

**Step Into the Future
of Wakefield Village**

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SUBJECT PROPERTY**WAKEFIELD GATEWAY – DEVELOPMENT LAND**

MOOSE CLUB RD, STATESVILLE, IREDELL COUNTY, NC 28677

TODD AKERS

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EXECUTIVE SUMMARY

Property Description
Investment Highlights

MARKET OVERVIEW

Wakefield: Serving Statesville & Troutman
Emerging Tower Developments
Wakefield Illustrative Plan
Wakefield Commercial Layout
Residential Developments

DEMOGRAPHICS

Demographic Summary
Traffic Count Report

MAPS

Regional Context Map

ABOUT TODD AKERS

Todd's Value Proposition
Strategic Marketing Approach
KW Commercial Network



Exclusively Listed by:

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The Wakefield Gateway outparcel on Moose Club Road represents a premier 4.5-acre development site in Statesville, NC. Offered as a ground lease or build-to-suit, this property delivers flexibility for end-users while ensuring long-term value creation. The site is situated within Wakefield, a growing corridor with strong visibility and access to regional transportation routes.

The parcel is positioned to serve the expanding residential base with over 3,200 new and existing homes within 1 mile and benefit from steady commuter traffic. Its size and location support a range of commercial uses, from educational facilities to retail banking and fitness centers, aligning with demand drivers in the market.

PROPERTY DETAILS

Address	Moose Club Rd, Statesville, NC 28677 PIN 4732-85-5881
Site Size	Approx. 4.5 acres
Ownership	Wakefield Gateway
Zoning	CZ-MU (Commercial, Office, Flex)
Utilities	Public water/sewer
Access	300' frontage on Moose Club Rd and Wakefield Village
Suggested Uses	Daycare, school, retail, bank, fitness center

This Wakefield Gateway outparcel offers a rare 4.5-acre ground lease or build-to-suit opportunity in a high-growth corridor. With flexible development options, strong demographic support, and regional connectivity, the property is positioned for long-term success as a commercial destination serving Statesville, Troutman and Iredell County.

INVESTMENT HIGHLIGHTS

Strategic Location

Centrally located in Iredell County, just 4 miles from downtown Statesville and 2 miles from downtown Troutman with quick access to I-77 and I-40.

Development Flexibility

Ground lease or build-to-suit options enable tailored solutions for tenants.

Zoning Advantage

Prime CZ-MU zoning opens the door to dynamic opportunities, supporting Commercial/Retail, Office, and Flex uses for a wide range of development possibilities.

Commercial Demand

Service-oriented businesses (daycare, schools, retail, healthcare, and fitness) are in high demand in Troutman and Statesville.

