



178 Old Airport Rd
Statesville, NC 28677



FOR SALE

50+/- Acre Development Opportunity

COMPASS
COMMERCIAL

Developable Acres Available for Sale

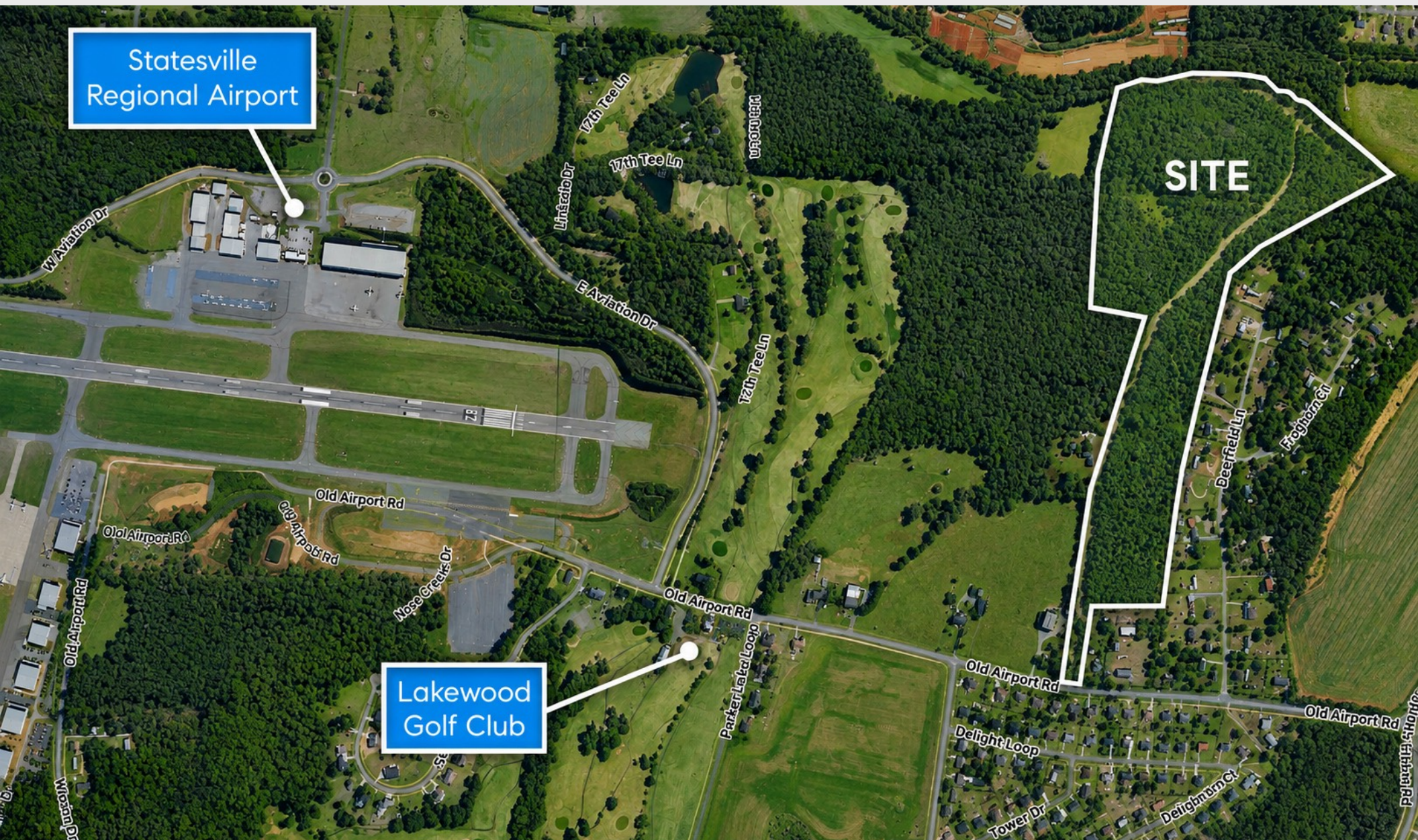
50.32± acres located along Old Airport Road near Statesville Regional Airport. Property is currently zoned GBCD (General Business Conditional District) with approved warehousing and storage use, offering an immediate development path for warehouse, distribution, and storage users. Situated within a growing airport and industrial corridor with convenient access to I-77 and I-40. The City's long-range land use plans identify the area for Employment Center / Industrial Flex growth. Buyers should verify intended uses, as amendments to the existing conditional zoning may be required for uses outside the current approval. Rare opportunity to acquire a large acreage tract in one of Statesville's emerging employment and industrial growth areas.

