



OFFERING MEMORANDUM



227 OLD MOCKSVILLE ROAD

3.1 ACRES FOR SALE
227 OLD MOCKSVILLE ROAD, STATESVILLE NC 28625

227 Old Mocksville Road

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Demographics

Exclusively Listed By



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OFFERING SUMMARY

| | |
|--------------|---|
| ADDRESS | 227 Old Mocksville Road Statesville NC 28625 |
| COUNTY | Iredell |
| PRICE | \$1,700,000 |
| PRICE PSF | \$12.59 |
| LAND SF | 135,036 SF |
| LAND ACRES | 3.1 |
| ZONING TYPE | O+I-2 |
| # OF PARCELS | 1 |
| APN | 4755-77-0858 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2024 Population | 1,247 | 17,985 | 40,046 |
| 2024 Median HH Income | \$78,134 | \$61,081 | \$55,389 |
| 2024 Average HH Income | \$92,028 | \$85,506 | \$75,556 |

Property Highlights

- Corner traffic light intersection lot in Statesville
- Located around the corner from 8 million square feet of planned industrial development
- Second building in the development currently being completed
- Zoning is O+I-2, ideal for gas station/convenience store and/or restaurant
- Water and sewer either on or across the street from the parcel
- New Sheetz gas station across the street

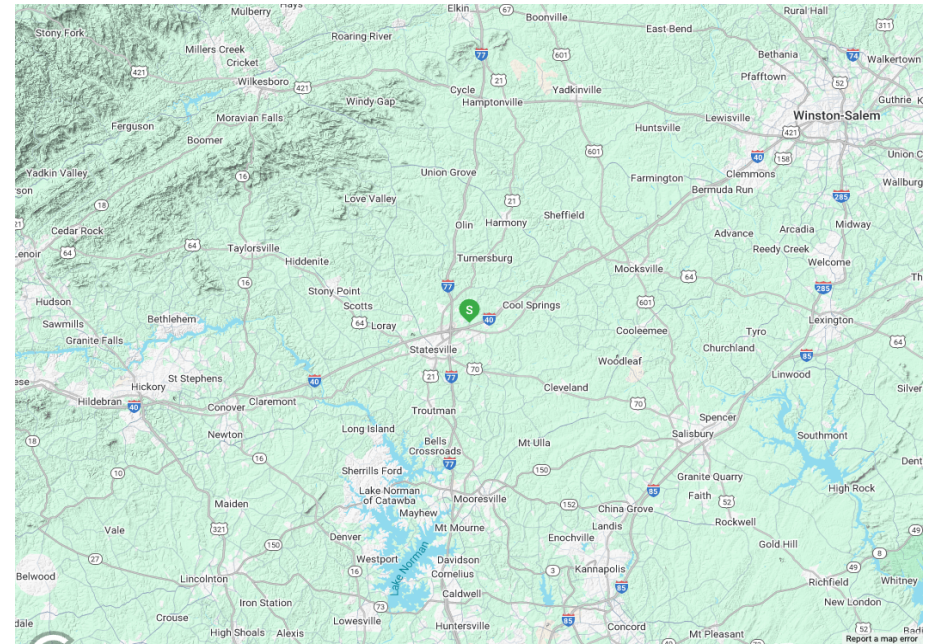


- Located along I-40 at an exit, close to the I-77 interchange with recent NCDOT upgrades to both interstate and interchange
- Statesville's population reached 30k in 2024 and is growing rapidly, particularly in the northern path of progress

