



61,000 VPD

Land
± 3.64 AC

Buildable
Site
± 7.18 AC

18,500 VPD

Wilkesboro Highway

For Sale - 1397 Wilkesboro Highway, Statesville, NC 28625

Approximately a ±10.83 Acres For Sale in Statesville.
Just off I-40 (61,000 VPD).

Property:

- County: Iredell
- Two parcels with approximately 10.82 Acres of which ±7.18 Acres are buildable
- PIN: 4735421640 (±7.18-Acres)
- PIN: 4735420282 (±3.64-Acres)
- 460 LF (±) Fronting Wilkesboro Highway
- 900 LF (±) Fronting I-40 Highway
- Level Topography
- Adjacent 1-Acre parcel For Sale. Contact Broker for details.

Distance:

- ±0.1 miles from Highway I-40
- Convenient access to I-77 Intersection (2.5)
- ±42 miles from Charlotte CBD
- ±42 miles from Winston-Salem
- ±70 miles from Greensboro
- ±107 miles from Asheville

Price:

- Contact Broker for Pricing

Current Zoning:

- B-2 Neighborhood Business District (Strip of Land along Wilkesboro Hwy)
- B-5 General Business District

For Sale

Steve Rich, ccim

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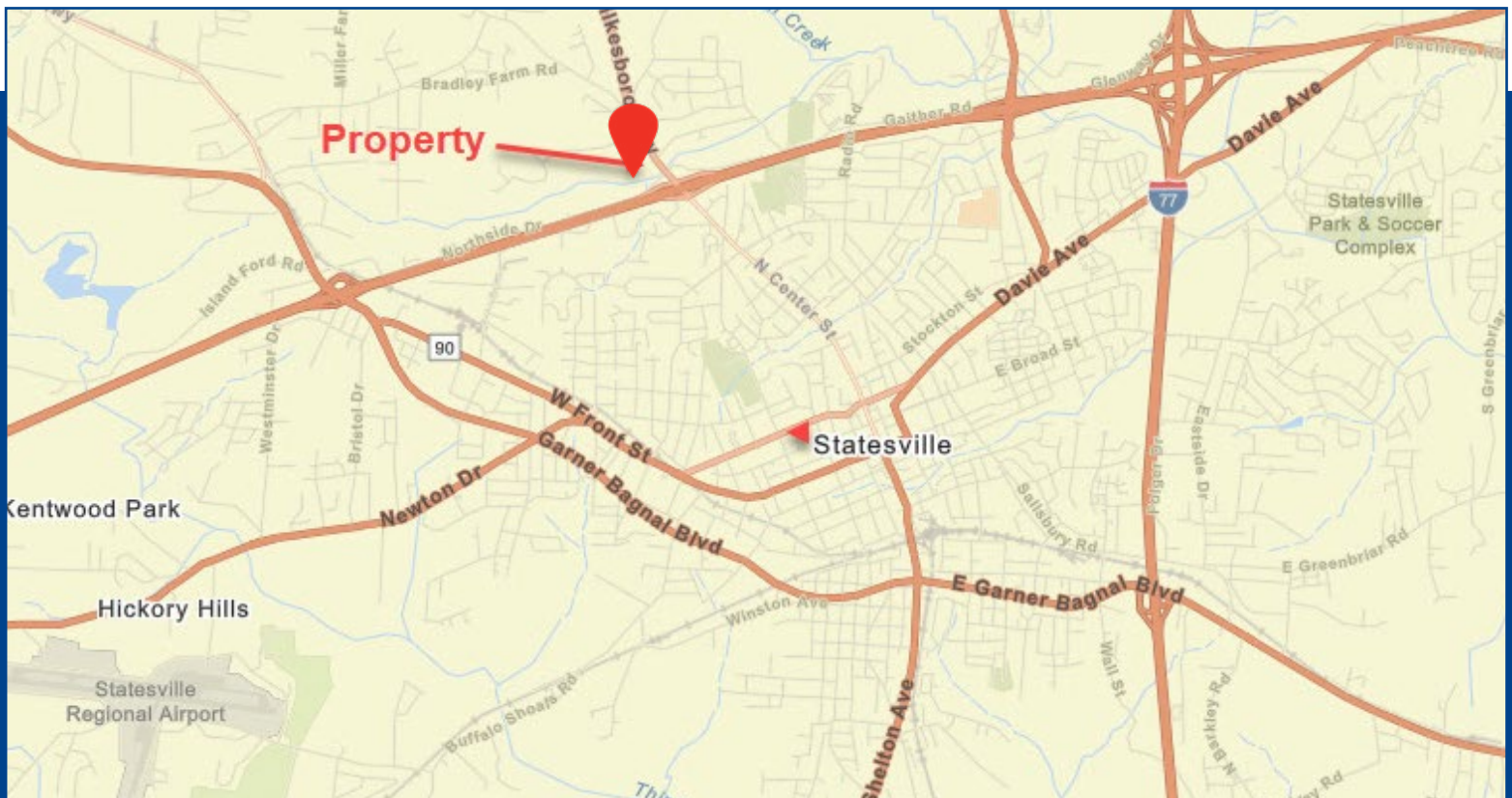
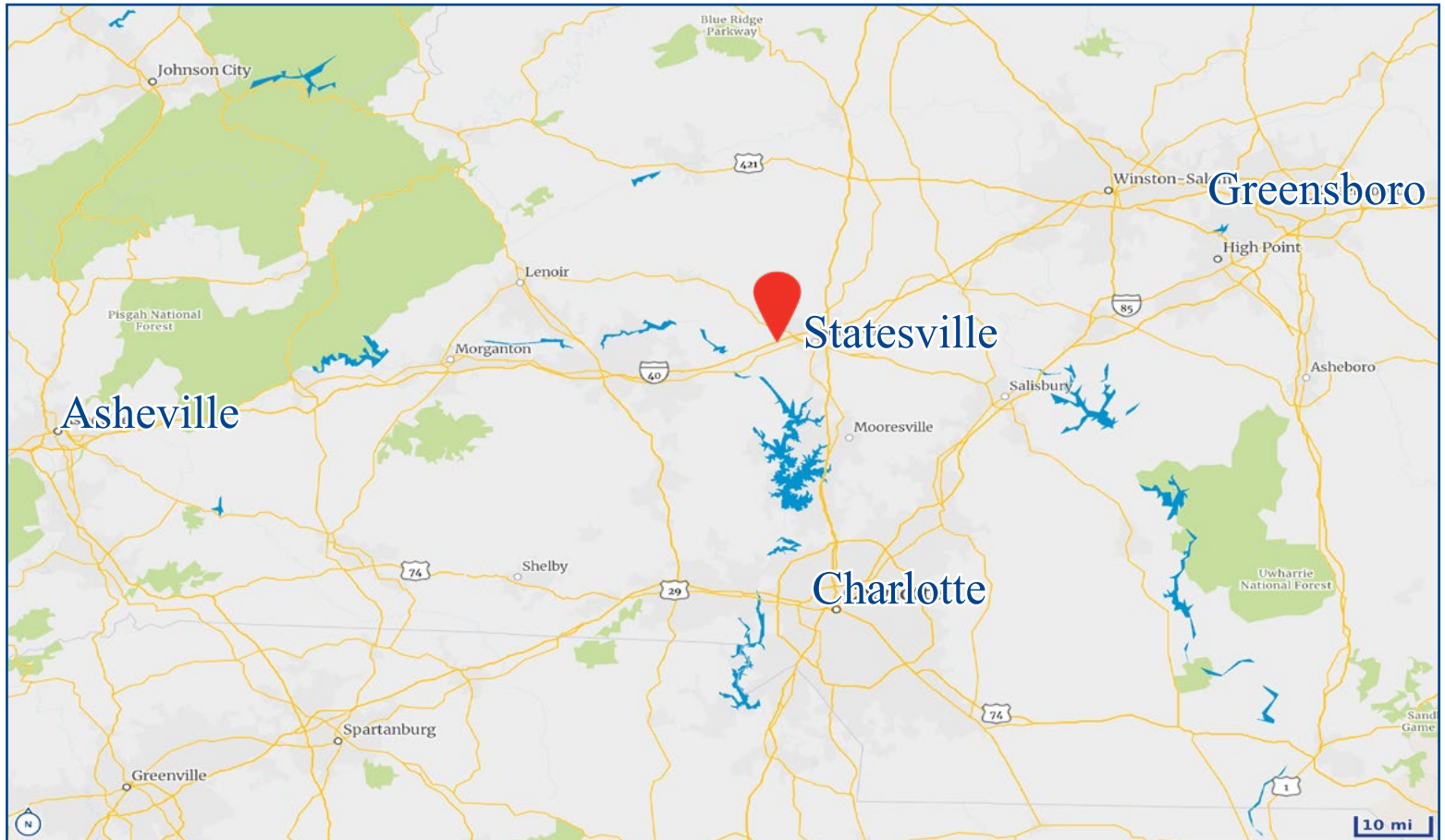
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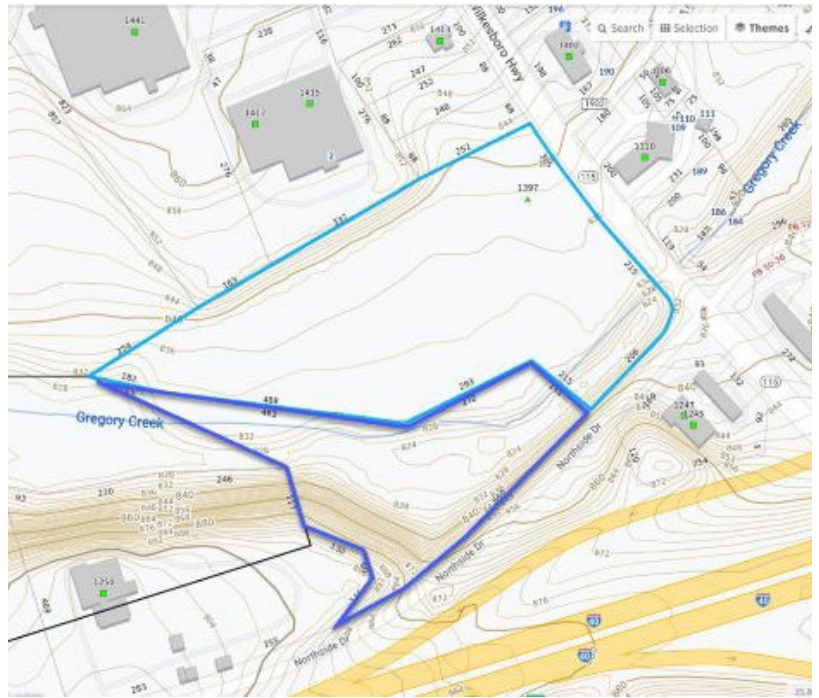
300 W. Summit Avenue
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Aerial Location

