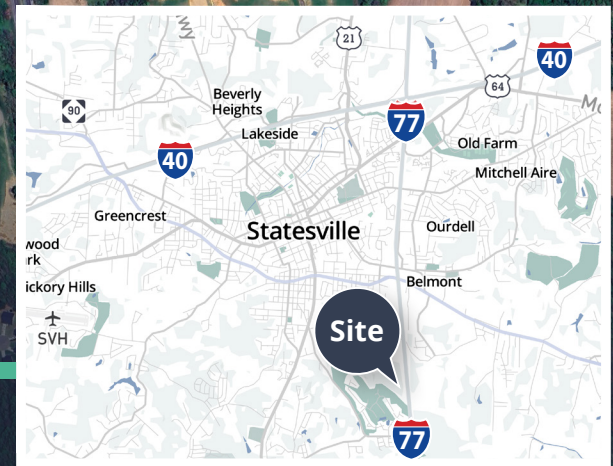


# Development Opportunity

STATESVILLE, NORTH CAROLINA



**± 78.95 AC Available**



**Gray Gaines**  
Vice President  
704 413 0230  
gray.gaines@avisonyoung.com

**Henry Lobb, SIOR**  
Principal  
704 469 5964  
henry.lobb@avisonyoung.com

**Nick Claudio**  
Senior Vice President  
704 512 0231  
nick.claudio@avisonyoung.com

**AVISON  
YOUNG**

# Development Property STATESVILLE, NC

## PROPERTY DETAILS

This ±78.95 acre single-family residential development opportunity is ideally situated next to I-77, near retail stores, restaurants, and upcoming commercial projects, presenting an exciting investment opportunity.

<b>PARCEL ID</b>	4743644008.000
<b>ACREAGE</b>	±78.95 AC
<b>COUNTY</b>	Iredell
<b>ZONING</b>	LI <i>(Ownership open to rezoning)</i>
<b>UTILITIES</b>	Water and Sewer available
<b>PRICING</b>	<i>Call Brokers</i>



**Gray Gaines**  
Vice President  
704 413 0230  
gray.gaines@avisonyoung.com

**Henry Lobb, SIOR**  
Principal  
704 469 5964  
henry.lobb@avisonyoung.com

**Nick Claudio**  
Senior Vice President  
704 512 0231  
nick.claudio@avisonyoung.com



Development Property  
STATESVILLE, NC

**AMENITIES MAP**



**Statesville Demographics**

*5 mile radius of property*

AVERAGE HOUSEHOLD INCOME  
**\$75,879**

**18,423**  
TOTAL HOUSEHOLDS

TOTAL POPULATION  
**446,033**

**Gray Gaines**  
Vice President  
704 413 0230  
gray.gaines@avisonyoung.com

**Henry Lobb, SIOR**  
Principal  
704 469 5964  
henry.lobb@avisonyoung.com

**Nick Claudio**  
Senior Vice President  
704 512 0231  
nick.claudio@avisonyoung.com

