



**Step Into the Future
of Wakefield Village**

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2625 SHELTON AVE – GROUND LEASE / BUILD-TO-SUIT OPPORTUNITY

2625 SHELTON AVE, WAKEFIELD GATEWAY, NC 28010
IREDELL COUNTY | STATESVILLE-TROUTMAN SUBMARKET

TODD AKERS

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ABOUT TODD AKERS

Todd's Value Proposition
Strategic Marketing Approach
KW Commercial Network



Exclusively Listed by:

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The information contained in the Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Todd Akers and should not be made available to any other person or entity without the written consent of Todd Akers. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Todd Akers has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Todd Akers has not verified, and will not verify, any of the information contained herein, nor has Todd Akers conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Todd Akers or its parent, nor any affiliated entity has directly or indirectly endorsed or verified the information in this offering.

EXECUTIVE SUMMARY

2625 SHELTON AVE

GROUND LEASE / BUILD-TO-SUIT OPPORTUNITY

Positioned in Wakefield Gateway, this 2.2-acre parcel presents a rare opportunity for ground lease or build-to-suit development. The site includes an existing 768 SF single-story structure built in 1969, offering both immediate occupancy potential and redevelopment flexibility.

Strategically located along HWY 21 (N. Main Street), the property benefits from steady traffic counts (8,000–9,500+ vehicles per day) and strong visibility in a corridor experiencing significant residential growth within walking distance. The property carries built-in stability while also being well-positioned for future retail, service, or neighborhood commercial uses.



INVESTMENT HIGHLIGHTS



Infill Location

Positioned in Wakefield Gateway, one of Iredell County's fastest growing residential pockets



Redevelopment Potential

Ideal for small-scale retail, banking, restaurant, or service-oriented users seeking long-term growth



Connectivity

Direct access to Troutman, Statesville, and regional highways via N. Main Street and US-21



Demand Drivers

Projected +6,800–7,100 residents from Wakefield alone at build-out; Troutman population expected to surpass 11,000 with approved developments.

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The property consists of a 2.2-acre parcel improved with a 768 SF single-story building. It is offered as a ground lease or build-to-suit opportunity.

Key attributes include:

- Flexible redevelopment potential for retail, service, restaurant, or banking use
- High visibility frontage along Shelton Avenue with 8,000–9,500+ vehicles per day
- Located in a corridor supported by strong demographic trends and nearby residential expansion

PROPERTY DETAILS

Address	2625 Shelton Avenue, Wakefield Gateway (Statesville), NC 28010
Lot Size	2.2 AC
Building Size	768 SF
Year Built	1969
Stories	1
Zoning	RA (Residential-Agricultural)
FAR	0.10

