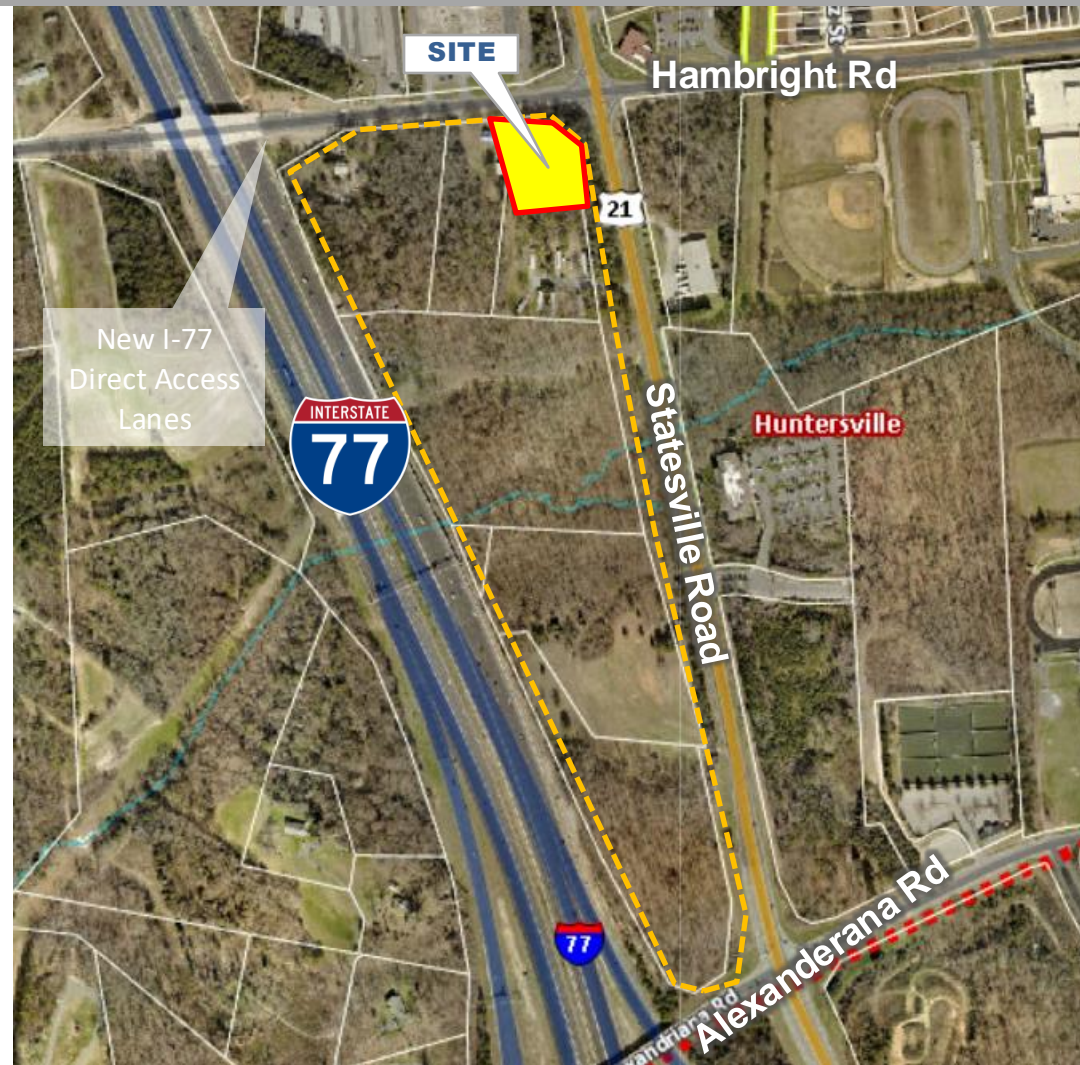


Southwest Corner of Statesville Road at Hambright Road (Hwy 21) Huntersville, NC 28078

2 +/- Acres

- Zoned CB – CD
- 2-acre site is part of seven (7) combined tracts (totaling over 39+/- acres) in an **approved plan** that reflects mixed use development that will include 288 apartments (Blackburn Group) and the future home of 23XI Racing campus.
- Corner property is strategically located at Hambright and Statesville Roads; near new Hambright Road I-77 Exit.
- Close proximity to the northern junction of I-77, I-485 outer belt and immediate access to the recently opened Hambright Rd I-77 direct access lanes.
- Site offers high visibility on I-77 with almost 1/2 mile of interstate road frontage and is convenient to major transportation routes
- The C Store Site will have access from both Hwy 21 / Statesville Road and from the Hambright Road Apartment Site entrance.
- C-store building footprint large enough for a “co-location” opportunity

