



Absher Park Rd

Absher Park Rd, Statesville, NC 28625



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0	Lot 2 - 2.26 Acres	P
	Parcel ID: 4735-52-2737.000	
0	together at \$800,000 (Lot 1 and Lot 2 are listed together at \$800,000)	
	Lot 5 - 3.38 Acres	P
	Parcel ID: 4735-62-1808.000	
0	Listing Price \$195,000	
	Lot 8 - 4.36 Acres	
	Parcel ID: 4735-63-9083.000	
	Listing Price: \$1,200,000	

7 Proposed Recombination Plan for Lots 6 and 8: If recorded, Lot 6 will be 2.138 +/- acres and Lot 8 w



<p>res 922,000 listed together at \$800,000</p> <p>res 831,000 00</p>	<p>Lot 2 – 2.26 Acres Parcel ID: 4735-52-2737.000 (Lot 1 and Lot 2 are listed together at \$800,000)</p> <p>Lot 5 – 3.38 Acres Parcel ID: 4735-62-1808.000 Listing Price \$195,000</p> <p>Lot 8 – 4.36 Acres Parcel ID: 4735-63-9083.000 Listing Price: \$1,200,000</p>	<p>Lot Parcel ID Li</p> <p>Lot Parcel ID Li</p>
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liminary Proposed Recombination Plan for Lots 6 and 8: If recorded, Lot 6 will be 2.138 +/- acres and Lot 8 will be 4.36 acres