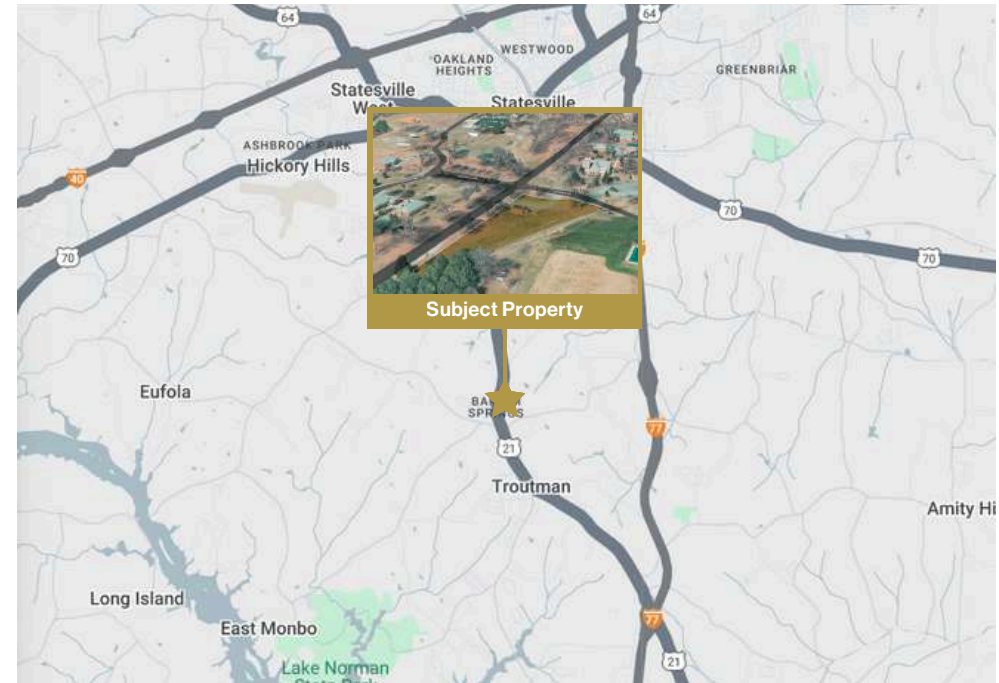


DEMOGRAPHIC SUMMARY

2625 SHELTON AVE

GROUND LEASE / BUILD-TO-SUIT OPPORTUNITY

Category	1 Mile		3 Miles		5 Miles	
Population						
2029 Projection	996		13,922		43,042	
2024 Estimate	874		12,165		37,792	
2020 Census	772		10,440		33,567	
Growth 2024 - 2029	13.96%		14.44%		13.89%	
Growth 2020 - 2024	13.21%		16.52%		12.59%	
2024 Population by Hispanic Origin	60		1,103		3,884	
2024 Population	874		12,165		37,792	
White	693	(79.29%)	9,211	(75.72%)	24,221	(64.09%)
Black	74	(8.47%)	1,277	(10.50%)	8,036	(21.26%)
Am. Indian & Alaskan	6	(0.69%)	72	(0.59%)	286	(0.76%)
Asian	11	(1.26%)	159	(1.31%)	401	(1.06%)
Hawaiian & Pacific Islander	0	(0.00%)	0	(0.00%)	0	(0.00%)
Other	90	(10.30%)	1,446	(11.89%)	4,848	(12.83%)
U.S. Armed Forces	0		0		13	
Households						
2029 Projection	375		5,346		17,047	
2024 Estimate	329		4,674		14,979	
2020 Census	292		4,021		13,329	
Growth 2024 - 2029	13.98%		14.38%		13.81%	
Growth 2020 - 2024	12.67%		16.24%		12.38%	
Owner Occupied	284	(86.32%)	3,817	(81.66%)	10,130	(67.63%)
Renter Occupied	45	(13.68%)	857	(18.34%)	4,849	(32.37%)
2024 Households by HH Income	329		4,673		14,980	
Income: <\$25,000	49	(14.89%)	716	(15.32%)	3,319	(22.16%)
Income: \$25,000 - \$50,000	66	(20.06%)	957	(20.48%)	3,628	(24.22%)
Income: \$50,000 - \$75,000	63	(19.15%)	787	(16.84%)	2,693	(17.98%)
Income: \$75,000 - \$100,000	41	(12.46%)	658	(14.08%)	1,684	(11.24%)
Income: \$100,000 - \$125,000	49	(14.89%)	606	(12.97%)	1,308	(8.73%)
Income: \$125,000 - \$150,000	17	(5.17%)	248	(5.31%)	811	(5.41%)
Income: \$150,000 - \$200,000	30	(9.12%)	403	(8.62%)	859	(5.73%)
Income: \$200,000+	14	(4.26%)	298	(6.38%)	678	(4.53%)
2024 Avg Household Income	\$86,096		\$90,001		\$74,645	
2024 Med Household Income	\$68,863		\$70,368		\$54,779	



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volum e Type	Miles from Subject Prop
1	Shelton Ave	Frazier Loop	0.04 S	2025	9,549	MPSI	0.18
2	Shelton Ave	Barium Springs Dr	0.02 S	2024	8,557	MPSI	0.33
3	Shelton Avenue	Barium Springs Dr	0.02 S	2025	8,210	MPSI	0.36
4	Murdock Rd	Technology Dr	0.21 E	2024	4,652	MPSI	0.42
5	Murdock Road	Technology Dr	0.21 E	2025	3,940	MPSI	0.45

