



Creekside Crossing
Mixed Use Development
US Hwy 74 @ Hwy 221 | Forest City, NC 28043

*Image is not actual photo



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Charlotte, NC 28204
704.206.8300

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Creekside Crossing

Property Overview

- Creekside Crossing a ±80 acre mixed use development located at the major intersection of US Hwy 221 & US Hwy 74 (proposed future I-74 corridor) located in Rutherford County, North Carolina. (no zoning)
- Join Loves Truck Center - opening in 2025
- High traffic count
- Excellent visibility
- Opportunities for Retail, Hospitality, Quick Service Restaurant and Multi-family.
- Signalized Intersection
- Utilities:
 - Sewer - Town of Spindale
 - Gravity service laterals planned for each site, starting with Love's
 - Water - Town of Forest City
 - Existing 6" main with ~50 static PSI
- Land for Sale, Lease or Build to Suit

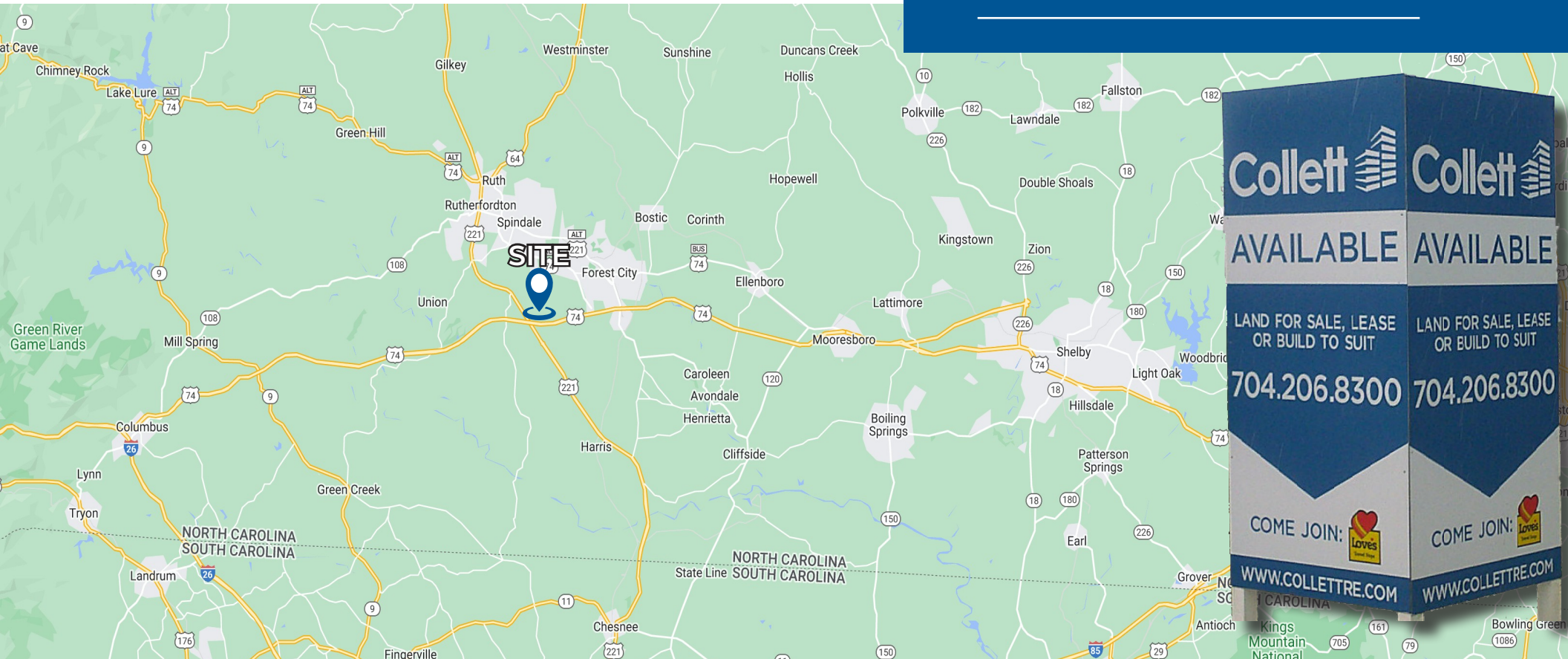
DEMOGRAPHICS (2023)