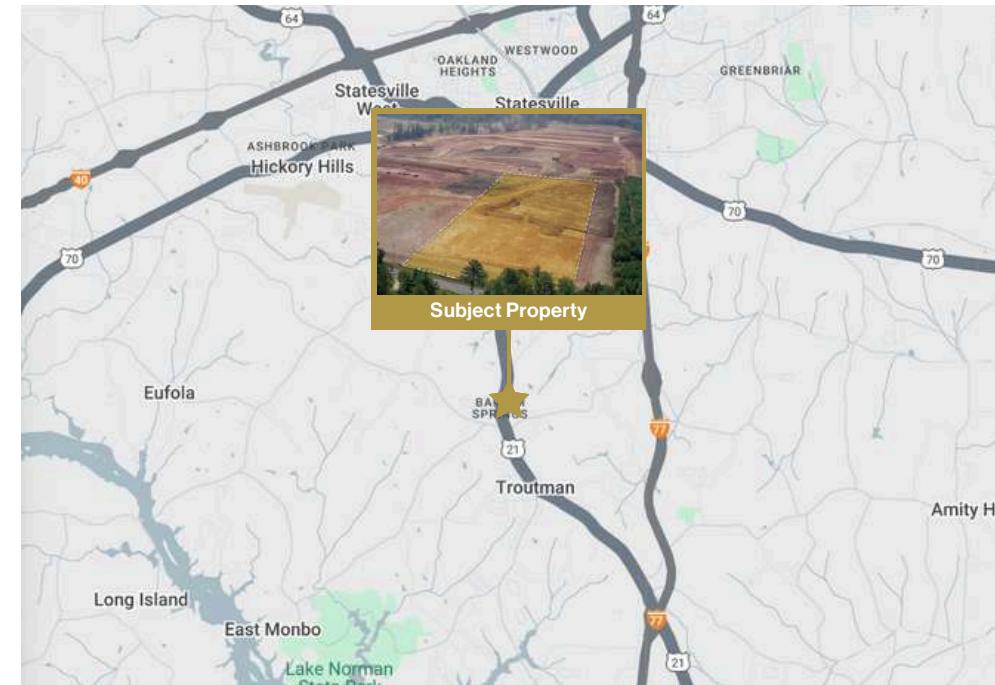
Population Growth

Iredell county estimated population of 207,382 in 2025 and a growth rate of 1.88% in the past year and with more than 3,000 residential homes/apartments in development.

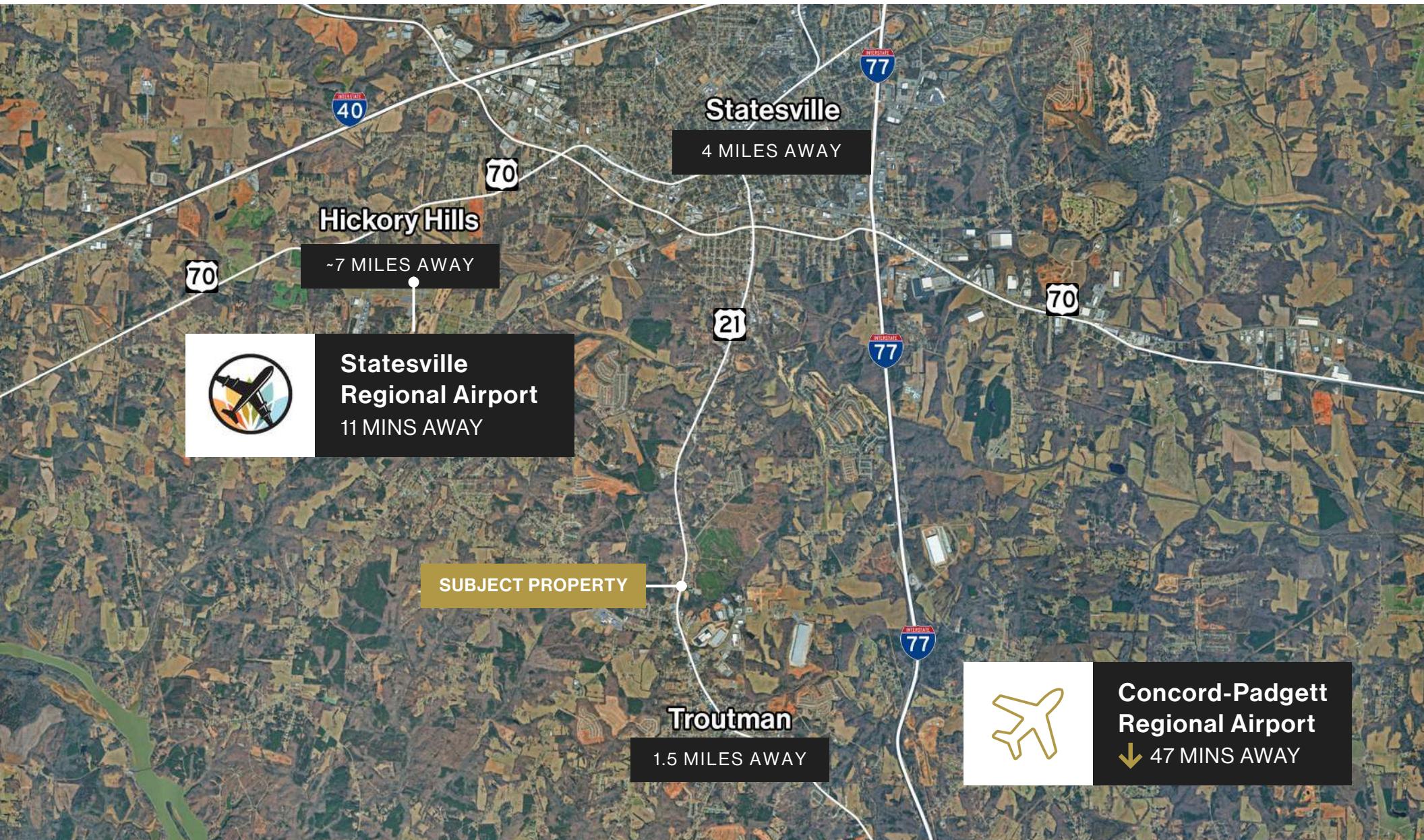
Market Expansion

Statesville continues to attract both residential and industrial growth as part of the Charlotte MSA's economic corridor.

