

STATESVILLE

214 Phoenix St.
Statesville, NC 28677

RESIDENTIAL SITE

4 ACRE SITE

OVERVIEW

The property spans approximately 4 acres, currently zoned R-10 with the City of Statesville. The site consists of multiple parcels and has great topography. Located between I-77 (exit 49A) and I-40 (exit 148) it has easy access via Hwy 70 or Hwy 64. The land is cleared and utilities at site.

STRATEGIC LOCATION

- I-77 less than 4 miles
- I-40 less than 2 miles
- Hwy 70 less than 1 mile

AIRPORTS 30 MILES OR LESS

- Statesville Regional, Concord Regional, & Charlotte Douglas International

CITY OF STATESVILLE

- Statesville Council continuously voices their support and the cities need for affordable housing in Statesville.

\$125K / Acre

PROPERTY SPECIFICATIONS

- +/- 4 Acres
- Currently Zoned R-10
- Great Topography
- Cleared
- Utilities - City of Statesville
- Potential re-development site

With close proximity to I-40 and I-77 this is a great opportunity in Statesville to provide a needed housing product with all utilities along the road. Statesville has limited infill properties for affordable housing as recent activity has absorbed developable land.

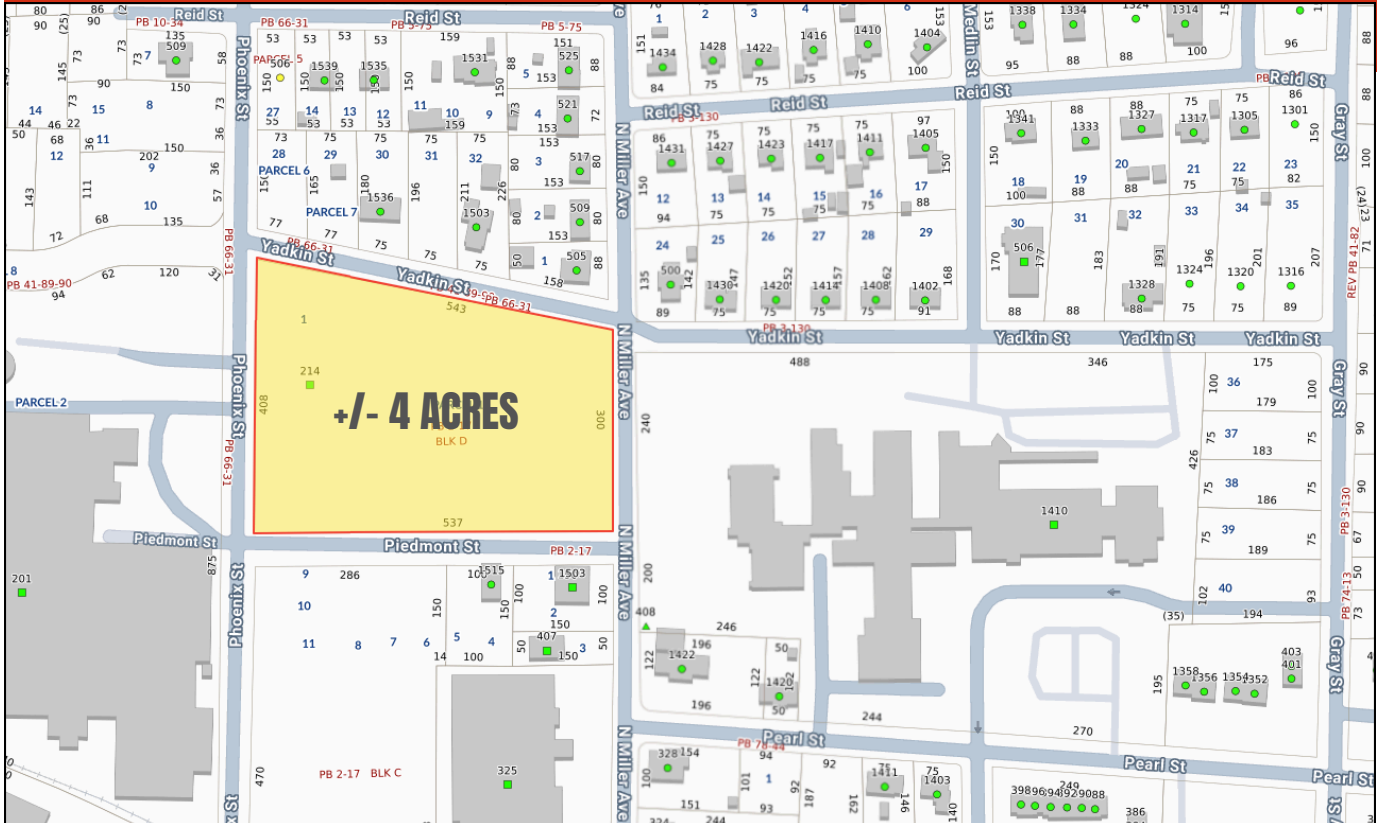
A GREAT PLACE FOR HOME AND BUSINESS

North Carolina's state-controlled highway mileage makes it the 2nd largest highway system in the country. Iredell County is the center point in the State where Interstates 40 and 77 intersect. Our region has grown exponentially over the last 8+ years showing off a low tax base, great job market, and a desirable community to live in.

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RESIDENTIAL SITE



CITY OF STATESVILLE RESIDENTIAL INFILL SITE



Less than 2 miles from exit 148 (30 minutes from Hickory)



Less than 4 miles from 49A (30 minutes from Charlotte)

- WATER
 - SEWER
 - POWER
 - +/- 4 ACRES
 - RESIDENTIAL INFILL SITE
 - EASY ACCESS TO I-40 AND I-77
- CITY OF STATESVILLE