Property Details

Location	178 Old Airport Rd Statesville, NC 28677
County	Iredell
Zoning	GBCD
Property Size	50.32+/- AC
Parcel ID	4723-67-5694.000

* Property Outline is Approximate



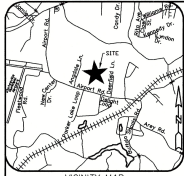


Statesville
Regional Airport

Lakewood
Golf Club

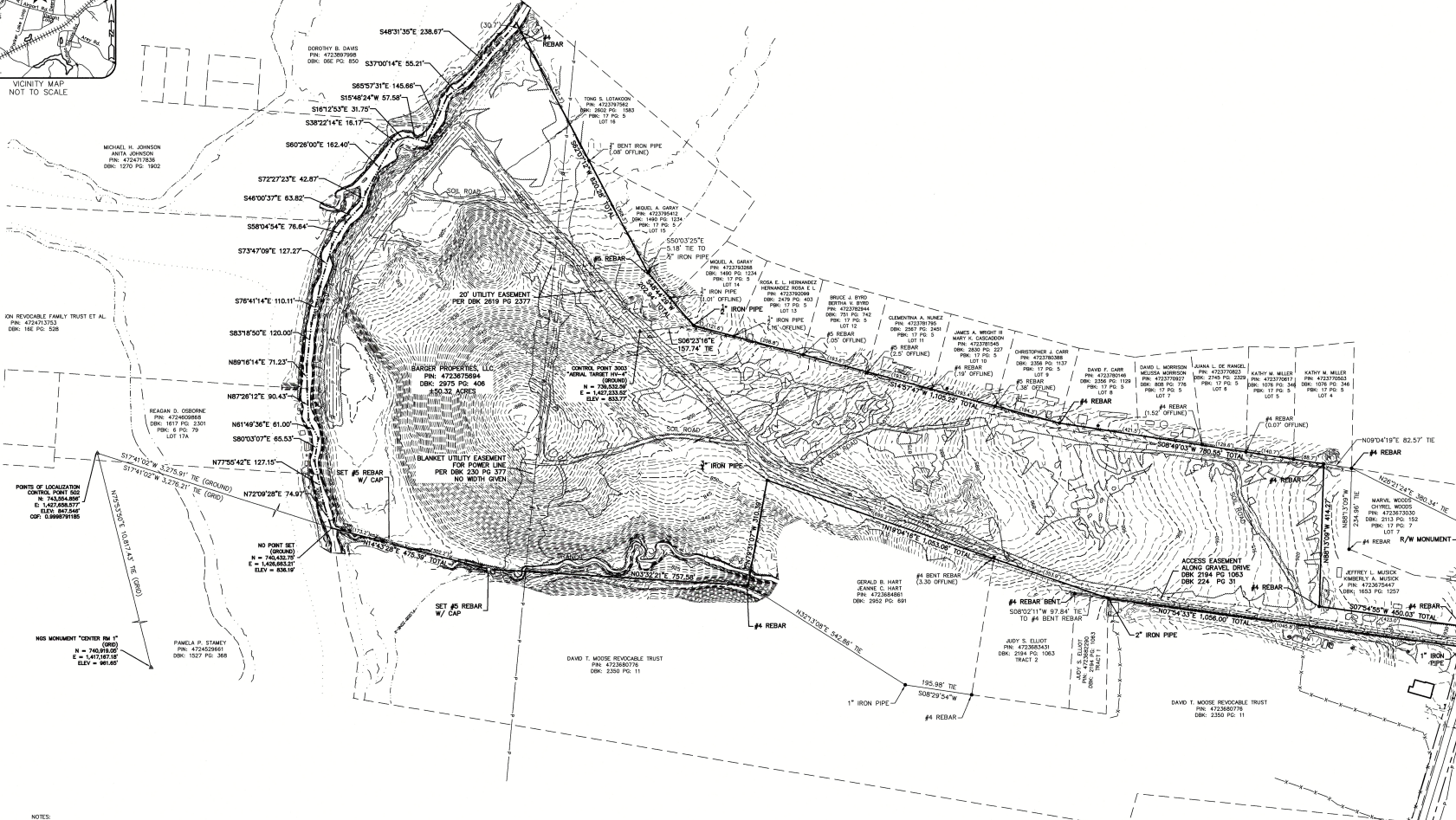
SITE

*GIS image was enhanced to remove property outlines and green trees



BASIS OF BEARING
 NC GRID NAD 83 (2011)
 EPOCH 2010.00

- LEGEND**
- EP (AS DESCRIBED)
 - EP (AS REBAR W/ CAP)
 - NPS (NO POINT SET)
 - ▲ CONCRETE MONUMENT
 - △ CONTROL POINT
 - ↑ POWER POLE
 - GUY WIRE
 - ROAD SIGN
 - UTILITY PRESTAL
 - HARBOR
 - LIGHT
 - BOUNDARY LINE (AS SURVEYED)
 - ADJACENT OWNER LINE (BY DEED OR PLAT)
 - THE LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - THE LINE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - OVERHEAD POWER LINE
 - BURIED TELEPHONE LINE
 - BURIED POWER LINE
 - BURIED GAS LINE
 - BURIED WATER LINE
 - FENCE LINE
 - CRACK TOP OF BANK LINE
 - GRADE BOUNDARY LINE
 - UTILITY ROAD LINE
 - TIE LINE
 - REGULATORY FLOOD LINE
 - EDGE OF FLOOD ZONE X
 - EDGE OF FLOOD ZONE AE



- NOTES**
1. DIMENSIONS ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD.