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	Volume 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



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.



WAKEFIELD GATEWAY

DEVELOPMENT LAND

206,361
Residents

40.9
Median Age

Highly Desired

Iredell County for Work & Life (Low Unemployment Rate)



96,100+
Workers in the Region



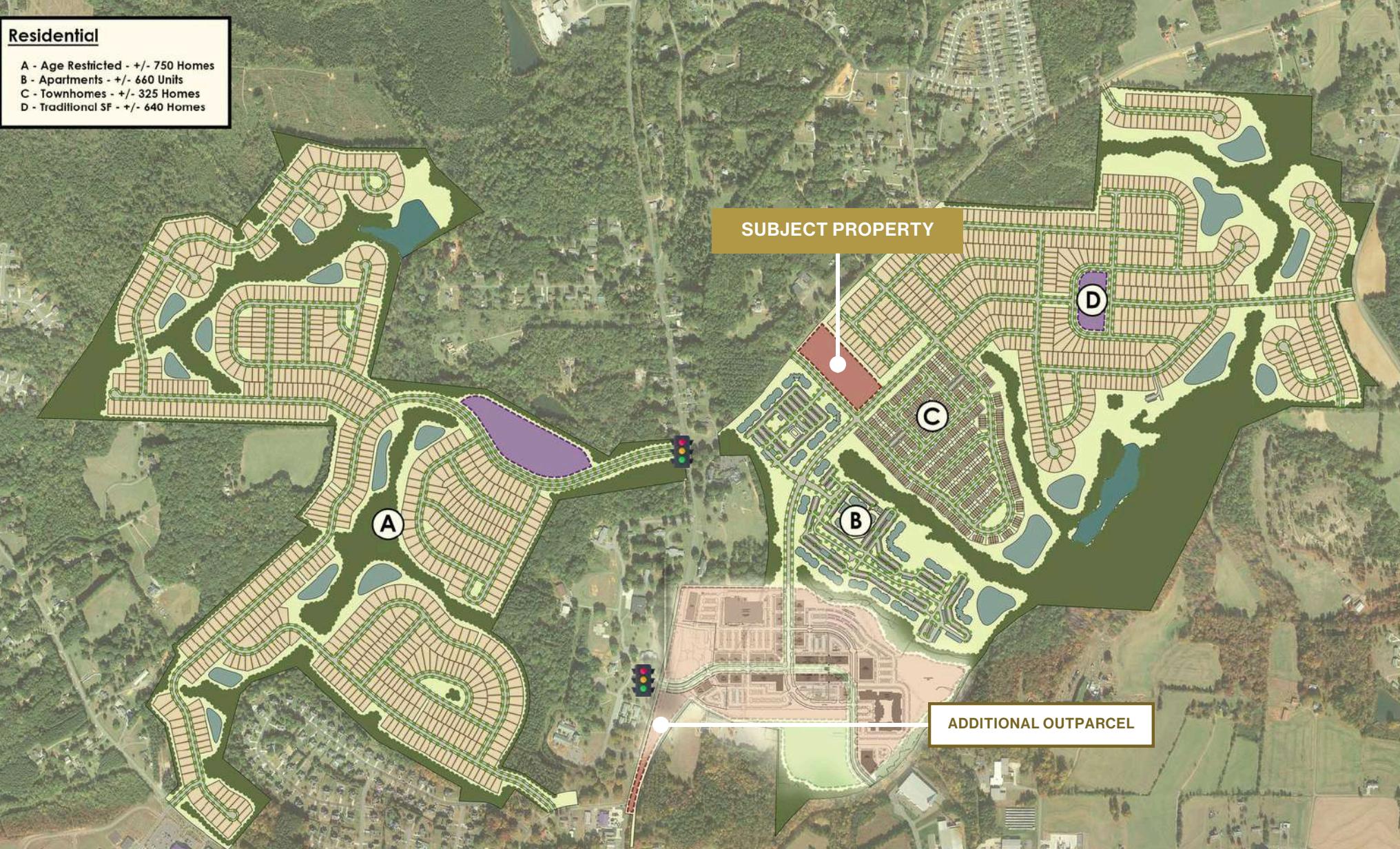
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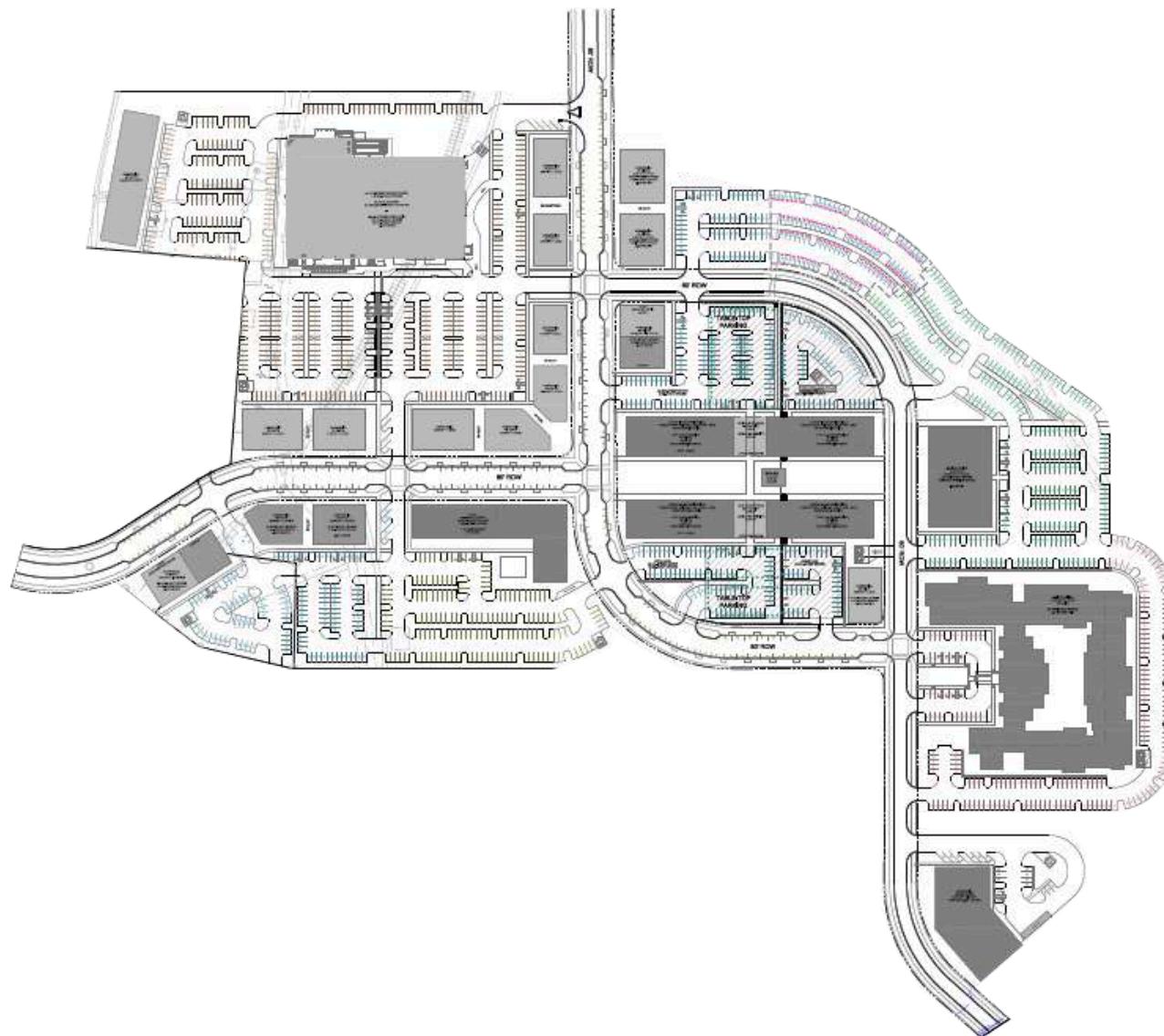
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1 **Davis Meadows**
503 Lots

