



Salisbury Hwy

77 +/-  
Acres

70

70

Approximate Property Outline

STATESVILLE, NC 28677

77 +/- Acres - Highway 70



For More Information Visit:  
[www.77Statesville.com](http://www.77Statesville.com)

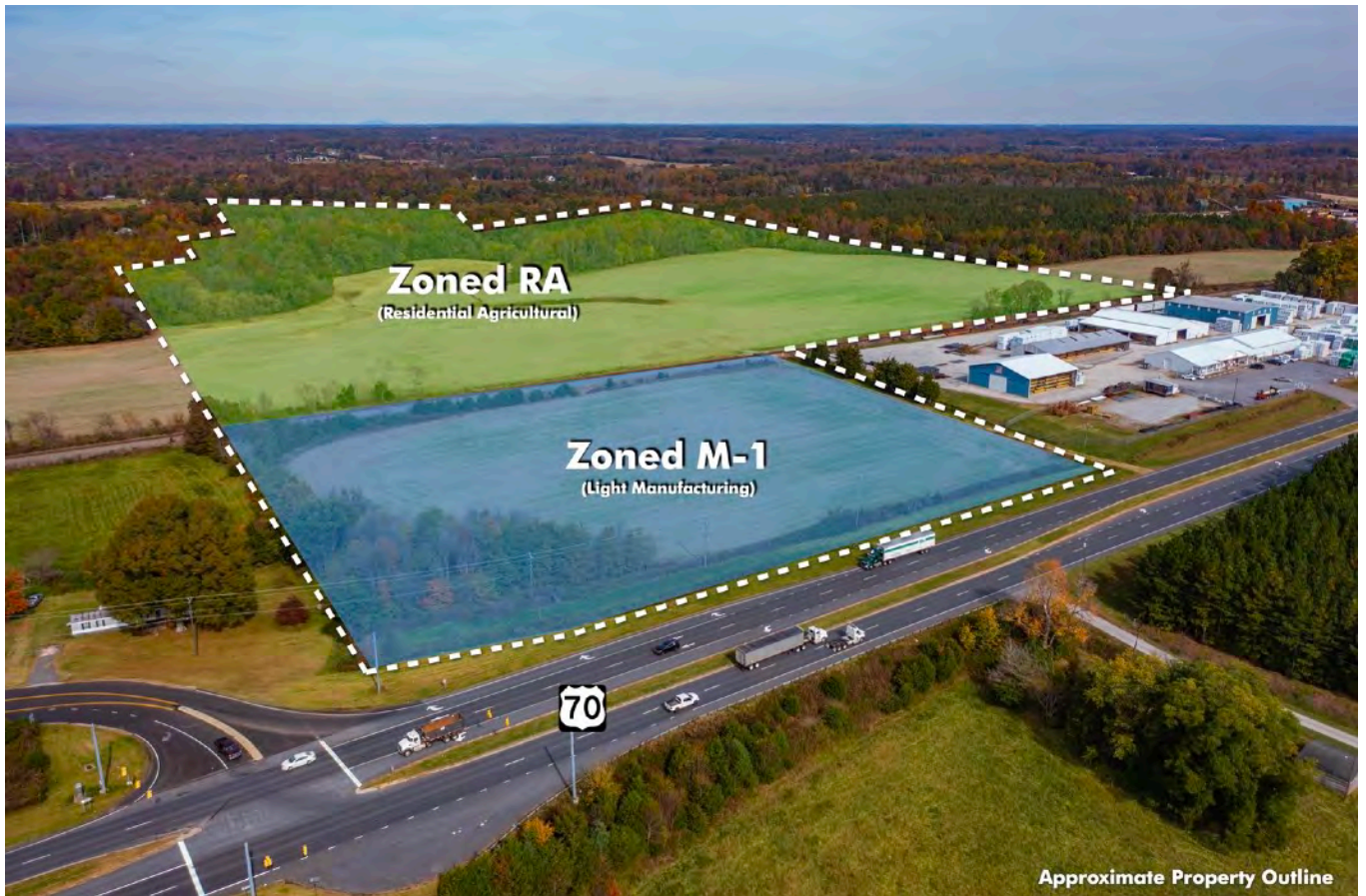
\$1,627,710  
FOR SALE

COMPASS  
COMMERCIAL

# Site Highlights

- 77 +/- Acre Property - Parcel: 4783-13-1418.000
- Zoned both Residential & Light Manufacturing
- 650+ FT of Hwy 70 Road Frontage
- On the corner of Hwy 70 & Salisbury Hwy
- Close proximity to I-77 & I-40
- There is currently an agricultural lease on the property until end of May, 2025