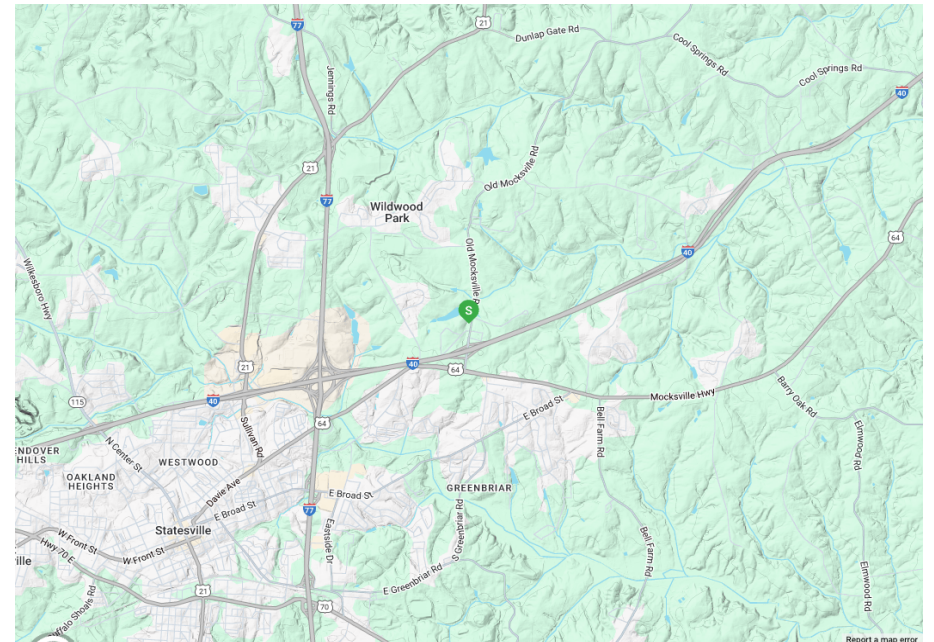
About Statesville, NC

- Statesville is located in Iredell County, in the central part of North Carolina. It sits about 40 miles north of Charlotte and 70 miles south of Winston-Salem.
- Statesville has experienced rapid population growth in recent years, with a growing trend toward suburban development.
- Statesville is home to a mix of manufacturing, retail, and logistics companies. The region is becoming a hub for distribution due to its proximity to major interstates (I-40 and I-77).
- Major companies include Lowe's Companies, Inc., which has a distribution center in the area, and a number of automotive-related businesses.
- Significant industrial development is underway, with approximately 8 million square feet of planned space being developed in the area.
- The city benefits from its close location to Charlotte, one of the largest economic hubs in the Southeast, which provides access to larger markets.
- Located along I-40, which runs from Barstow, California, to Wilmington, North Carolina.
- Statesville is close to the I-77 interchange, a major north-south interstate connecting Statesville to Charlotte and the Great Lakes region.
- The city has a notable connection to motorsports, as it's located near the North Carolina Motorsports Corridor, which is home to numerous racing teams and facilities.