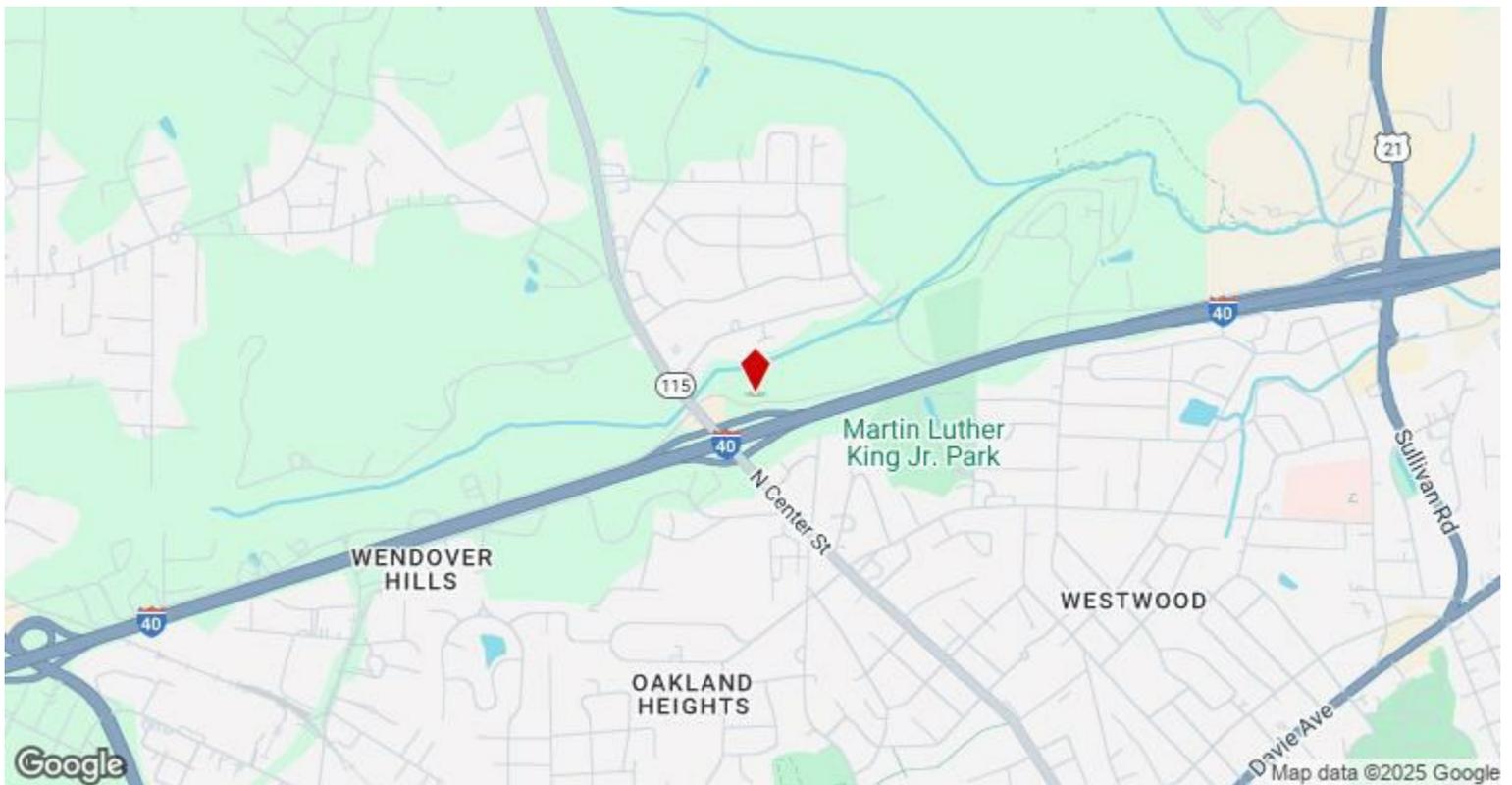
Absher Park Rd

Lot 1 and 2 sold together, Lot 3, Lot 4, Lot 5., Lot 6 and Lot 8 are available. Please see notes attached for each lot.

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



Price:	Individually Priced
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	17.04 AC
No. Lots:	6
Zoning Description:	CU 33-B4
APN / Parcel ID:	



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- Lot 1 - Parcel ID: 4735-52-0922.000 (1.95 acres +/-) Lot 1 and Lot 2 are listed together at \$800,000
- Lot 2 - Parcel ID: 4735-52-2737.000 (2.26 acres +/-) Lot 1 and Lot 2 are listed together at \$800,000
- Lot 3 - Parcel ID: 4735-52-4870.000 (1.54 acres +/-) Listing Price \$500,000
- Lot 4 - Parcel ID: 4735-52-7831.000 (2.05 acres +/-) Listing Price \$550,000
- Lot 5 - Parcel ID: 4735-62-1808.000 (3.38 acres +/-) Listing Price \$195,000
- Lot 6 - Parcel ID: 4735-62-3879.000 (1.50 acres +/-) Listing Price \$595,000
- Lot 8 - Parcel ID: 4735-63-9083.000 (4.36 acres +/-) Listing Price \$1,200,000
- Lot 8: Parcel ID: 4735-63-9083.000 has a billboard on the parcel. It does not convey with current purchase price. Owner is willing to discuss including Billboard at an additional price.
- There is a preliminary proposed recombination plat that would revise acreage for Lot 6 to 2.138 acres +/- and Lot 8 to 4.263 acres +/- but has not been recorded yet. (please see attached)

Prime I-40 Commercial Development Opportunity – Exit 150, Statesville, NC

Seize one of the last remaining high-visibility assemblages directly on I-40 in the fast-growing Statesville/Iredell County market!

- 2024 NCDOT AADT 35,000- 54,999 VPD on I-40
- There is a preliminary proposed recombination plat that would revise acreage for Lot 6 to 2.138 acres +/- and Lot 8 to 4.263 acres +/- but has not been recorded yet. (please see attached)
- Pad-ready sites –served by city water & sewer
- Flexible lot sizes from 1.5 to 4.36 acres – buy one, several, or the entire assemblage.
- Zoned CU 33-B4 – From Town of Statesville: The conditions are as follows:

Light shielding is required to prevent spillovers into nearby residential uses.

A substantial buffer must be provided, with additional buffering along the north and east sides.

The street entrance onto Hwy 115 must align with the existing Northside Drive.

- Lot 8: Parcel ID: 4735-63-9083.000 has a billboard on the parcel. It does not convey with current purchase price. Owner is willing to discuss including Billboard at an additional price.

Unbeatable Location & Traffic

- Immediate off-ramp visibility at Exit 150 (one of the busiest exits between Charlotte and the Triad)
- Already anchored by a high-volume Sheetz
- Positioned on the heavily traveled Wilkesboro Highway corridor with strong daily traffic from residents, commuters, and interstate travelers

Property Photos



Property Photos



Property Photos



Property Photos