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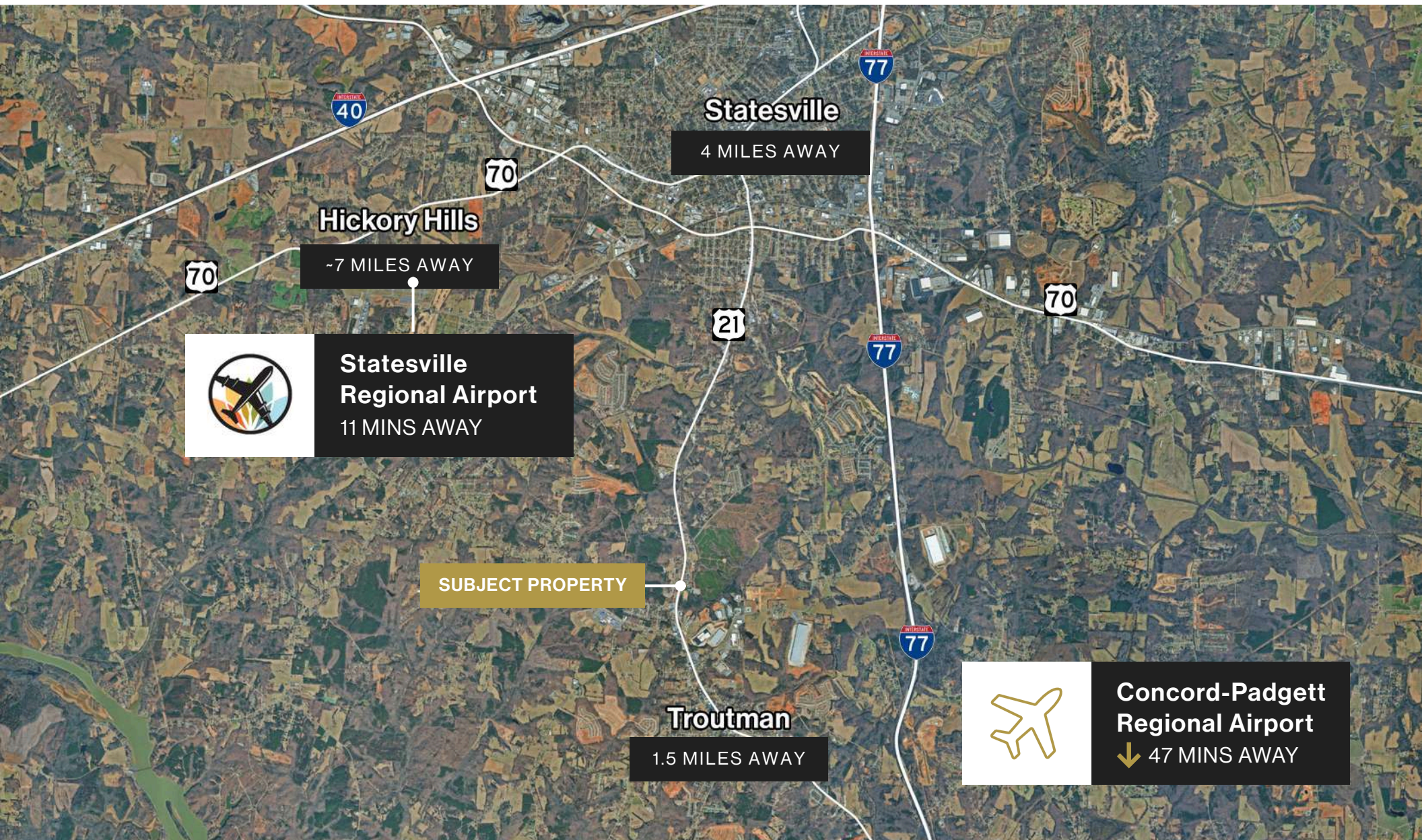


CONCEPTUAL SITE PLAN A



CONCEPTUAL SITE PLAN B





STATESVILLE & TROUTMAN'S HIDDEN GEM

Wakefield has been steadily evolving into the counties premiere and most attractive community. Once a quiet historic area, it is now home to a growing population drawn by its small-town charm, access to Lake Norman, and convenient proximity to I-77 and Mooresville.