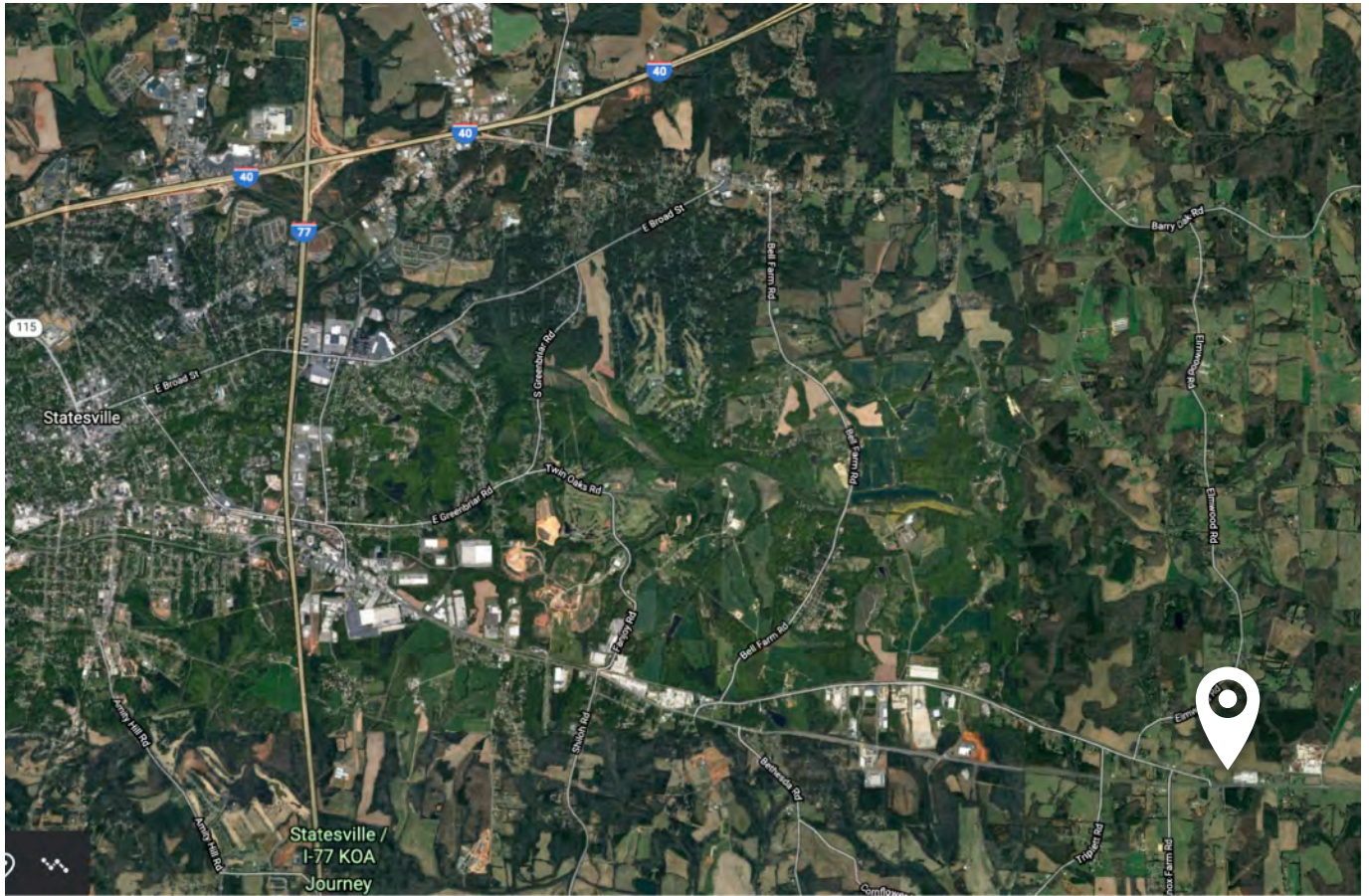
Approximate Property Outline



Approximate Property Outline

 Compose is a licensed real estate broker in the State of North Carolina and [Compose South Carolina, LLC] is a licensed real estate broker in the State of South Carolina and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