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

2 **Larkin Front 9**
380 Lots

9 **Serene Meadows**
46 Lots

3 **Beaver Creek**
210 Lots

10 **Gross Residential**
660 Apartments

4 **Hidden Lakes**
532 Lots

11 **Reverie at Lake Norman**
718 Lots

5 **Still Run**
167 Lots

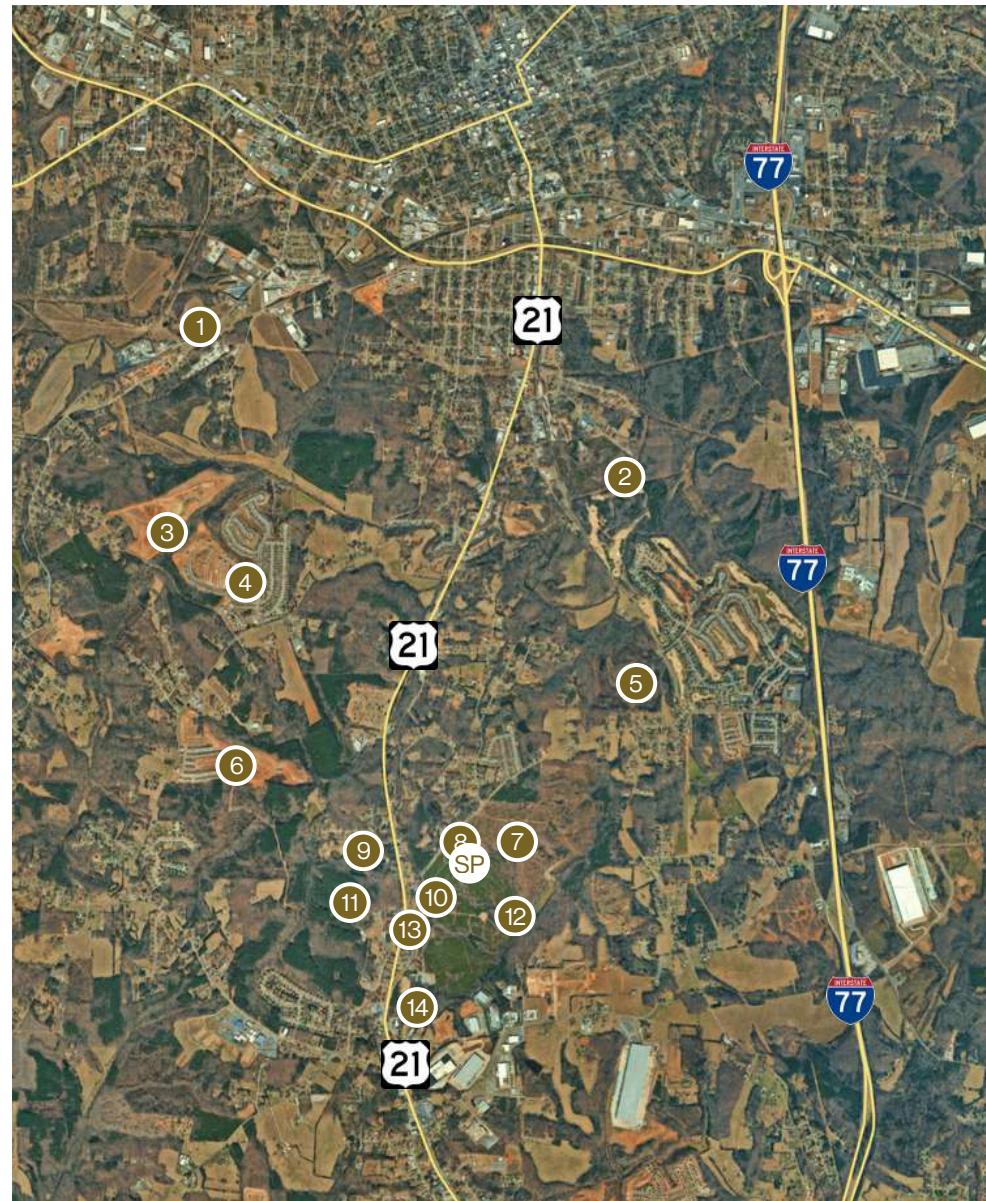