Favored for its affordability, quality schools, and community-focused lifestyle, Wakefield appeals to families, retirees, and professionals seeking more space without sacrificing convenience. With Troutman's ongoing growth and development, the area is poised to continue attracting new residents and businesses, strengthening its role as a key part of the Lake Norman and Iredell County region.



2625 SHELTON AVE

GROUND LEASE / BUILD-TO-SUIT OPPORTUNITY

206,361
Residents

40.9
Median Age

Highly Desired

Iredell County for Work & Life (Low Unemployment Rate)

Significant Inflow

People Moving to Iredell County Daily

96,100+
Workers in the Region



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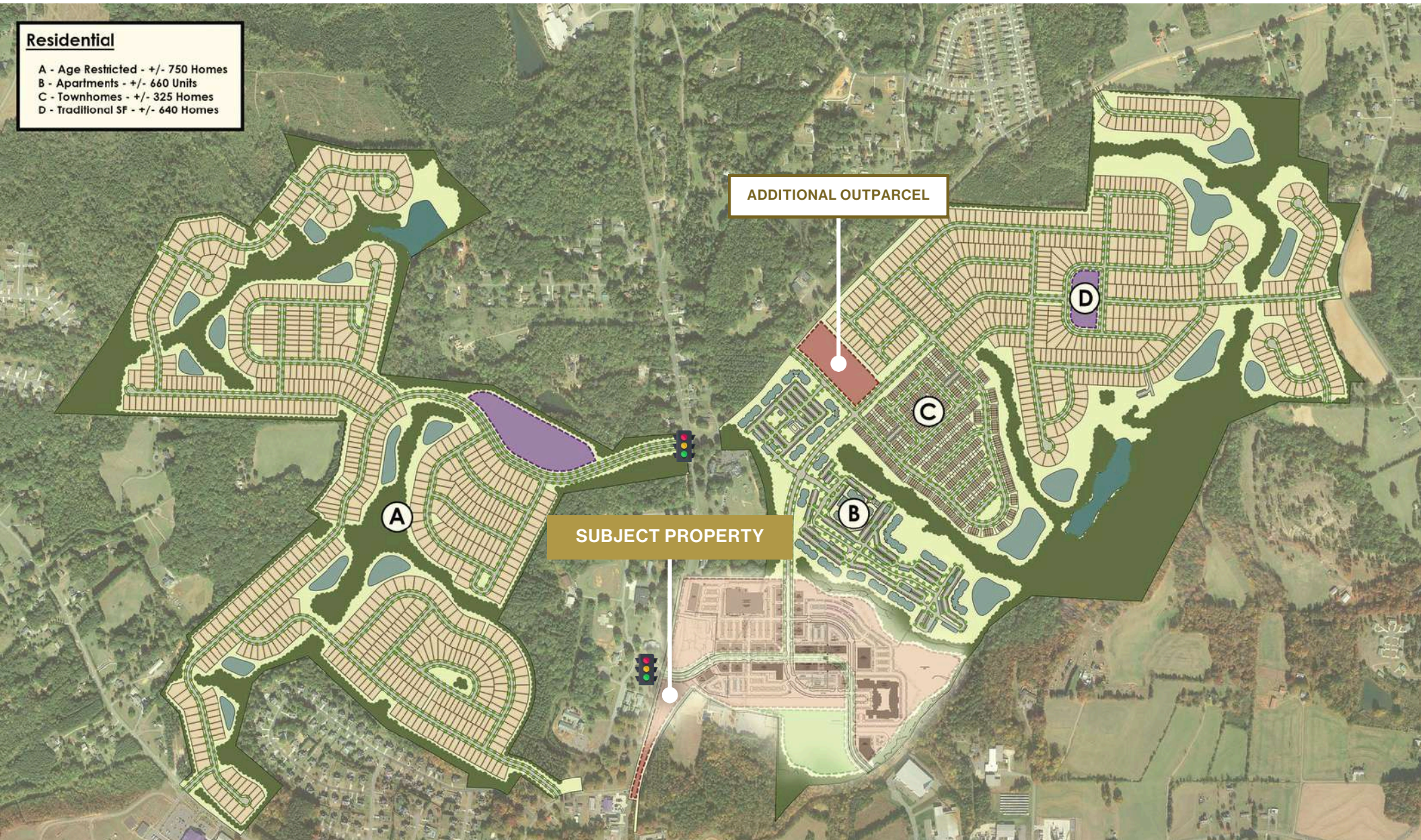
WAKEFIELD ILLUSTRATIVE PLAN