	3 mile	5 miles	10 miles
Population	8,676	26,700	53,261
Households	3,659	11,051	22,183
Avg. HH Income	\$69,724	\$75,020	\$78,045

TRAFFIC COUNTS (May 2021)

US Highway 74
West of US 221 17,155 AADT
East of US 221 17,309 AADT

US Highway 221
North of US 74 6,639 AADT
South of US 74 5,940 AADT



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AVAILABLE AVAILABLE

LAND FOR SALE, LEASE OR BUILD TO SUIT LAND FOR SALE, LEASE OR BUILD TO SUIT

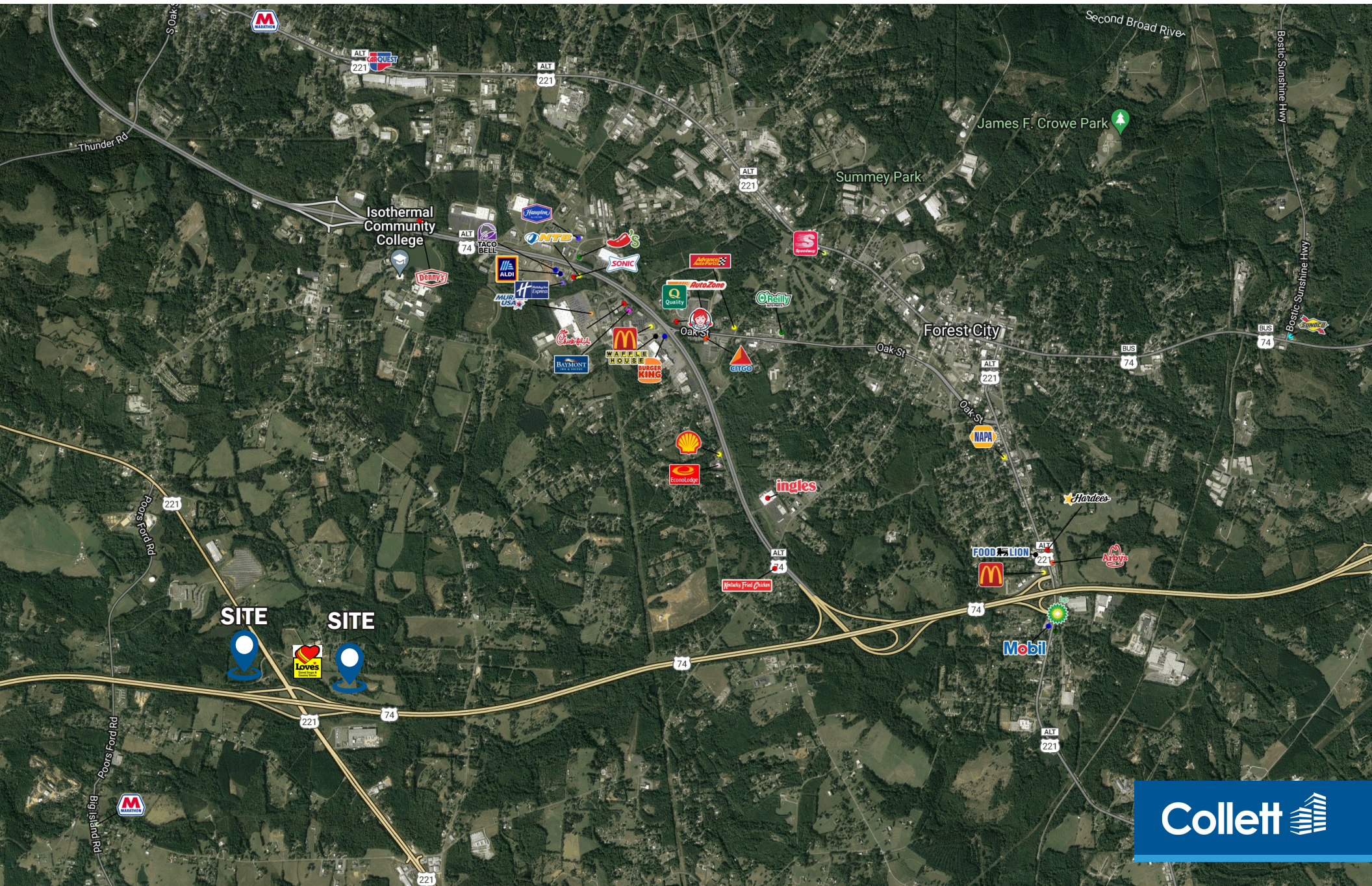
704.206.8300 704.206.8300

COME JOIN: Loves

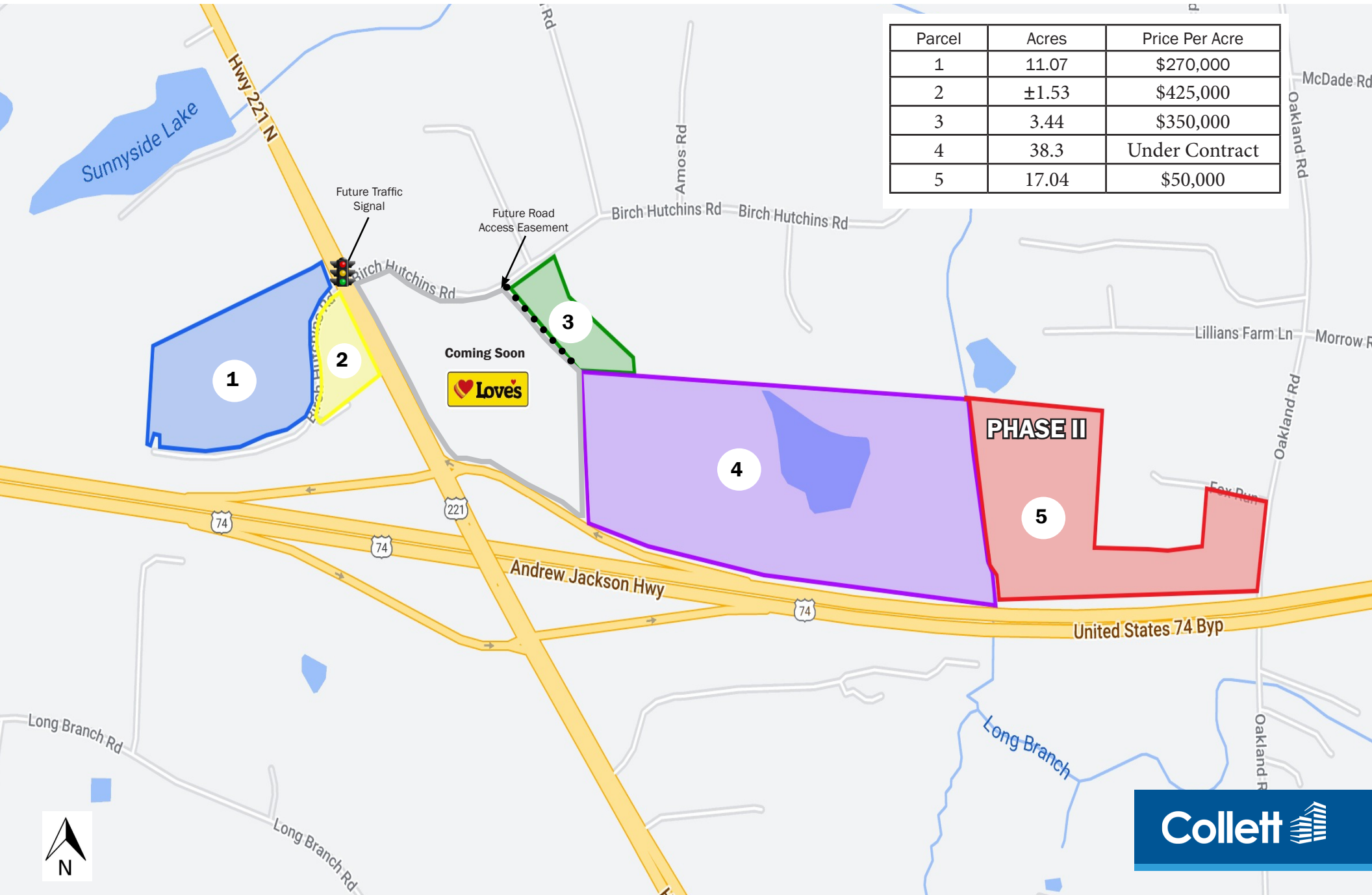
WWW.COLLETTRE.COM

Creekside Crossing

Aerial



Creekside Crossing Parcels



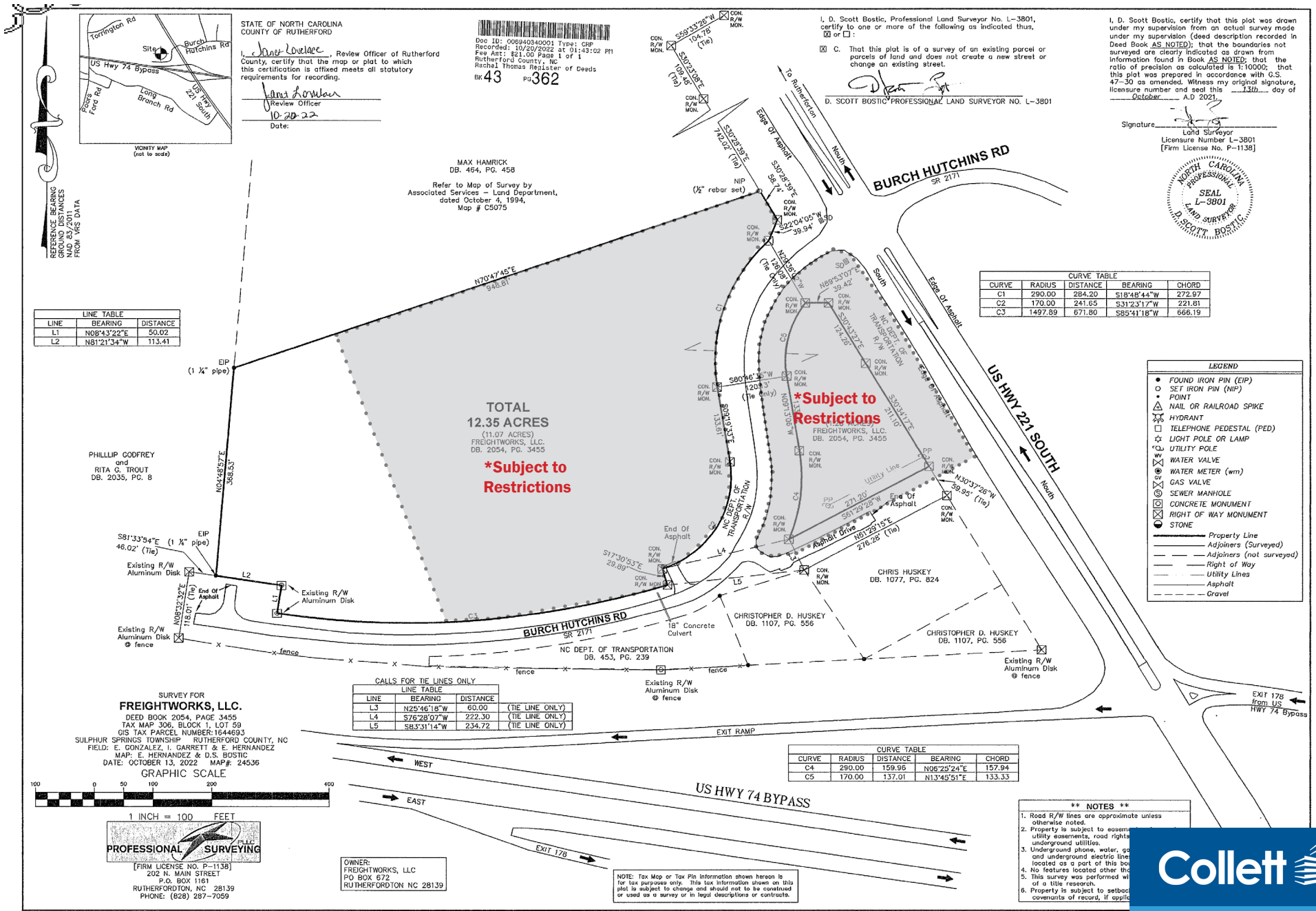
Parcel	Acres	Price Per Acre
1	11.07	\$270,000
2	±1.53	\$425,000
3	3.44	\$350,000
4	38.3	Under Contract
5	17.04	\$50,000

Coming Soon



PHASE II

Creekside Crossing Survey



STATE OF NORTH CAROLINA
COUNTY OF RUTHERFORD

Janet Lovelace, Review Officer of Rutherford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Janet Lovelace
Review Officer
Date: 10-20-22

