

# Lots 2, 3 & 4 Julian Pl, Troutman NC

Commercial (HB) Property at I-77 Exit 42



## For Sale \$1,725,000 +/- 3.36 Acres

Three parcels located in The Charles Center Development at the intersection of I-77 and Hwy 21. Excellent opportunity for Hotel, Retail, and/or Restaurant development. Troutman is experiencing rapid growth in both residential and commercial sectors. Less than 10 miles from the redesigned I-40 & I-77 Interchange. New Food Lion shopping center has recently started construction nearby. Lake Norman, LKN State Park, & Lowes Design Center all within very close proximity.

**John Kindley**

Broker

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**Lewis Spivey**

Broker

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**Equity Commercial Properties**

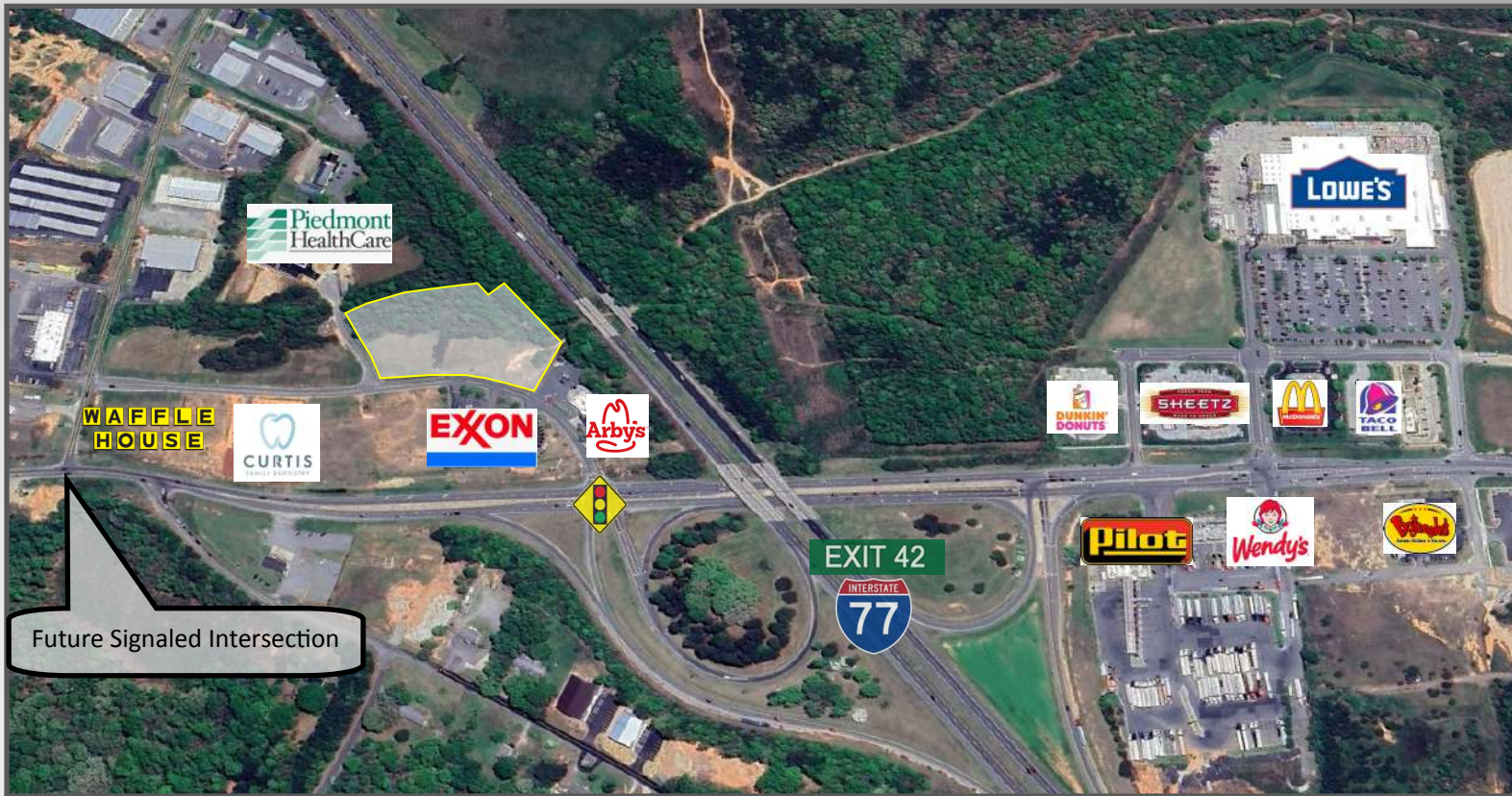
114 Morlake Dr.  
Suite 104  
Mooresville, NC

Office 704-799-9202  
EquityCP.com

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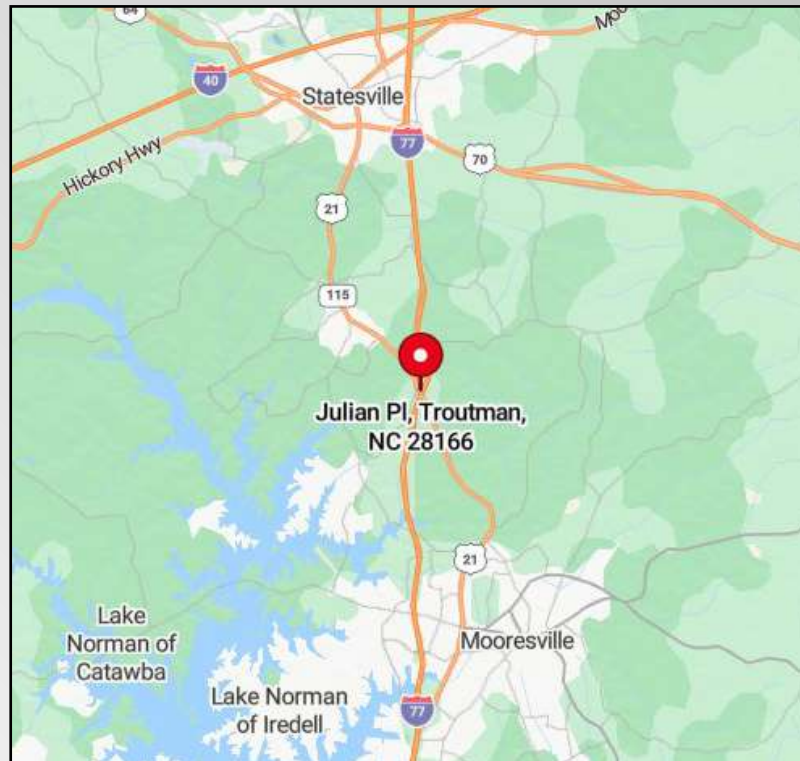
Troutman, NC

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## Property Details

Price:	\$ 1,725,000
Acreage:	+/- 3.36 Acres
Zoning:	Highway Business
Proposed Use:	Hotel/Retail
Interstate:	I-77 Exit 42
Water/Sewer:	City/Troutman
NCDOT:	Project R-5711
Development:	The Charles Center



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