Regional Map



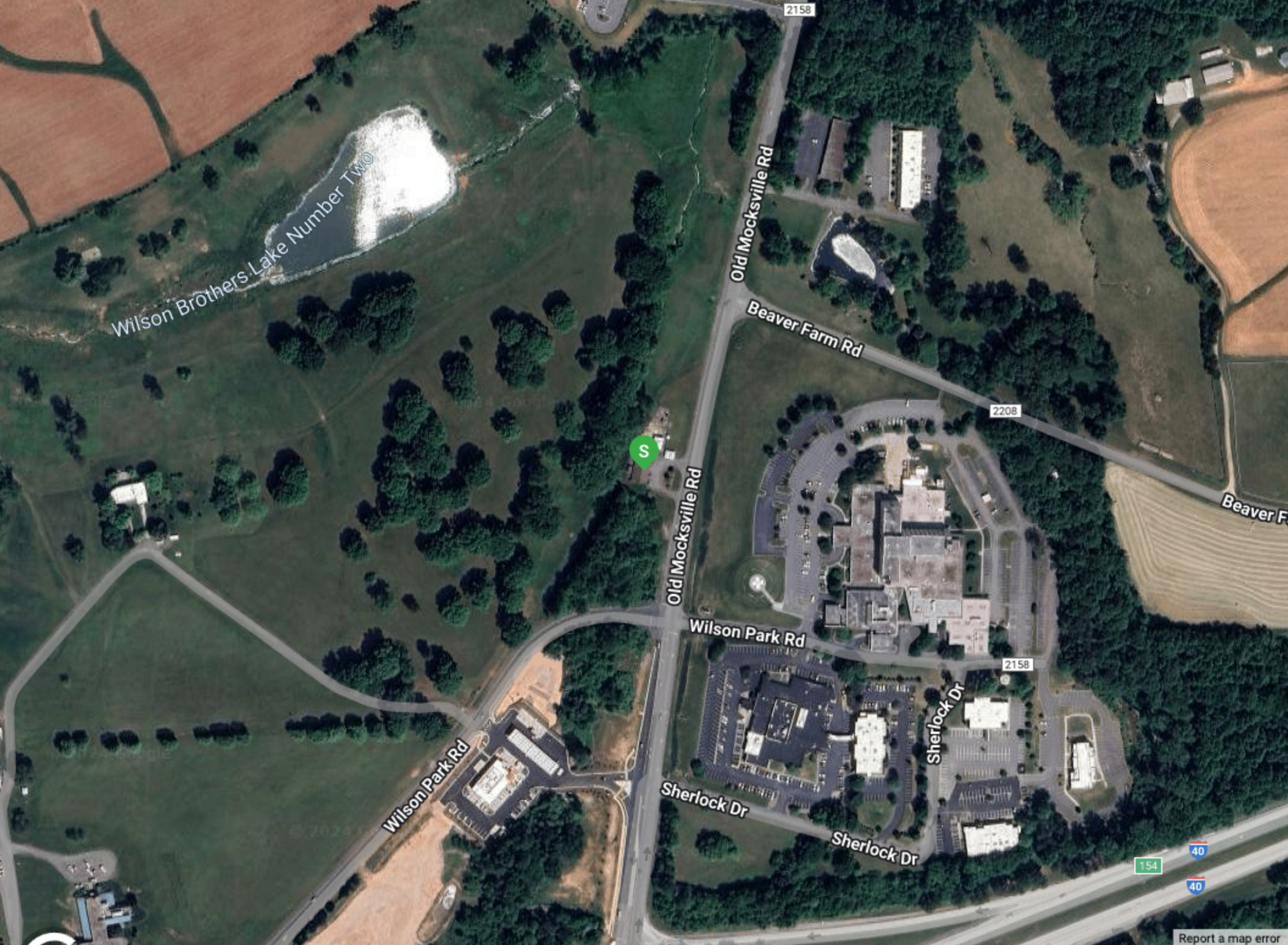
Locator Map



PROPERTY FEATURES

| | |
|--------------|---------|
| LAND SF | 135,036 |
| LAND ACRES | 3.1 |
| # OF PARCELS | 1 |
| ZONING TYPE | O+I-2 |





Wilson Brothers Lake Number Two

Old Mocksville Rd

Beaver Farm Rd

Beaver F

S

Old Mocksville Rd

Wilson Park Rd

Wilson Park Rd

Sherlock Dr

Sherlock Dr

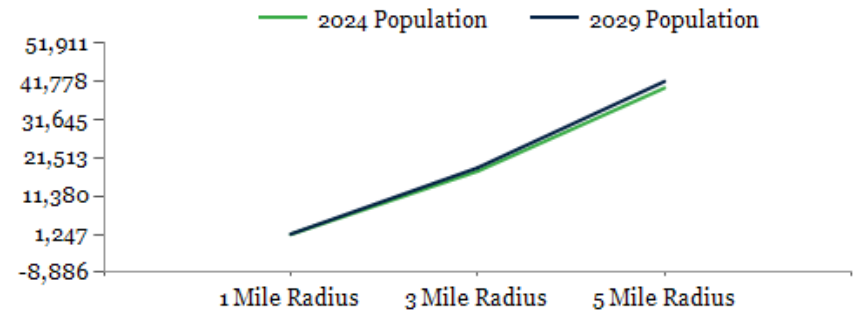
Sherlock Dr

Report a map error

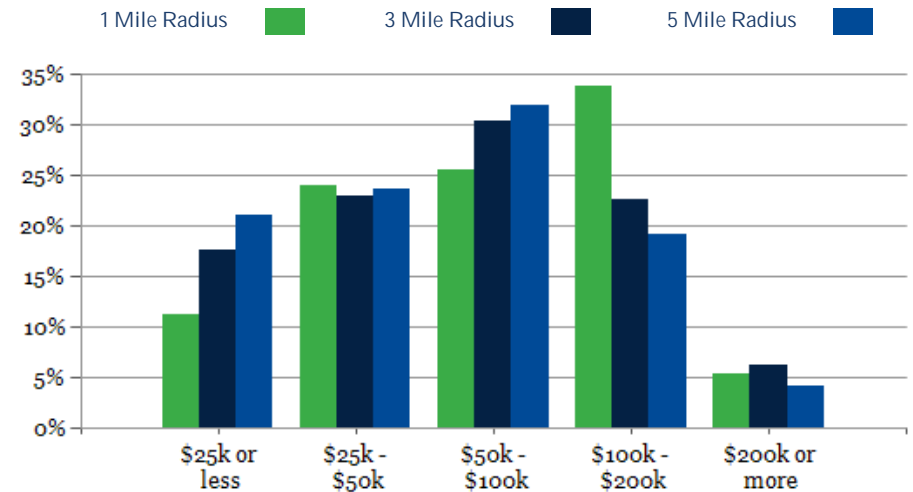
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 641 | 12,778 | 32,806 |
| 2010 Population | 1,007 | 15,558 | 36,312 |
| 2024 Population | 1,247 | 17,985 | 40,046 |
| 2029 Population | 1,336 | 18,894 | 41,778 |
| 2024-2029: Population: Growth Rate | 6.95% | 4.95% | 4.25% |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 19 | 432 | 1,426 |
