



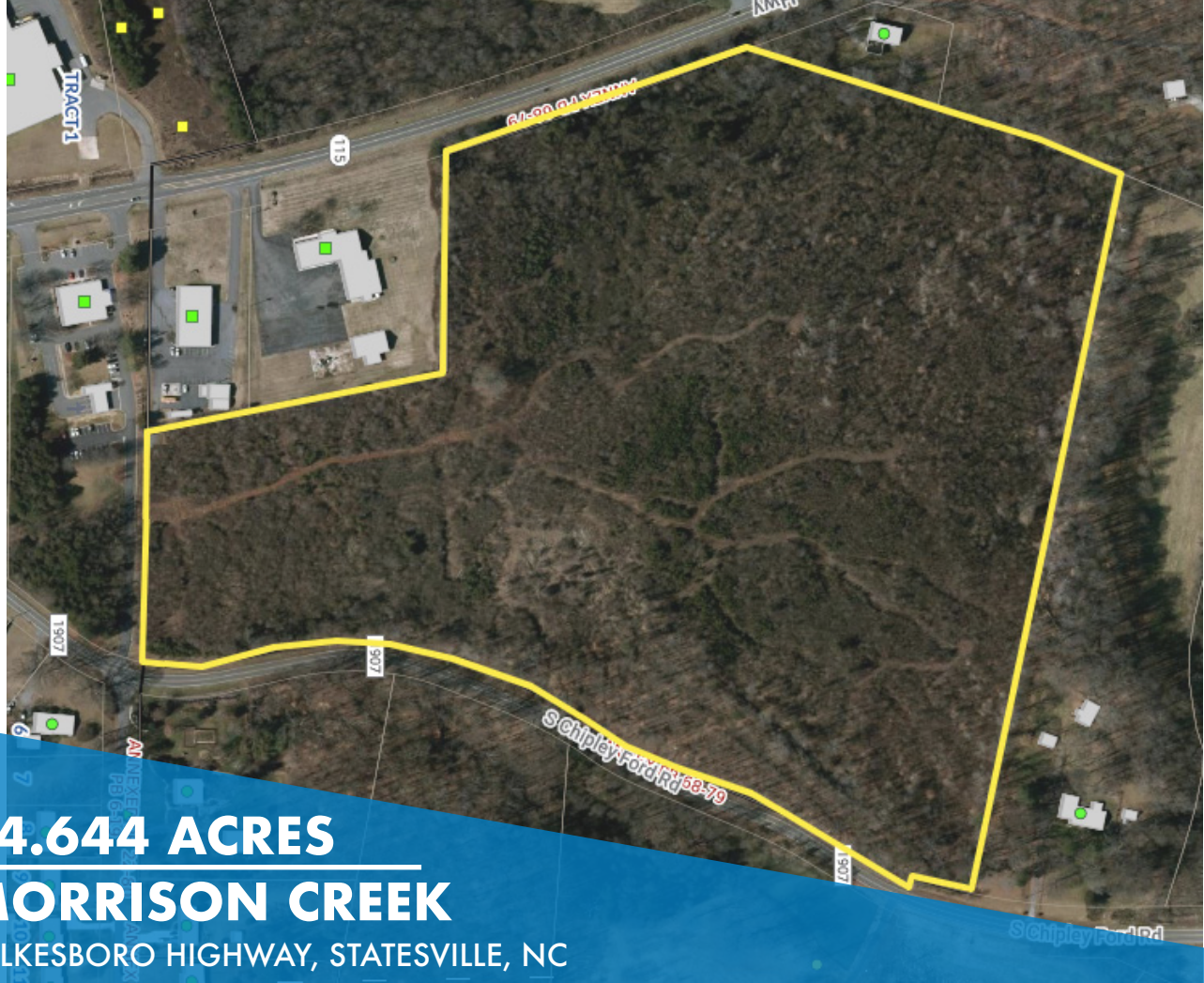
**ASCENT**  
REAL ESTATE PARTNERS



WILKESBORO HIGHWAY, STATESVILLE, IREDELL COUNTY, NC

# MORRISON CREEK

44.644 ACRES AVAILABLE FOR SALE



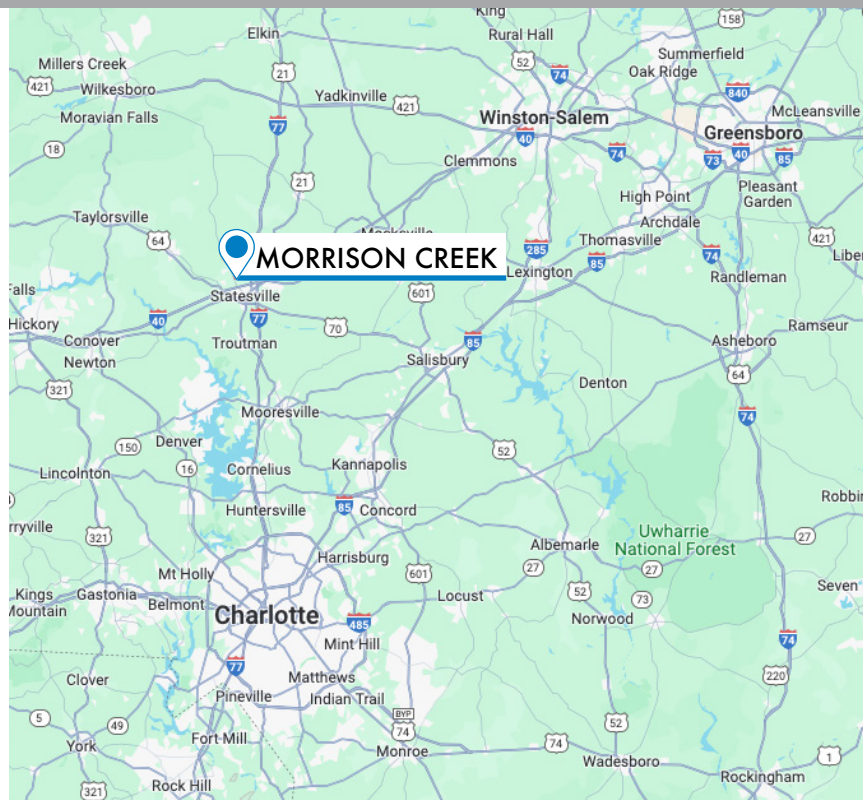
# 44.644 ACRES

## MORRISON CREEK

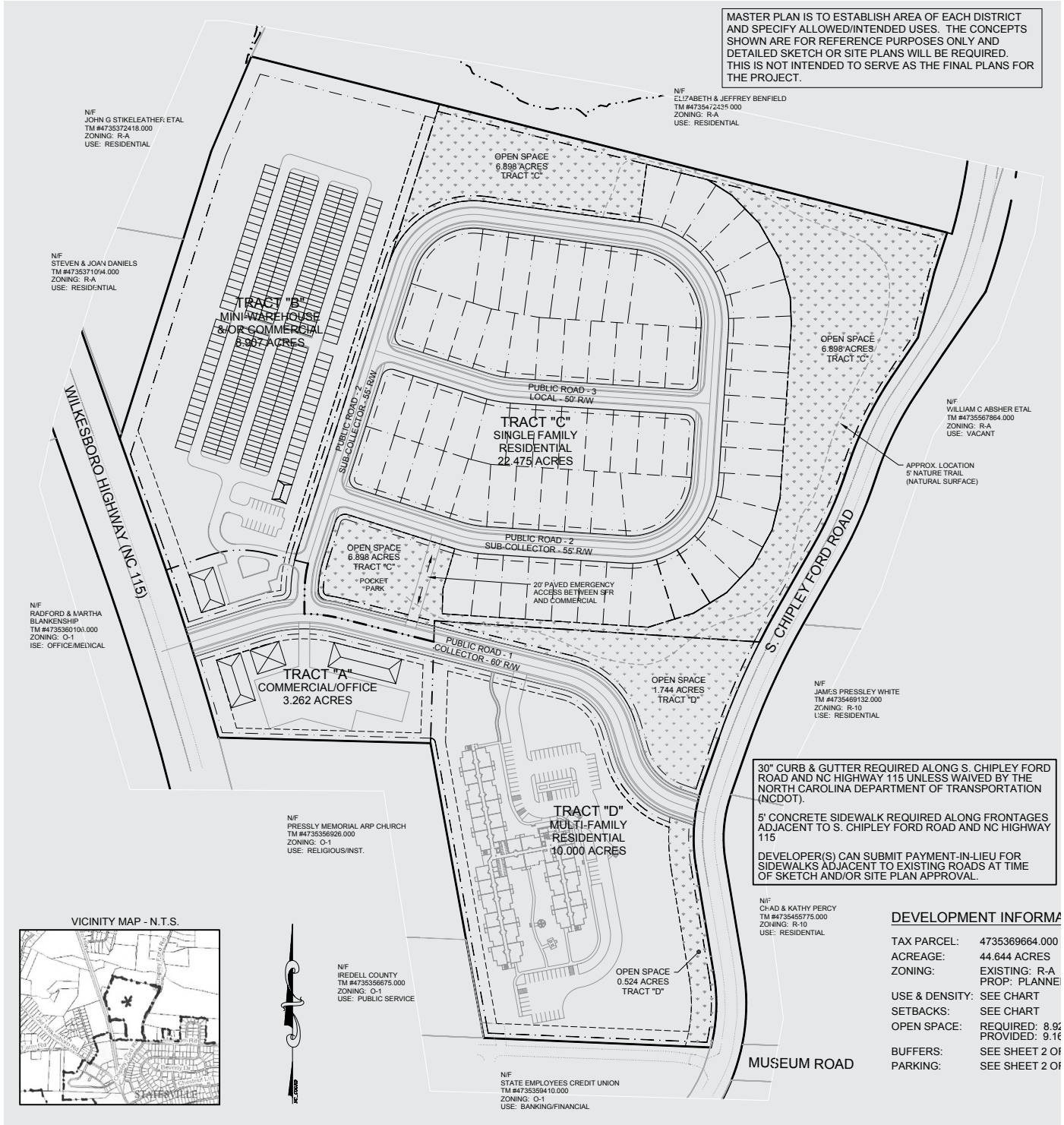
WILKESBORO HIGHWAY, STATESVILLE, NC

### PROPERTY INFORMATION

- Parcel 4735369664, 44.644 acres for sale
- Entitled for 67 Single Family Units, 80 Townhome or Apartment Units, 3.262 Acres of Commercial and 8.907 acres or (356 units) for Self Storage
- Located less than 5 minutes from I-40, 10 minutes from Downtown Statesville and less than 10 minutes from I-77
- Zoning: PUD - Seller willing to give time to alter plans, if desired
- Utilities: Water and Sewer
- Price: \$3,000,000 for the entire site - Seller open to selling portions