Doc ID: 006940340001 Type: CHP
Recorded: 10/20/2022 at 01:43:02 PM
Fee Amt: \$21.00 Page 1 of 1
Rutherford County, NC
Rachal Thomas Register of Deeds
Bk 43 Pg 362

I, D. Scott Bostic, Professional Land Surveyor No. L-3801, certify to one or more of the following as indicated thus, or :

C. That this plot is of a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.

D. Scott Bostic
D. SCOTT BOSTIC PROFESSIONAL LAND SURVEYOR NO. L-3801

I, D. Scott Bostic, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book AS NOTED); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS NOTED; that the ratio of precision as calculated is 1:1000; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 13th day of October, A.D. 2021.

D. Scott Bostic
Signature
Land Surveyor
License Number L-3801
[Firm License No. P-1138]



LINE	BEARING	DISTANCE
L1	N08°43'22"E	50.02
L2	N81°21'34"W	113.41

CURVE	RADIUS	DISTANCE	BEARING	CHORD
C1	290.00	284.20	S18°48'44"W	272.97
C2	170.00	241.65	S31°23'17"W	221.81
C3	1497.89	671.80	S85°41'18"W	666.19

LEGEND	
●	FOUND IRON PIN (EIP)
○	SET IRON PIN (NIP)
▲	POINT
△	NAIL OR RAILROAD SPIKE
⊗	HYDRANT
⊕	TELEPHONE PEDESTAL (PED)
⊙	LIGHT POLE OR LAMP
⊛	UTILITY POLE
⊠	WATER VALVE
⊞	WATER METER (wm)
⊚	GAS VALVE
⊝	SEWER MANHOLE
⊠	CONCRETE MONUMENT
⊞	RIGHT OF WAY MONUMENT
●	STONE
—	Property Line
- - -	Adjoiners (Surveyed)
- - -	Adjoiners (not surveyed)
- - -	Right of Way
- - -	Utility Lines
- - -	Asphalt
- - -	Gravel

CALLS FOR THE LINES ONLY

LINE	BEARING	DISTANCE	(THE LINE ONLY)
L3	N25°46'18"W	60.00	(THE LINE ONLY)
L4	S78°28'07"W	222.30	(THE LINE ONLY)
L5	S83°31'14"W	234.72	(THE LINE ONLY)

CURVE	RADIUS	DISTANCE	BEARING	CHORD
C4	290.00	159.96	N05°25'24"E	157.94
C5	170.00	137.01	N13°45'51"E	133.33

- ** NOTES ****
- Road R/W lines are approximate unless otherwise noted.
 - Property is subject to easements, utility easements, road rights, underground utilities.
 - Underground phone, water, gas and underground electric lines located as a part of this book.
 - No features located other than those shown.
 - This survey was performed with a total station.
 - Property is subject to setback covenants of record, if applicable.

