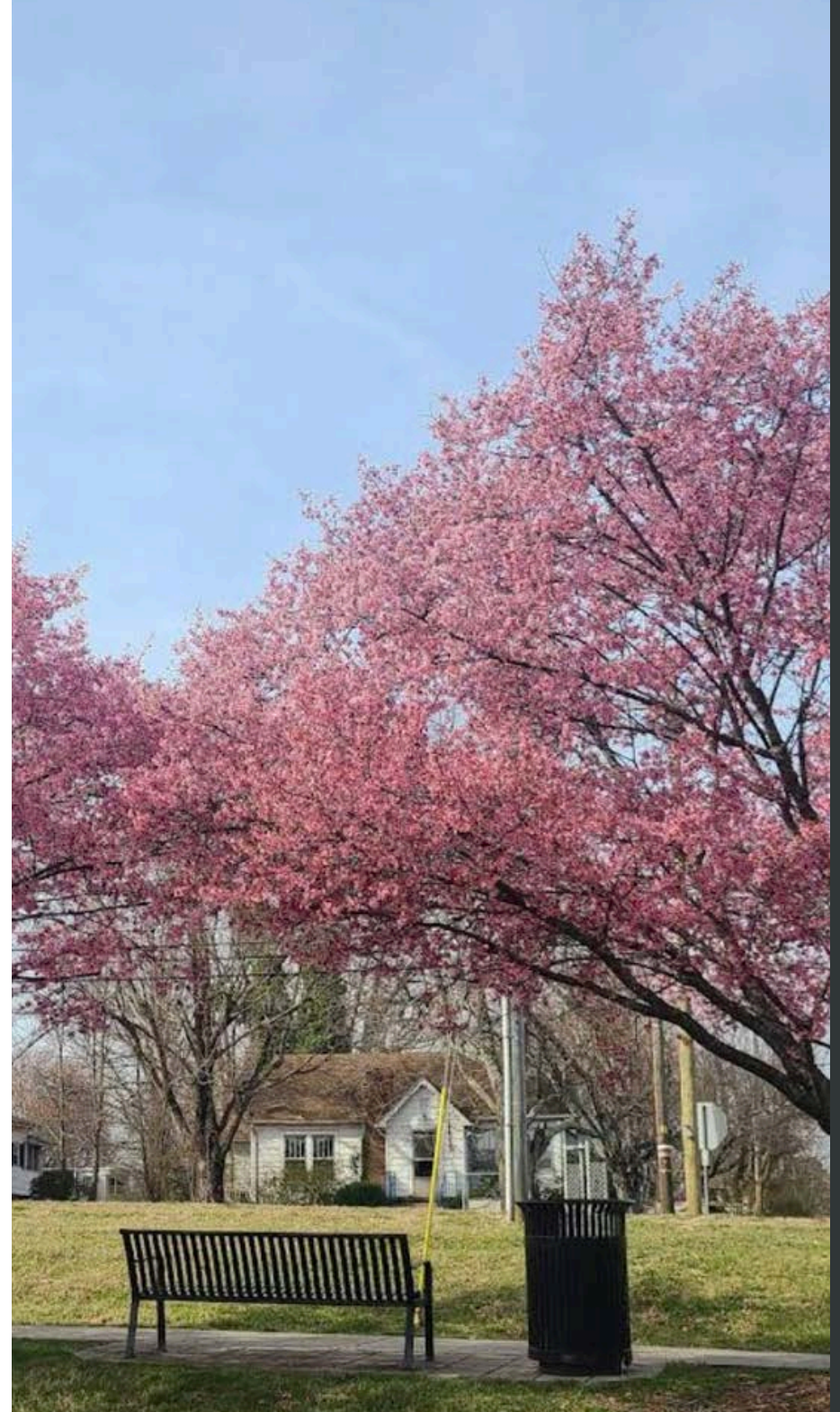
DEMOGRAPHICS



# AREA OVERVIEW

## TROUTMAN, NC

Troutman, NC, located in Iredell County, has deep roots dating back to the mid-1700s, when settlers first arrived in the region. Originally an agricultural and railroad town, Troutman grew steadily due to its strategic location along major transportation routes. Over time, the town evolved into a thriving residential community, benefiting from its proximity to Lake Norman and Charlotte while maintaining its small-town charm. In recent years, Troutman has experienced rapid growth, driven by Charlotte's expanding economy and rising housing costs, which have made the town an attractive alternative for homebuyers. The current population is estimated at around 4,000 residents, but with thousands of new housing units under development, the town is expected to see significant population increases in the coming years.