PRICE: \$ 1,800,000. Ground Lease Possible



Excellent proximity to I-77 exit and I-485 Outerbelt Line

CONTACT

Gary Knox
cell 704.634.5630
gary@knoxgroupinc.com

19824 W. Catawba Ave
Suite G
Cornelius, NC 28031
704.896.1911





This property is conveniently located:

- 1.2 miles to I-485 outer belt
- 2.6 miles to I-77 Exit 23, Huntersville Business Park and Novant Hospital Huntersville
- 7 miles to I-85 via the I-485 outer belt
- 19 miles to Charlotte Douglas International Airport

Within 2 miles of the site: Five (5) schools, Central Piedmont Community College's Merancus Campus, Huntersville Aquatic Center, Bryton Mixed Use Development, Hendrick Auto Mall, Huntersville Business Park, NorthLake Mall

Southwest view at Hambricht & Statesville Road intersection



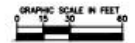
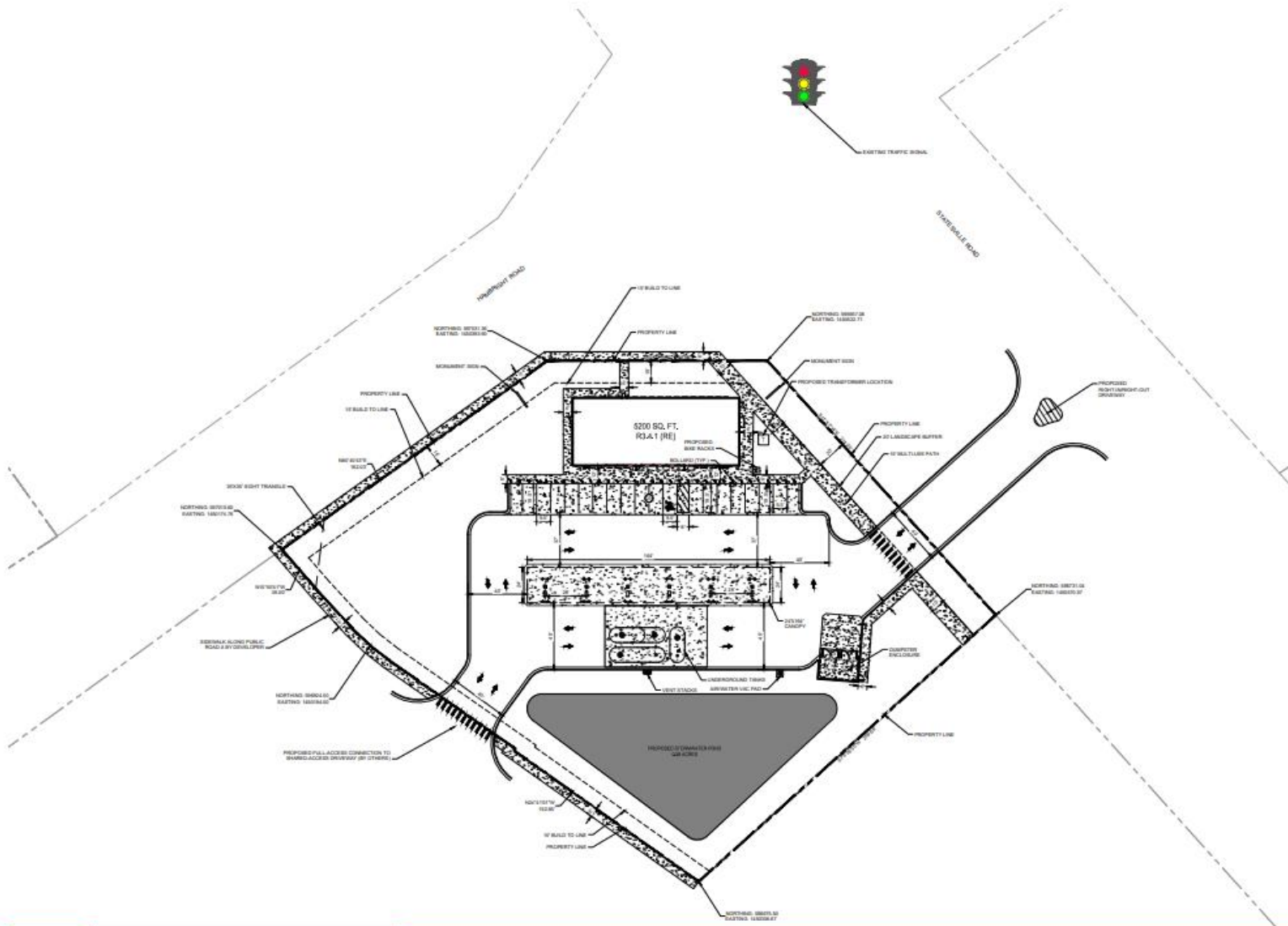
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| SITE DATA | |
|------------------------------|--|
| SITE DATA | |
| CIRCLE K SITE AREA | 12.31 AC (847,857 SQ FT) |
| JURISDICTION | CITY OF HUNTERSVILLE |
| PLANNING ZONING | HC (2) HIGHWAY COMMERCIAL (CONDITIONAL DISTRICT) |
| PROPOSED PARKING | |
| PROPOSED PARKING (R & T) (2) | 10 SPACES |
| PROPOSED HC SPACES | 1 SPACES |
| TOTAL PROPOSED PARKING | 11 SPACES |
| REQUIRED PARKING | |
| MINIMUM REQUIRED (R & T) (2) | 11 SPACES |
| MINIMUM REQUIRED (HC) (1) | 1 SPACES |
| TOTAL REQUIRED PARKING | 12 SPACES |