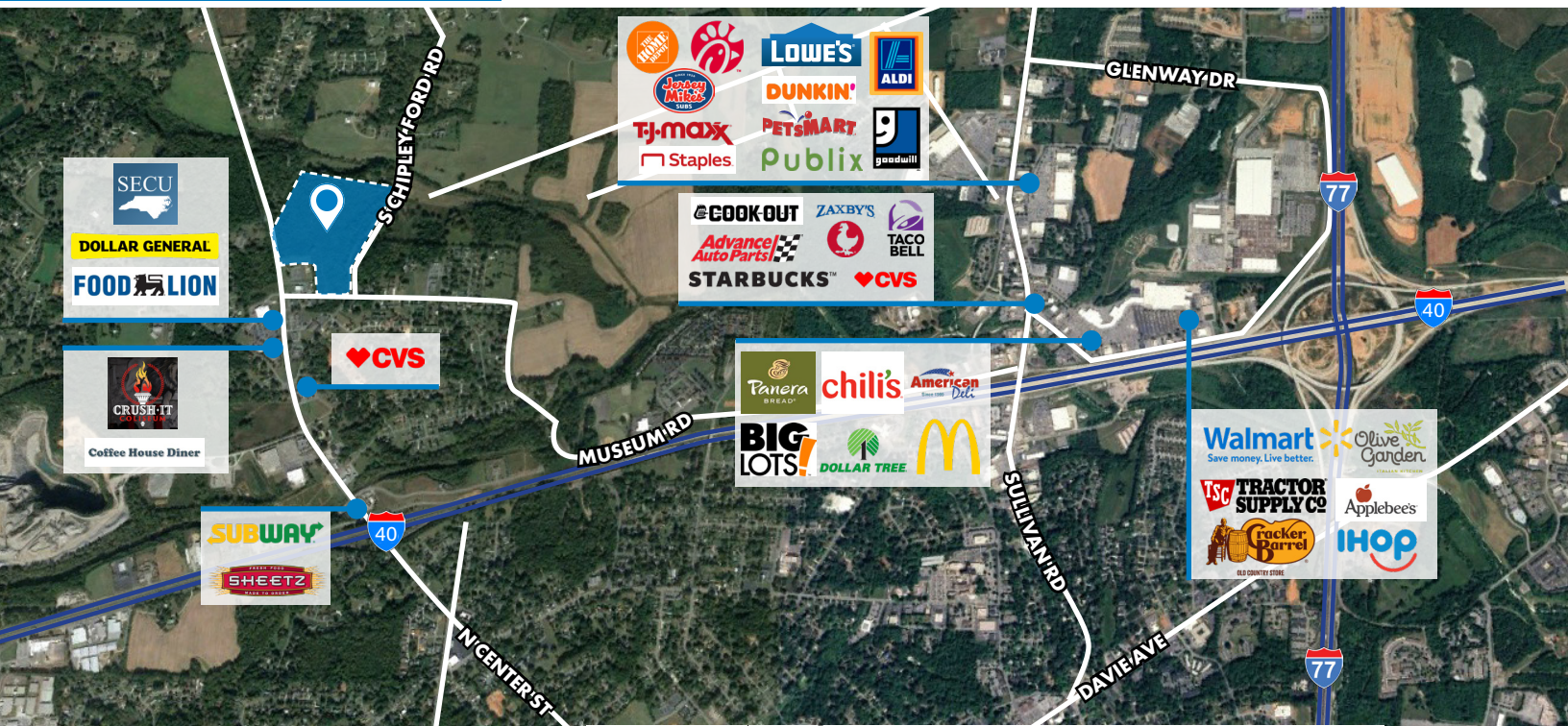


MASTER PLAN IS TO ESTABLISH AREA OF EACH DISTRICT AND SPECIFY ALLOWED/INTENDED USES. THE CONCEPTS SHOWN ARE FOR REFERENCE PURPOSES ONLY AND DETAILED SKETCH OR SITE PLANS WILL BE REQUIRED. THIS IS NOT INTENDED TO SERVE AS THE FINAL PLANS FOR THE PROJECT.



# AREA OVERVIEW

MORRISON CREEK | STATEVILLE, NC  
44.644 ACRES FOR SALE



# TOPOGRAPHY MAP



NOTES:  
PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, ETC.  
PROVIDED HEREIN BY DATE OF RECORD.  
BY DEVELOPMENT ORDER TO DATE 2000. SEE PAGE 1838 AS  
IN THE PUBLIC COUNTY RECORDS OF RECORD.  
COMPARATIVE METHOD:  
ALL PROPERTY CORNERS ARE PLUMB WITH THE GROUND UNLESS  
OTHER WAYS ARE SHOWN. TOTAL OF 75' ARE COMPLETED

LINE	THICK	THIN
1	1/8"	1/16"
2	1/4"	1/32"
3	3/8"	1/64"
4	1/2"	1/128"
5	5/8"	1/256"
6	3/4"	1/512"
7	7/8"	1/1024"
8	1"	1/2048"

CURVE	ARC	QUANT.	C
C1	750.00'	205.64°	0.25000000
C2	1000.00'	164.04°	0.25000000
C3	1000.00'	164.04°	0.25000000
C4	300.00'	164.04°	0.25000000
C5	750.00'	164.04°	0.25000000
C6	1000.00'	164.04°	0.25000000

MILES NORRIS  
410.708.5423  
miles@ascent.re