| \$15,000-\$24,999 | 25 | 865 | 2,000 |
| \$25,000-\$34,999 | 61 | 843 | 1,881 |
| \$35,000-\$49,999 | 33 | 835 | 1,976 |
| \$50,000-\$74,999 | 50 | 1,272 | 2,945 |
| \$75,000-\$99,999 | 50 | 956 | 2,248 |
| \$100,000-\$149,999 | 108 | 1,344 | 2,481 |
| \$150,000-\$199,999 | 25 | 309 | 639 |
| \$200,000 or greater | 21 | 460 | 684 |
| Median HH Income | \$78,134 | \$61,081 | \$55,389 |
| Average HH Income | \$92,028 | \$85,506 | \$75,556 |

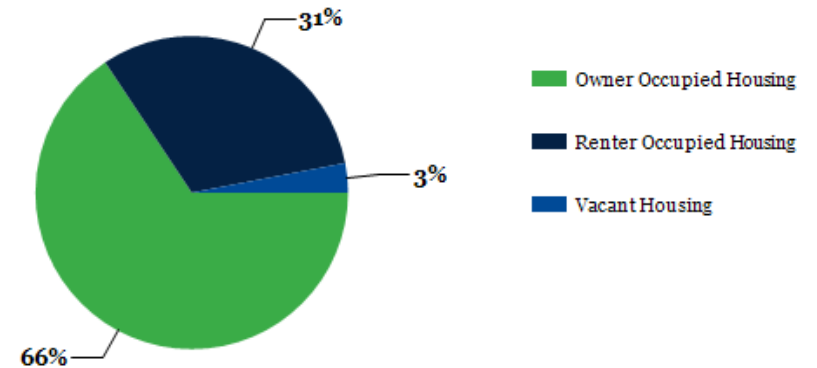
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 215 | 5,253 | 13,826 |
| 2010 Total Households | 316 | 6,177 | 14,436 |
| 2024 Total Households | 393 | 7,316 | 16,279 |
| 2029 Total Households | 430 | 7,833 | 17,293 |
| 2024 Average Household Size | 2.95 | 2.38 | 2.40 |
| 2024-2029: Households: Growth Rate | 9.10% | 6.90% | 6.10% |



