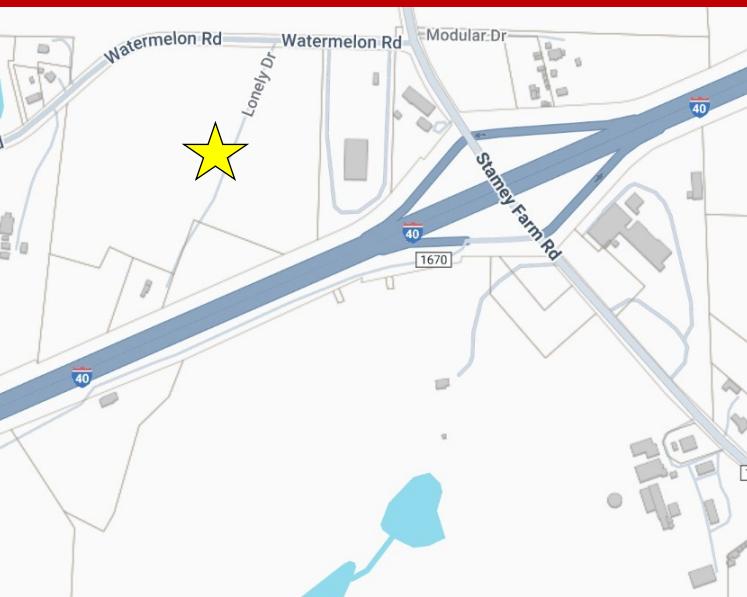


# Industrial Site/Heavy Manufacturing

## 31 Acres, Watermelon Rd, Statesville, NC



**For Sale \$125K Per Acre**

**+/- 31 Acres**

Owner will consider subdividing property.

This property is strategically located off I-40 on the Northside of Stamey Farm Rd, Exit 146. The City of Statesville has recently approved a New Data Center positioned on the Southside of Stamey Farm Rd, Exit 146. This 31 acres of Iredell County M-2 Zoned/Heavy Manufacturing Site is a prime location for a New Industrial Development to help meet current demand and the hundreds of ancillary businesses that will follow and support a NEW DATA CENTER.

**John Kindley**

Broker

704.677.3048 Cell

[JKindley@EquityCP.com](mailto:JKindley@EquityCP.com)

**Carl Peggs**

Broker

704.400.9598 Cell

[APeggs@EquityCP.com](mailto:APeggs@EquityCP.com)



**Equity Commercial Properties**

114 Morlake Dr.

Suite 104

Mooresville, NC 28117

Office 704-799-9202

[EquityCP.com](http://EquityCP.com)

# 31 Acres, Watermelon Rd, Statesville NC



## Property Details

Price:	\$ 125K per acre
Land:	+- 31 acres
Use:	Industrial Development
Topography:	Level/Gentle Slope
Watermelon Rd Frontage:	+- 1400ft
Interstate 40 Frontage:	+-1000ft
Zoned M-2:	Heavy Manufacturing
Water:	West Iredell Water Co.



**Equity Commercial Properties**

114 Morlake Dr.  
Suite 104  
Mooresville, NC 28117

Office 704-799-9202  
[EquityCP.com](http://EquityCP.com)