**COMPASS**  
COMMERCIAL




**Boston Reid**

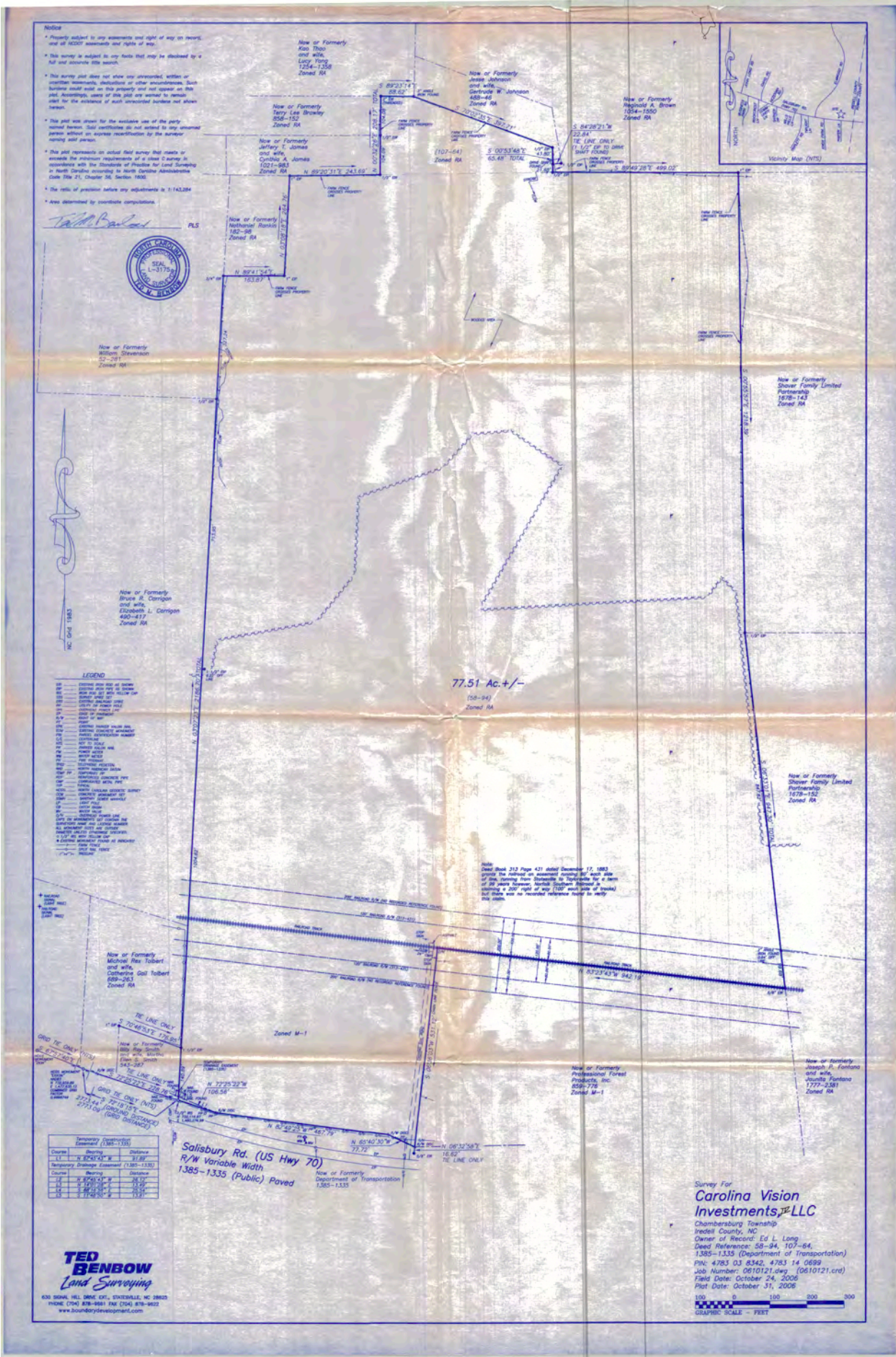
Broker | Realtor®

704.975.6742

[boston.reid@compass.com](mailto:boston.reid@compass.com)

 Compose is a licensed real estate broker in the State of North Carolina and [Compose South Carolina, LLC] is a licensed real estate broker in the State of South Carolina and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

**COMPASS**  
COMMERCIAL



**Notice**

- Property subject to any easements and right of way on record, and all E200 easements and right of way.
- This survey is subject to any facts that may be disclosed by a full and accurate title search.
- This survey does not show any unrecorded written or unwritten easements, dedications or other encumbrances. Such burdens could exist on this property and not appear on this plat. Accordingly, users of this plat are warned to remain alert for the existence of such unrecorded burdens not shown herein.
- This plat was drawn for the exclusive use of the party named herein. Said certificates do not extend to any unnamed parties without an express specification by the surveyor naming said parties.
- This plat represents an actual field survey that meets or exceeds the minimum requirements of a class C survey as set forth in the Standards of Practice for Land Surveying in North Carolina according to rules of the Administrative Code 15A 21, Chapter 36, Section 1600.
- The rules of practice before any adjustments is 1:143.084
- Area determined by coordinate computations.