 2. ALL DISTANCES SHOWN ARE HORIZONTAL UNLESS OTHERWISE NOTED.
 3. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 4. SUBJECT PROPERTY PARTIALLY LOCATED IN ZONE AE (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FLEMING MAP NUMBER 370423000, EFFECTIVE DATE 03-18-2008, AND 3710474000, EFFECTIVE DATE 03-18-2008.
 5. BASIS OF NC GRID - NAD 83(2011), EPOCH 2010.00 WAS DERIVED FROM NCSD NETWORK FIX ON SEPTEMBER 23, 2022 & SEPTEMBER 26, 2022. UTILIZING NCSD NETWORK FIX (PD# F42827), AND THE PROJECT WAS LOCALIZED ON CONTROL POINT 502 (N = 740384.000, E = 1427584.277, ELEV = 1427.584) AND CONTROL POINT 503 (N = 740384.000, E = 1427584.277, ELEV = 1427.584).
 6. THIS IS A CLASS "M" SURVEY (HORIZONTAL POSITIONAL TOLERANCE 0.042" AND A VERTICAL POSITIONAL TOLERANCE OF 0.094"). SCOTT MODEL QUALITY AND DMS OF MEASUREMENT IS 0.094".
 7. NGS MONUMENT "CENTER RM 1" (N = 740384.000, E = 1427584.277, ELEV = 1427.584) WAS ACQUIRED ON MARCH 8, 2023 AND MARCH 9, 2023 FOR ADDITIONAL CONTROLS.
 8. TOPOGRAPHY PROVIDED BY ANNOUCEE WARNING SERVICES INC. 2023 FOR ADDITIONAL CONTROLS.
 9. THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 16B.0100).