CIRCLE K - HAMBRIGHT RD & STATESVILLE RD
 SP-04 HUNTERSVILLE, NORTH CAROLINA

CONCEPTUAL SKETCH
 2/20/2024 - CONTACT AUSTIN WATTS (704) 319-5698

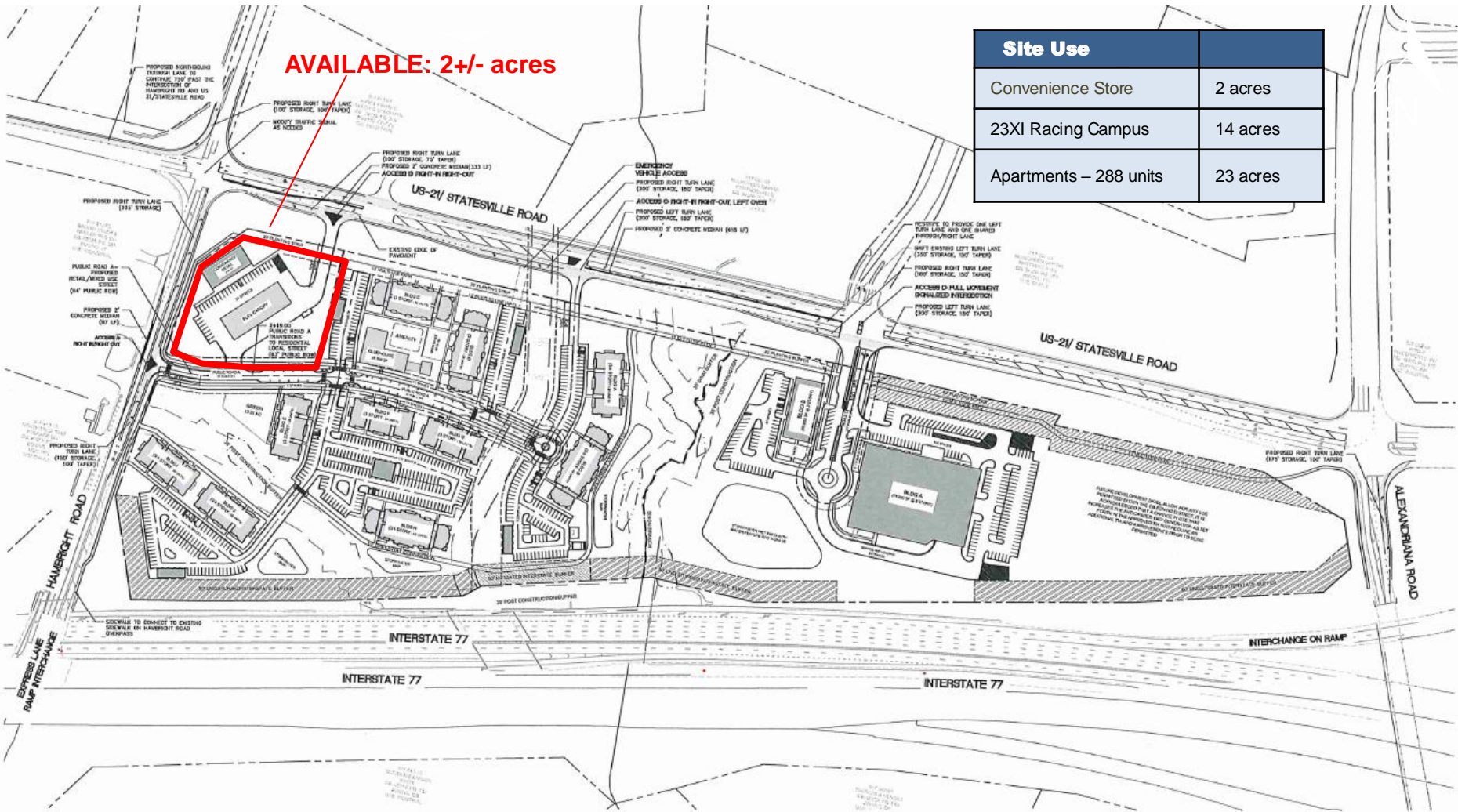


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AVAILABLE: 2+/- acres

| Site Use | Acres |
|------------------------|----------|
| Convenience Store | 2 acres |
| 23XI Racing Campus | 14 acres |
| Apartments – 288 units | 23 acres |



STATESVILLE ROAD MIXED-USE
PALILLO HOLDINGS, LLC.