T.M. Balala PLS

Seal of the Surveyor General of North Carolina, State of North Carolina, License No. L-13795

**LEGEND**

- 1.000' - 1000 feet
- 2.000' - 2000 feet
- 3.000' - 3000 feet
- 4.000' - 4000 feet
- 5.000' - 5000 feet
- 6.000' - 6000 feet
- 7.000' - 7000 feet
- 8.000' - 8000 feet
- 9.000' - 9000 feet
- 10.000' - 10000 feet
- 11.000' - 11000 feet
- 12.000' - 12000 feet
- 13.000' - 13000 feet
- 14.000' - 14000 feet
- 15.000' - 15000 feet
- 16.000' - 16000 feet
- 17.000' - 17000 feet
- 18.000' - 18000 feet
- 19.000' - 19000 feet
- 20.000' - 20000 feet
- 21.000' - 21000 feet
- 22.000' - 22000 feet
- 23.000' - 23000 feet
- 24.000' - 24000 feet
- 25.000' - 25000 feet
- 26.000' - 26000 feet
- 27.000' - 27000 feet
- 28.000' - 28000 feet
- 29.000' - 29000 feet
- 30.000' - 30000 feet
- 31.000' - 31000 feet
- 32.000' - 32000 feet
- 33.000' - 33000 feet
- 34.000' - 34000 feet
- 35.000' - 35000 feet
- 36.000' - 36000 feet
- 37.000' - 37000 feet
- 38.000' - 38000 feet
- 39.000' - 39000 feet
- 40.000' - 40000 feet
- 41.000' - 41000 feet
- 42.000' - 42000 feet
- 43.000' - 43000 feet
- 44.000' - 44000 feet
- 45.000' - 45000 feet
- 46.000' - 46000 feet
- 47.000' - 47000 feet
- 48.000' - 48000 feet
- 49.000' - 49000 feet
- 50.000' - 50000 feet
- 51.000' - 51000 feet
- 52.000' - 52000 feet
- 53.000' - 53000 feet
- 54.000' - 54000 feet
- 55.000' - 55000 feet
- 56.000' - 56000 feet
- 57.000' - 57000 feet
- 58.000' - 58000 feet
- 59.000' - 59000 feet
- 60.000' - 60000 feet
- 61.000' - 61000 feet
- 62.000' - 62000 feet
- 63.000' - 63000 feet
- 64.000' - 64000 feet
- 65.000' - 65000 feet
- 66.000' - 66000 feet
- 67.000' - 67000 feet
- 68.000' - 68000 feet
- 69.000' - 69000 feet
- 70.000' - 70000 feet
- 71.000' - 71000 feet
- 72.000' - 72000 feet
- 73.000' - 73000 feet
- 74.000' - 74000 feet
- 75.000' - 75000 feet
- 76.000' - 76000 feet
- 77.000' - 77000 feet
- 78.000' - 78000 feet
- 79.000' - 79000 feet
- 80.000' - 80000 feet
- 81.000' - 81000 feet
- 82.000' - 82000 feet
- 83.000' - 83000 feet
- 84.000' - 84000 feet
- 85.000' - 85000 feet
- 86.000' - 86000 feet
- 87.000' - 87000 feet
- 88.000' - 88000 feet
- 89.000' - 89000 feet
- 90.000' - 90000 feet
- 91.000' - 91000 feet
- 92.000' - 92000 feet
- 93.000' - 93000 feet
- 94.000' - 94000 feet
- 95.000' - 95000 feet
- 96.000' - 96000 feet
- 97.000' - 97000 feet
- 98.000' - 98000 feet
- 99.000' - 99000 feet
- 100.000' - 100000 feet

Course	Bearing	Distance
1-11	S 82°43'14\"/>	

**TED BENBOW**  
Land Surveying

630 BIRCH HILL DRIVE, EXT. 1, STATESVILLE, NC 28683  
PHONE: (704) 878-4641 FAX: (704) 878-4622  
www.bowditchsurveying.com

Survey For  
**Carolina Vision Investments, LLC**  
Chambersburg Township  
Iredell County, NC  
Owner of Record: Ed L. Long  
Deed Reference: 58-34, 107-64, 1385-1335 (Department of Transportation)  
PIN: 47831 03 6342, 47831 14 6699  
Job Number: 0610121.dwg (0610121.crd)  
Field Date: October 24, 2006  
Plot Date: October 31, 2006

100 0 200 300  
GRAPHIC SCALE - FEET

Compass is a licensed real estate broker in the State of North Carolina and [Compass South Carolina, LLC] is a licensed real estate broker in the State of South Carolina and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

**COMPASS**  
COMMERCIAL