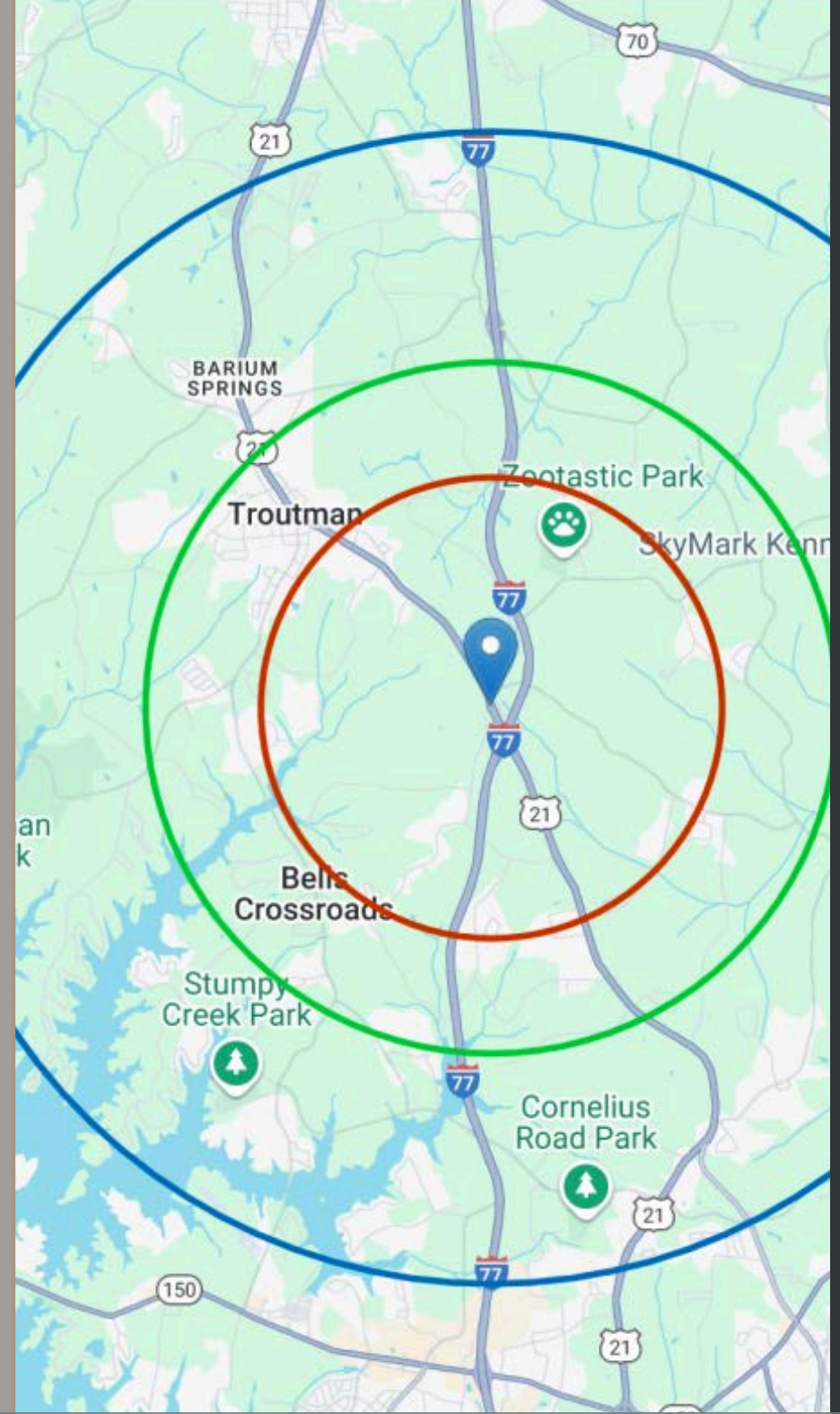


# NEARBY AMENITIES



# DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES
<b>MEDIAN AGE</b>	41	42	42
<b>AVERAGE HH INCOME</b>	\$82,970	\$105,837	\$101,022
<b>2020 POPULATION</b>	4,096	33,266	149,884
<b>2024 POPULATION</b>	4,818	38,065	165,092
<b>2029 PROJECTED POPULATION</b>	5,519	43,444	186,478



# 04

## OUR TEAM



# OUR TEAM



TODD AKERS

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Todd Akers is a highly experienced commercial real estate broker with over 24 years of expertise. He proudly served in the USAF for 7 years and began his real estate career in Huntsville, Alabama. After notable success in Homestead, Florida, Todd relocated to Charlotte, NC, where he continues to excel as a top-performing broker with KW Commercial.



JOHN VICKERS

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John has been a commercial broker in Charlotte for the past 25 years. A proud third-generation Charlottean, he possesses in-depth knowledge of the local market, pricing trends, and development patterns. His expertise includes site selection, lease negotiations, and market forecasting, making him a trusted advisor for clients seeking strategic commercial real estate opportunities in the region.



MARIKA SWART

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Marika began her real estate career in South Africa, leading the property management division of a private equity firm specializing in the industrial, retail and office sectors. For the past five years, she and her family have been based in Charlotte, NC, where she obtained her broker's license and has spent the last two years working with KW Commercial.



MOORESVILLE

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## VIDEO LINK



Each Office is Independently Owned and Operated\*

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[www.kwcommercial.com](http://www.kwcommercial.com)