12 **Lennar Townhomes**
320 Lots

6 **Wallace Springs**
275 Lots

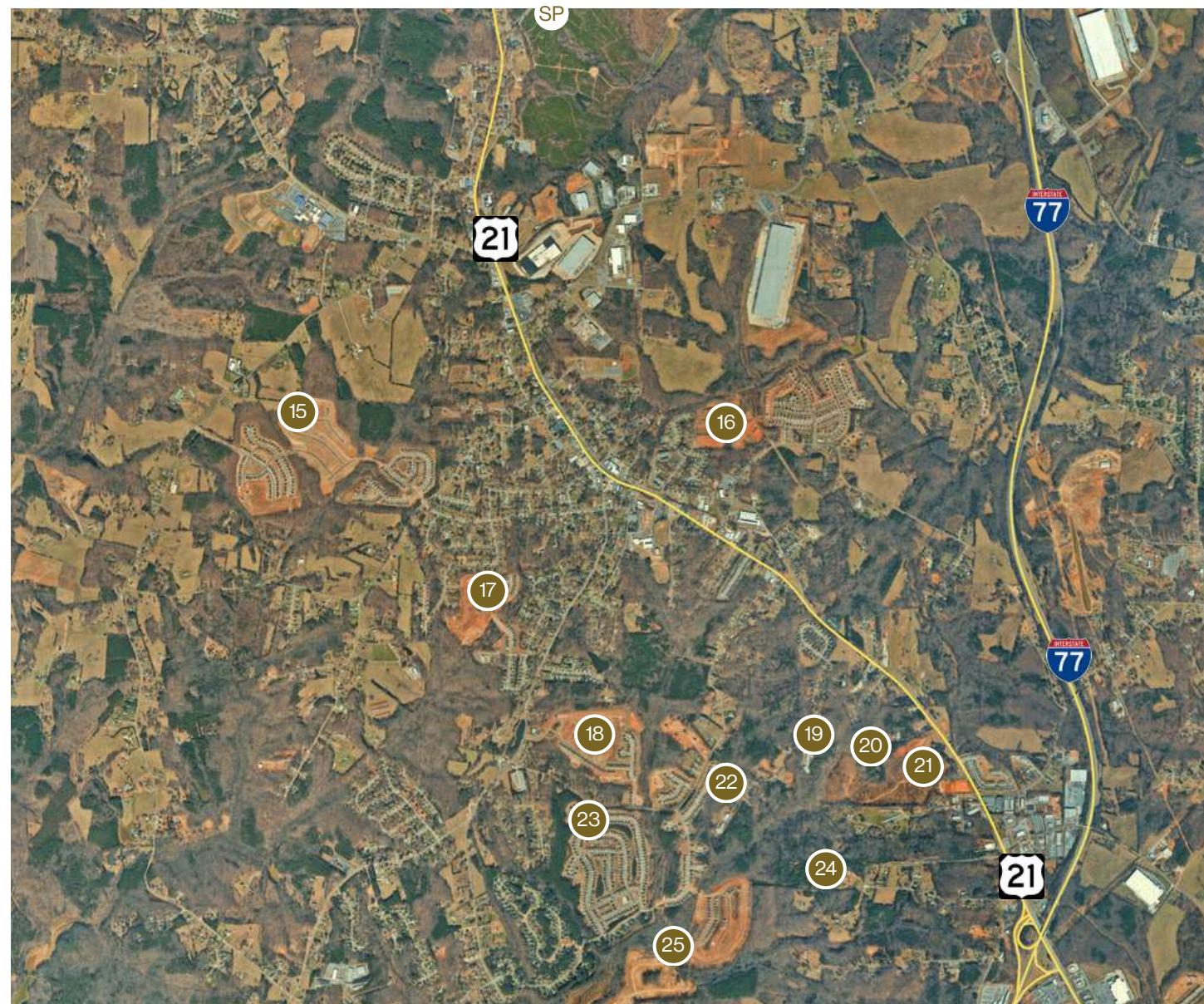
13 **Wakefield Gateway
Outparcel 2**

7 **Lennar Homes**
635 Lots

14 **Wakefield Gateway
Outparcel 1**



- 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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