OVERALL ROADWAY IMPROVEMENTS

Project No. 4578 Issued 3.2.21 SCALE: 1"=100' 0 50 100 200'

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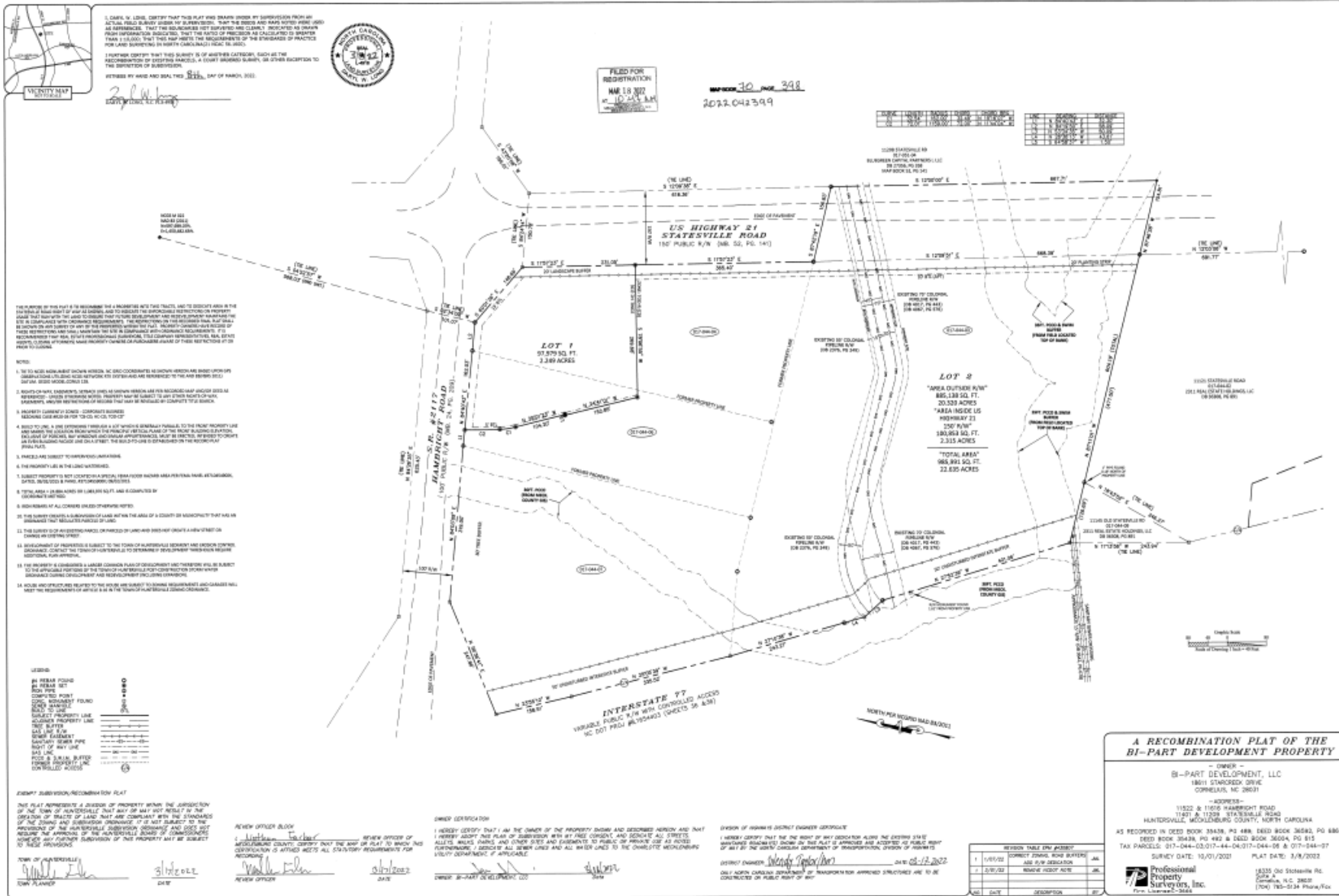




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