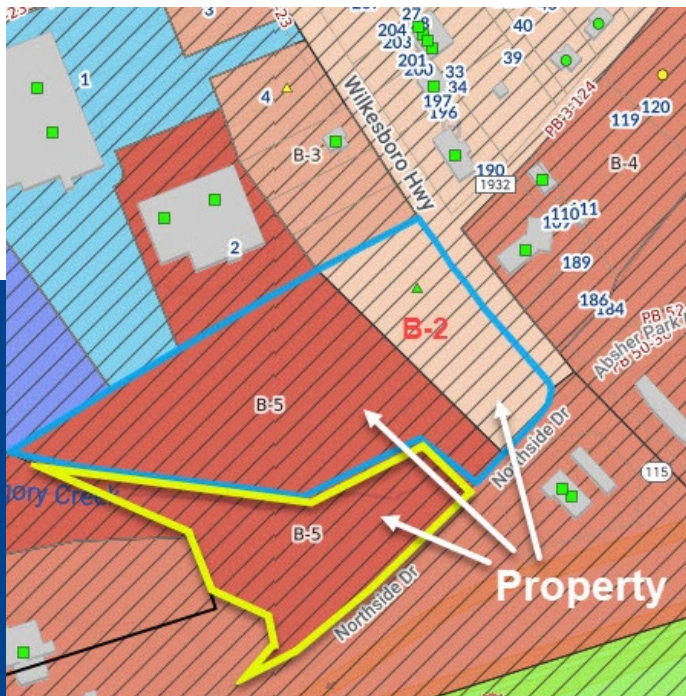


Aerial Location

Topo Map



Zoning Map



Parcel Map



Location Map



0.1 Mile



2.5 Miles

Distance to
Charlotte

42 Miles

Distance to
Winston-Salem

42 Miles

Distance to
Greensboro

70 Miles

Distance to
Asheville

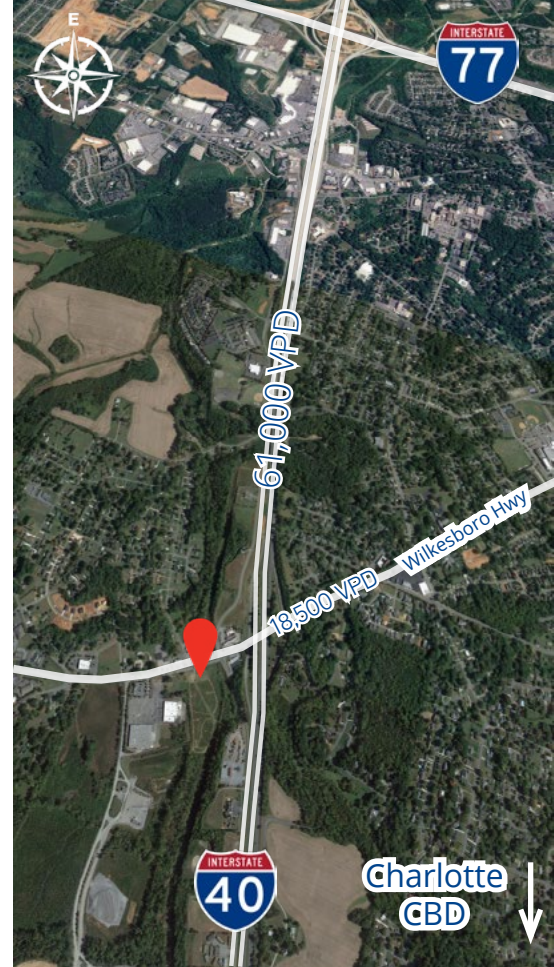
107 Miles

Demographics

	3 Miles	5 Miles	10 Miles
Population	26,353	47,221	89,220
Total Households	11,106	19,058	35,766
Average Household Income	\$68,135	\$75,304	\$81,659
Daytime Population	36,107	58,327	92,345
Total Businesses	1,544	2,257	3,144
Total Employees	20,409	30,731	40,601

Site Location

±10.82 Acres



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