2625 SHELTON AVE

GROUND LEASE / BUILD-TO-SUIT OPPORTUNITY

Residential

- A - Age Restricted - +/- 750 Homes
- B - Apartments - +/- 660 Units
- C - Townhomes - +/- 325 Homes
- D - Traditional SF - +/- 640 Homes



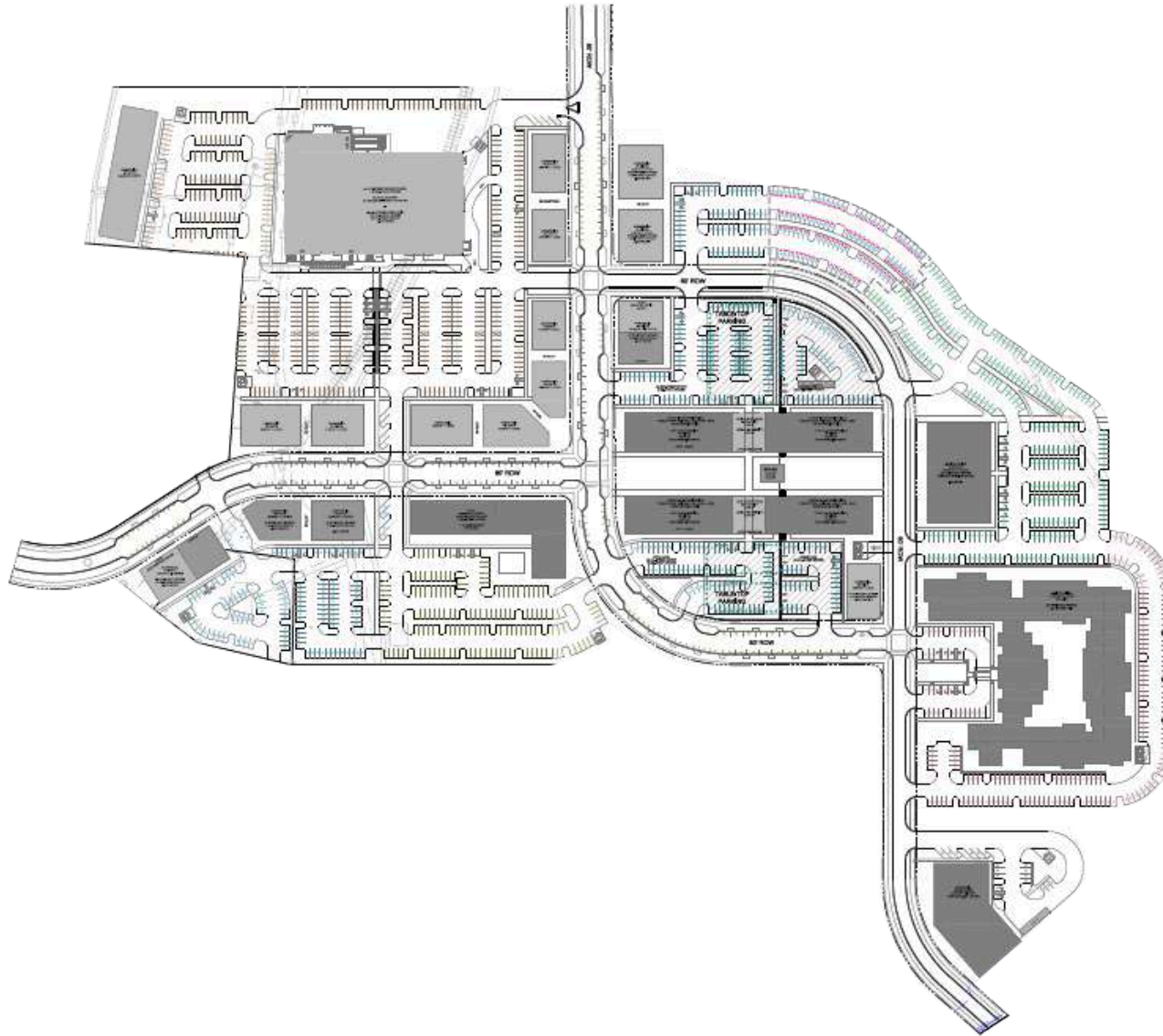
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RESIDENTIAL DEVELOPMENTS