- REFERENCES**
1. ALL DEEDS AND MAPS SHOWN HEREON.
 2. REDELL COUNTY DEED C-1, 742 MAP & REGISTER OF DEEDS.
 3. AN UNRECORDED MAP TITLED "RECOMBINATION SURVEY OF MICHAEL & ANITA JOHNSON AND CLAY H. JOHNSON REVOCABLE FAMILY TRUST" BY C. SCOTT WAGNER, PLS L-4547, DATED 10/10/2022 (REVISED 11/10/2022), NEW JOB NO. 220658.000.
 4. A RECORDED MAP TITLED "BOUNDARY SURVEY PARCEL 4723-67-5694" BY DELTA LAND SURVEYING, INC. AND FOUND AS PAGES 6 & 7 IN REDELL COUNTY REGISTER OF DEEDS, DEED BOOK 2975 PAGE 404.
 5. A RECORDED SET OF PLANS FOR THE NCOTI PROJECT 6530342 FOR STATE ROAD 1295 FOUND IN REDELL COUNTY REGISTER OF DEEDS HIGHWAY MAP BOOK 1 PAGE 17 DATED 1/23/1979.

- CLASSIFICATION**
- 1) CLASS OF SURVEY: HORIZONTAL CLASS A
 - 2) HORIZONTAL POSITIONAL ACCURACY: 0.050"
 - 3) VERTICAL POSITIONAL ACCURACY: 0.081"
 - 4) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC (RTK) NETWORK
 - 5) DATES OF SURVEY: SEPTEMBER 22 - SEPTEMBER 26, 2022
 - 6) DATUM / EPOCH: NAD 83 (2011) EPOCH 2010.00
 - 7) PUBLISHED / FIXED-CONTROL USED: NATIONAL SPATIAL REFERENCE SYSTEM (NGRS) NC NETWORK NOSS
 - 8) (NGRS) NC NETWORK NOSS: MONUMENT NOSS KM (PD# F42827)
 - 9) GOOD MODEL: G200TH
 - 10) OWNED GRID FACTOR: 0.99987185
 - 11) UNITS: US SURVEY FT.

THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE HORIZONTAL DATUM:

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER 18514, THIS THE 23RD DAY OF FEBRUARY, 2024.

Carly Scott Wagner
 CARLY SCOTT WAGNER, PLS
 18514
 2/23/24

REVISIONS
 05/01/2023 ADDED FLOOD PLAN DATA AND UPDATED NOTE 4
 01/31/2024 ADDED ADDITIONAL UNDERGROUND UTILITIES
 02/23/2024 ADDED BLANKET EASEMENT DATA

BOUNDARY AND TOPOGRAPHIC SURVEY OF:
PIN: 4723675694
 SHILOH TOWNSHIP, CITY OF STATESVILLE, REDELL CO., NORTH CAROLINA
 FOR CLIENT:
 BARBER PROPERTIES LLC

DATE: 04/13/2023 COMPUTED BY: DMW
 REVISED: 02/23/2024 DRAWN BY: DMW
 SCALE: 1" = 150' CHECKED BY: GSW
 JOB NO.: 230165.000

SCALE IN FEET
 0 50 100

CESI CIVIL & GEOTECHNICAL - SURVEYING
 N.C. FIRM LICENSE NO. 6-0241
 45 SPRING STREET SW CONCORD (704) 786-5404
 CONCORD, NC 28027
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STATESVILLE

NORTH CAROLINA

Statesville, North Carolina is strategically positioned 42 miles north of Charlotte serving as a significant manufacturing hub with over 300 companies specializing in racing, automotive, aerospace, defense, and advanced manufacturing. The state's manufacturing appeal stems from its fourth-ranked workforce nationally, robust infrastructure, and political consensus supporting business development. North

Carolina has captured CNBC's top ranking for **America's Top State for Businesses** for the third time in four years, driven by its strong economy, world-class workforce, and business-friendly environment that attracts major manufacturers like Bobcat Company, Sherwin-Williams, DENSO, and Berry Global to the Statesville area.