2024 Household Income

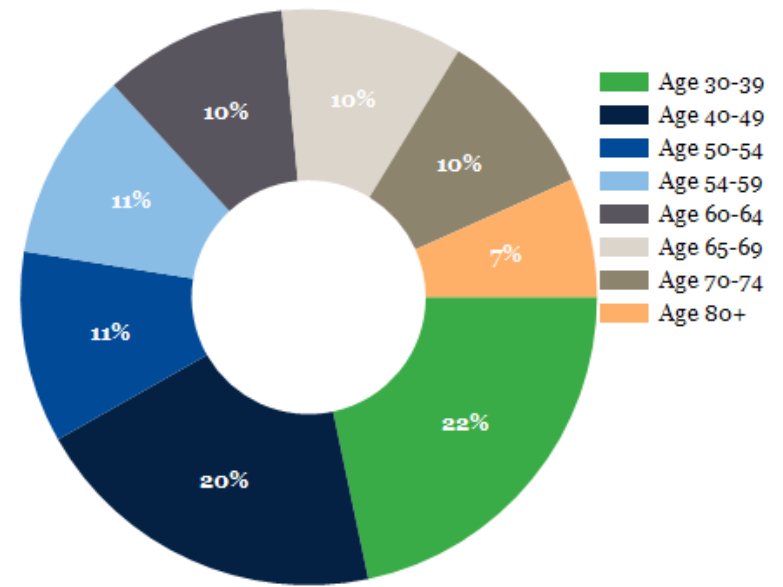


2024 Own vs. Rent - 1 Mile Radius

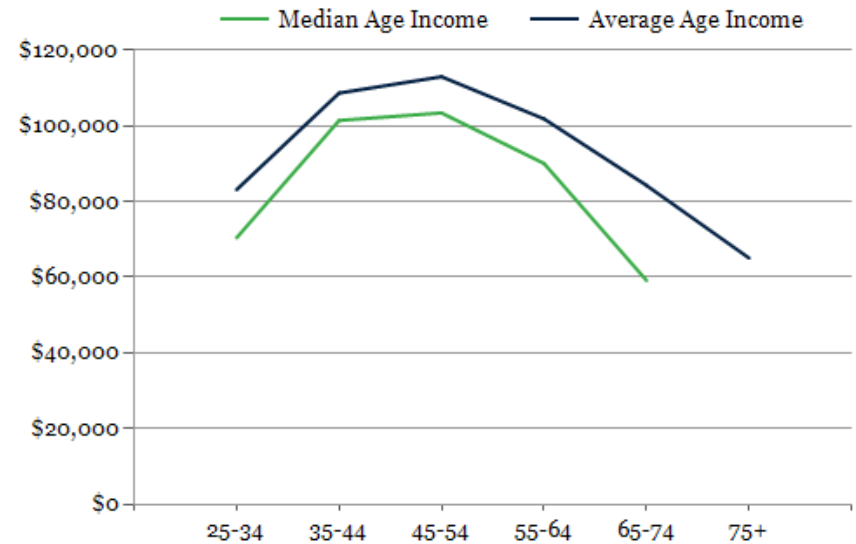


Source: esri

| 2024 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2024 Population Age 30-34 | 80 | 1,101 | 2,586 |
| 2024 Population Age 35-39 | 69 | 1,012 | 2,369 |
| 2024 Population Age 40-44 | 68 | 998 | 2,392 |
| 2024 Population Age 45-49 | 70 | 1,000 | 2,303 |
| 2024 Population Age 50-54 | 74 | 1,092 | 2,568 |
| 2024 Population Age 55-59 | 73 | 1,101 | 2,580 |
| 2024 Population Age 60-64 | 71 | 1,169 | 2,622 |
| 2024 Population Age 65-69 | 70 | 1,078 | 2,385 |
| 2024 Population Age 70-74 | 66 | 1,055 | 2,080 |
| 2024 Population Age 75-79 | 46 | 831 | 1,622 |
| 2024 Population Age 80-84 | 37 | 535 | 1,030 |
| 2024 Population Age 85+ | 62 | 588 | 1,011 |
| 2024 Population Age 18+ | 978 | 14,247 | 31,372 |
| 2024 Median Age | 41 | 42 | 41 |
| 2029 Median Age | 41 | 43 | 42 |



| 2024 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|----------|
| Median Household Income 25-34 | \$70,405 | \$59,605 | \$55,422 |
| Average Household Income 25-34 | \$83,127 | \$79,939 | \$71,940 |
| Median Household Income 35-44 | \$101,414 | \$79,361 | \$68,058 |
| Average Household Income 35-44 | \$108,653 | \$101,777 | \$85,544 |
| Median Household Income 45-54 | \$103,396 | \$80,892 | \$71,530 |
| Average Household Income 45-54 | \$112,977 | \$102,009 | \$89,437 |
| Median Household Income 55-64 | \$90,053 | \$69,563 | \$59,384 |
| Average Household Income 55-64 | \$101,840 | \$94,421 | \$80,225 |
| Median Household Income 65-74 | \$59,123 | \$52,727 | \$47,875 |
| Average Household Income 65-74 | \$84,250 | \$79,904 | \$70,009 |
| Average Household Income 75+ | \$65,048 | \$62,280 | \$59,101 |



227 Old Mocksville Road

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