PROFESSIONAL SURVEYING

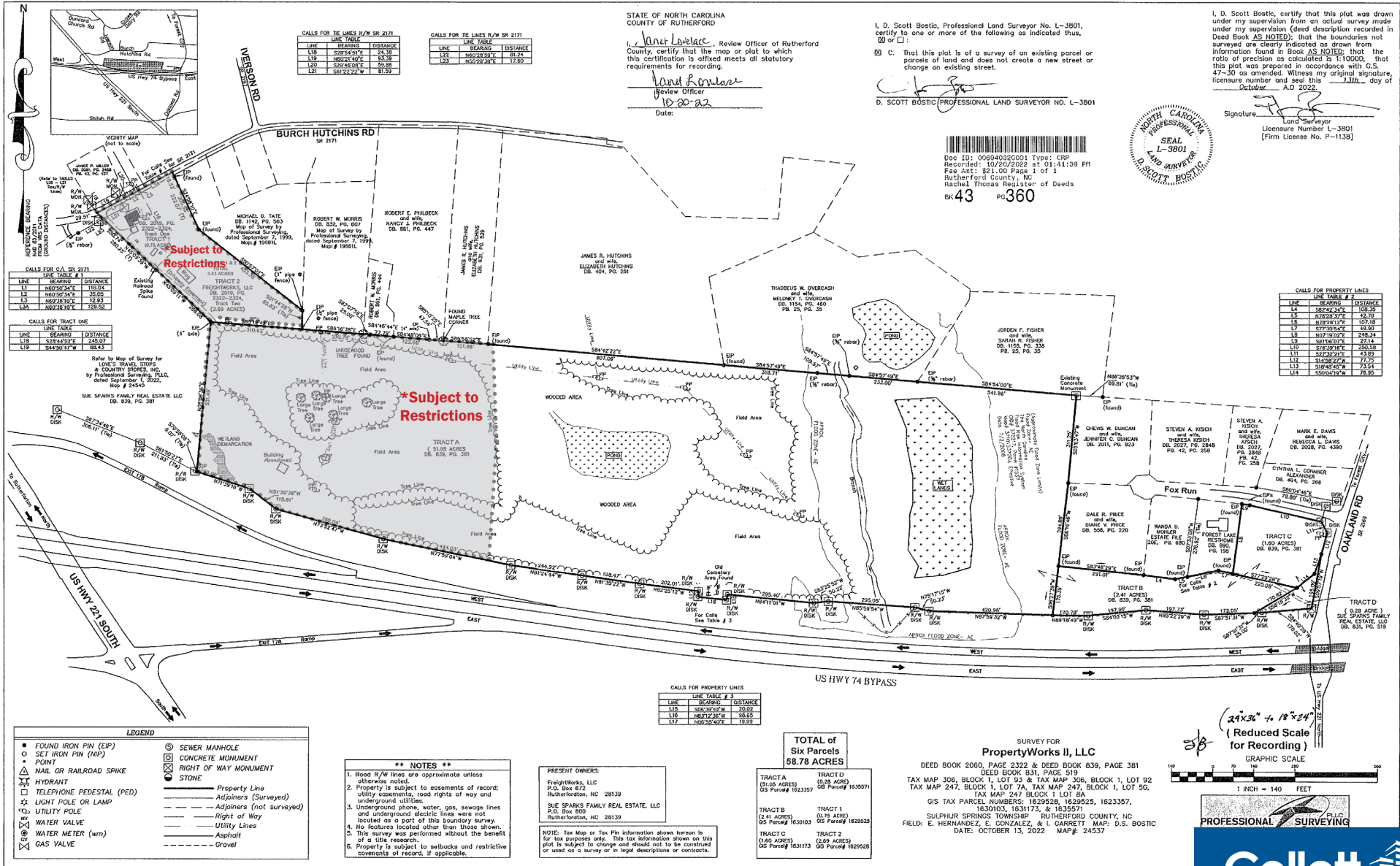
[FIRM LICENSE NO. P-1138]
202 N. MAIN STREET
P.O. BOX 1161
RUTHERFORD, NC 28139
PHONE: (828) 287-7059

OWNER:
FREIGHTWORKS, LLC
PO BOX 672
RUTHERFORD, NC 28139

NOTE: Tax Map or Tax Pin information shown herein is for tax purposes only. This tax information shown on this plot is subject to change and should not be construed or used as a survey or in legal descriptions or contracts.



Creekside Crossing Survey



STATE OF NORTH CAROLINA
COUNTY OF RUTHERFORD

I, Anne Lovelace, Review Officer of Rutherford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Anne Lovelace
Review Officer
10-20-22
Date:

I, D. Scott Bostic, Professional Land Surveyor No. L-3801, certify to one or more of the following as indicated thus, or :
 C. That this plat is of a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.

D. Scott Bostic
D. SCOTT BOSTIC PROFESSIONAL LAND SURVEYOR NO. L-3801

I, D. Scott Bostic, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book AS NOTED); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS NOTED; that the ratio of precision as calculated is 1:10,000, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, licensure number and seal this _____ day of October, A.D. 2022.

D. Scott Bostic
Signature Land Surveyor
Licensure Number L-3801
[Firm License No. P-1138]



Doc ID: 009940320001 Type: CRP
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 Rutherford County, NC
 Rachel Thomas Register of Deeds
 BK 43 PG 360

CALLS FOR PROPERTY LINES

LINE	BEARING	DISTANCE
L15	S80°39'36"W	20.00
L16	N82°12'27"E	108.65
L17	N80°30'40"E	13.91

TOTAL OF Six Parcels 58.78 ACRES

PRESENT OWNERS

RightWorks, LLC
P.O. Box 872
Rutherfordton, NC 28139

SUE SPARKS FAMILY REAL ESTATE, LLC
P.O. Box 808
Rutherfordton, NC 28139

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