



LAKE NORMAN REALTY, INC.

Statesville, Davie Ave. commercial parcel *\$950,000 asking price*



- +/- 3.7 acre commercial parcel, B5 zoning
- 2329 and 2333 Davie Ave., & 2216 International Dr.
- Redevelopment or Investment Property
- Adjacent to Cardinal Village & The Gardens of Statesville independent living, retirement community
- Industrial space neighboring on NE side to be vacated



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All information regarding this property was obtained from sources deemed reliable but no warranty or representation express or implied is made of the accuracy thereof, and the properties are subject to prior sale or withdrawal.

Statesville, Davie Ave. commercial parcel

Iredell Co. PIN 4755-14-3591



Two improvements on the site
one currently vacant, one with a short-term lease

Property can be redeveloped,
and/or improvements
leased.



Statesville, Davie Ave. commercial parcel

+/- 3.7 acres

B5 zoning—General Business District

Water & Sewer at site



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More facts about Statesville, Iredell Co, and No. Mecklenburg Co.:

- * Within 45 minutes of Charlotte Douglas International Airport, and 1 hr 20 min of Piedmont Triad International Airport, Greensboro
- * Within 45 minutes of uptown Charlotte, fine dining, nightlife, Concerts, Panther NFL football, and Hornet NBA basketball
- * Located near I-77, connecting the Great Lakes to the Southeast
- * Also located on I-40, running 2,555 mis. from the port of Wilmington, NC, to California
- * At Lake Norman, NC's largest lake.
- * Within 45 minutes of NASCAR's Lowe's Motor Speedway
- * Approx. 4 hrs to the fine beaches of North and South Carolina
- * Within 1 hr 30 min of mountain resorts and snow skiing
- * Within approx 2 hrs to the state capital in Raleigh, the Research Triangle, and many of the nation's finest universities



For more information, contact:

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