107 GRANNIS LANE

VERSATILE ASSEMBLY SPACE WITH COURTYARD IN TROUTMAN, NC

1 Davis Meadows
503 Lots

2 Larkin Front 9
380 Lots

3 Beaver Creek
210 Lots

4 Hidden Lakes
532 Lots

5 Still Run
167 Lots

6 Wallace Springs
275 Lots

7 Lennar Homes
635 Lots

**8 Wakefield Gateway
Outparcel 3-4-5**

9 Serene Meadows
46 Lots

10 Gross Residential
660 Apartments

11 Reverie at Lake Norman
718 Lots

12 Lennar Townhomes
320 Lots

**13 Wakefield Gateway
Outparcel 2**

**14 Wakefield Gateway
Outparcel 1**



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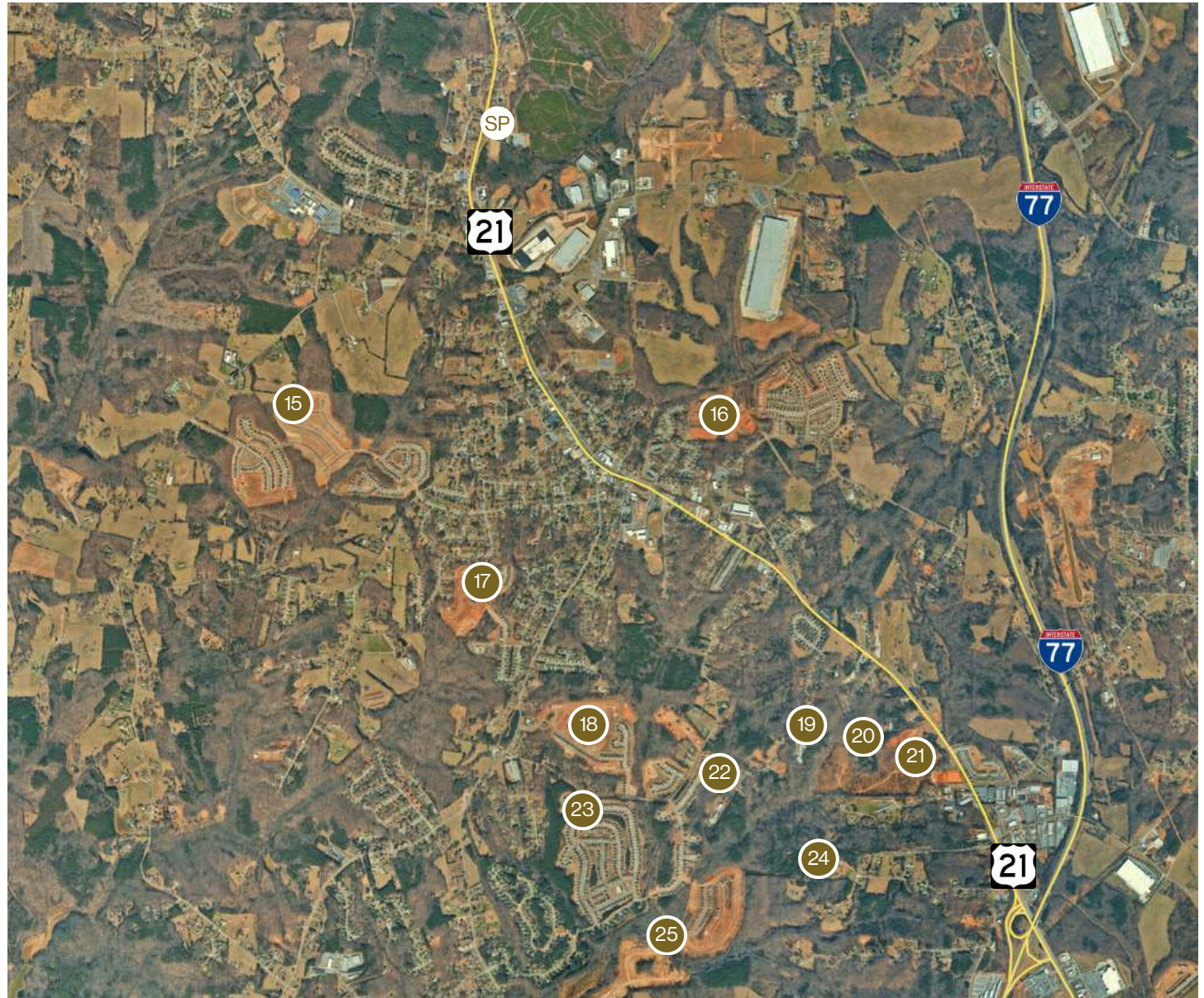
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- 15 Colonial Crossing**
360 Lots
- 16 Winecoff Village**
83 Lots
- 17 Brookside**
131 Lots
- 18 Calvin Creek**
225 Lots
- 19 Krajack Troutman**
- 20 Sutton Village**
175 Lots
- 21 Norman Creek**
218 Lots
- 22 Enclave at Falls Cove**
275 Lots
- 23 Falls Cove**
- 24 Orchard Grove**
256 Lots
- 25 Falls Cove**
Phase 3 and 4



Why Work with Us

Todd Akers specializes in urban infill, land assemblage, and development strategy. With over 24 years of commercial real estate experience, he has earned multiple #1 broker rankings at KW Commercial (NC & SC) and is recognized as one of the top land brokers in the Carolinas. His military discipline, integrity, and sharp negotiation skills make him a trusted partner for complex projects. From entitlement hurdles to capital introductions, Todd delivers tailored, high-impact solutions that move deals forward.

Strategic Marketing Approach

- **Professional Offering Materials** – Custom BOV, listing memorandum, and one-pager designed for developers, investors, and institutional buyers.
- **Online Exposure** – Featured on KWCommercial.com, Crexi, LoopNet, and CoStar with targeted SEO.
- **Broker Outreach** – Direct outreach to KW's national network of over 2,000 commercial brokers and 180,000 residential agents for potential buyer referrals.
- **Investor Database** – Sent to Todd's curated list of regional and national developers with proven interest in urban infill and TOD opportunities.
- **Local Stakeholder Engagement** – Engagement with Charlotte-based developers, architects, and planners to generate early interest and vision alignment.
- **Social & Email Campaigns** – KW-branded campaign with sponsored posts and targeted newsletters highlighting development potential.

KW Commercial Network

With KW Commercial, it's not just business — it's about building partnerships that last. Backed by the power of KW Commercial, which operates in over 300 brokerage locations across 55+ countries and 5 continents, with over 2,000 commercial specialists across the US and 140,000+ KW Partners globally, our expansive reach offers unmatched access to capital, buyers, and off-market opportunities.

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BARIUM SPRINGS DR

BURWELL LN

GRANNIS LN

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