

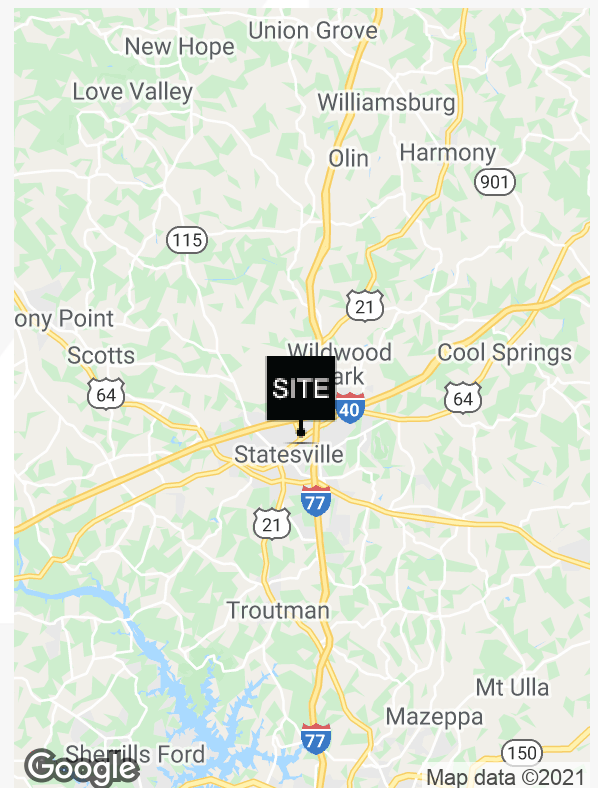


U.S. Hwy 21/Turnersburg Hwy. & James Farm Road

Statesville, North Carolina 28625

Property Highlights

- Three tracts totaling ±125 acres
- ±101.1 Acres - Tract 1
- ±13.8 Acres - Tract 3
- ±10.1 Acres - Tract 4
- Property has frontage on US Hwy. 21/Turnersburg Hwy.
- Close proximity and easy access to I-40 and I-77
- Surrounding amenities include The Home Depot, Lowe's Home Improvement, Publix, Walmart Supercenter, Cracker Barrel, Starbucks, Chick-fil-A
- Zoning Classification: City of Statesville LI & B-4 (light industrial and highway business district)
- Excellent residential opportunity (subject to re-zoning)
- Sale price:
- Tract 1 - \$2,000,000
- Tract 3 - \$1,596,000
- Tract 4 - \$800,000

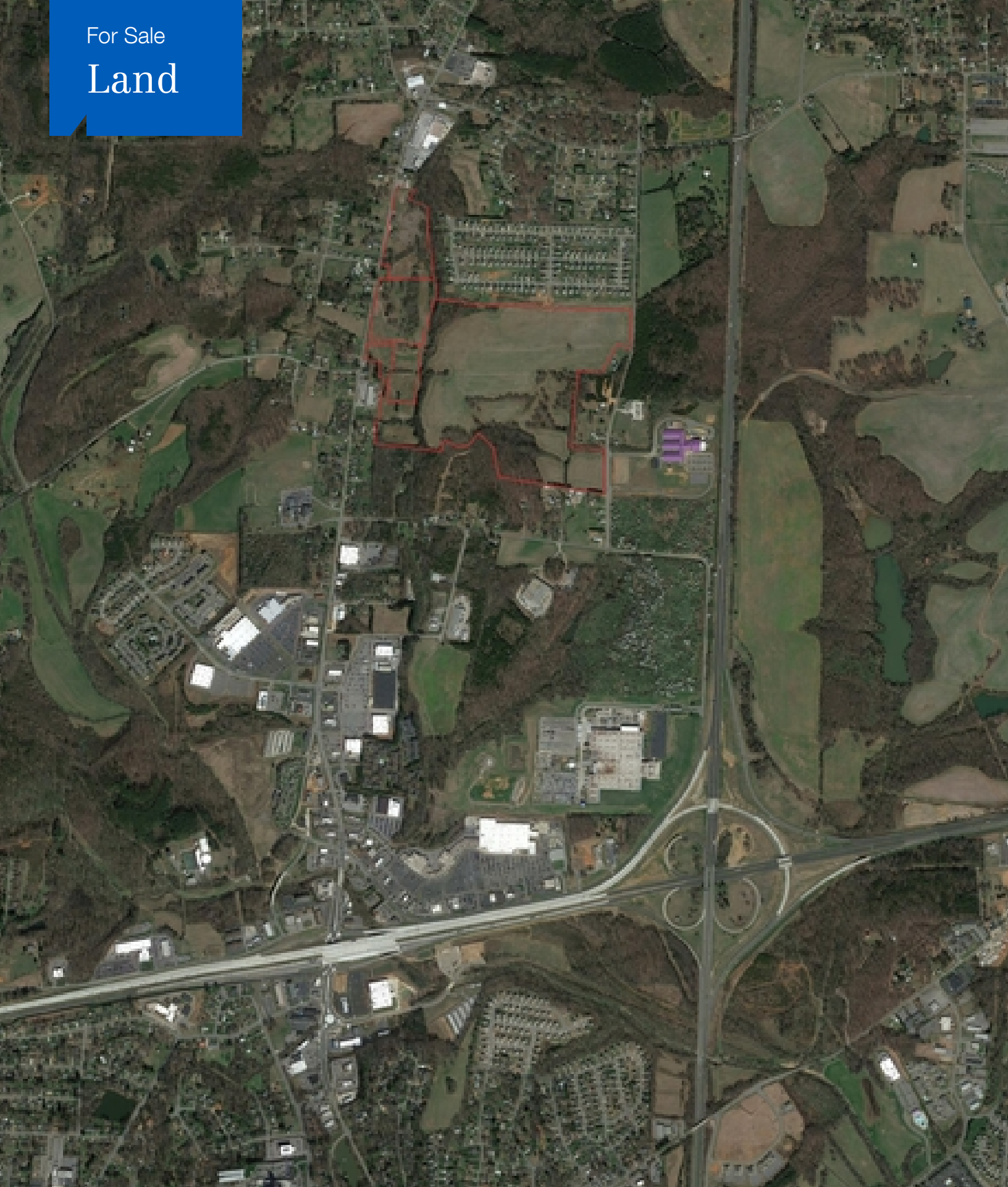


For more information

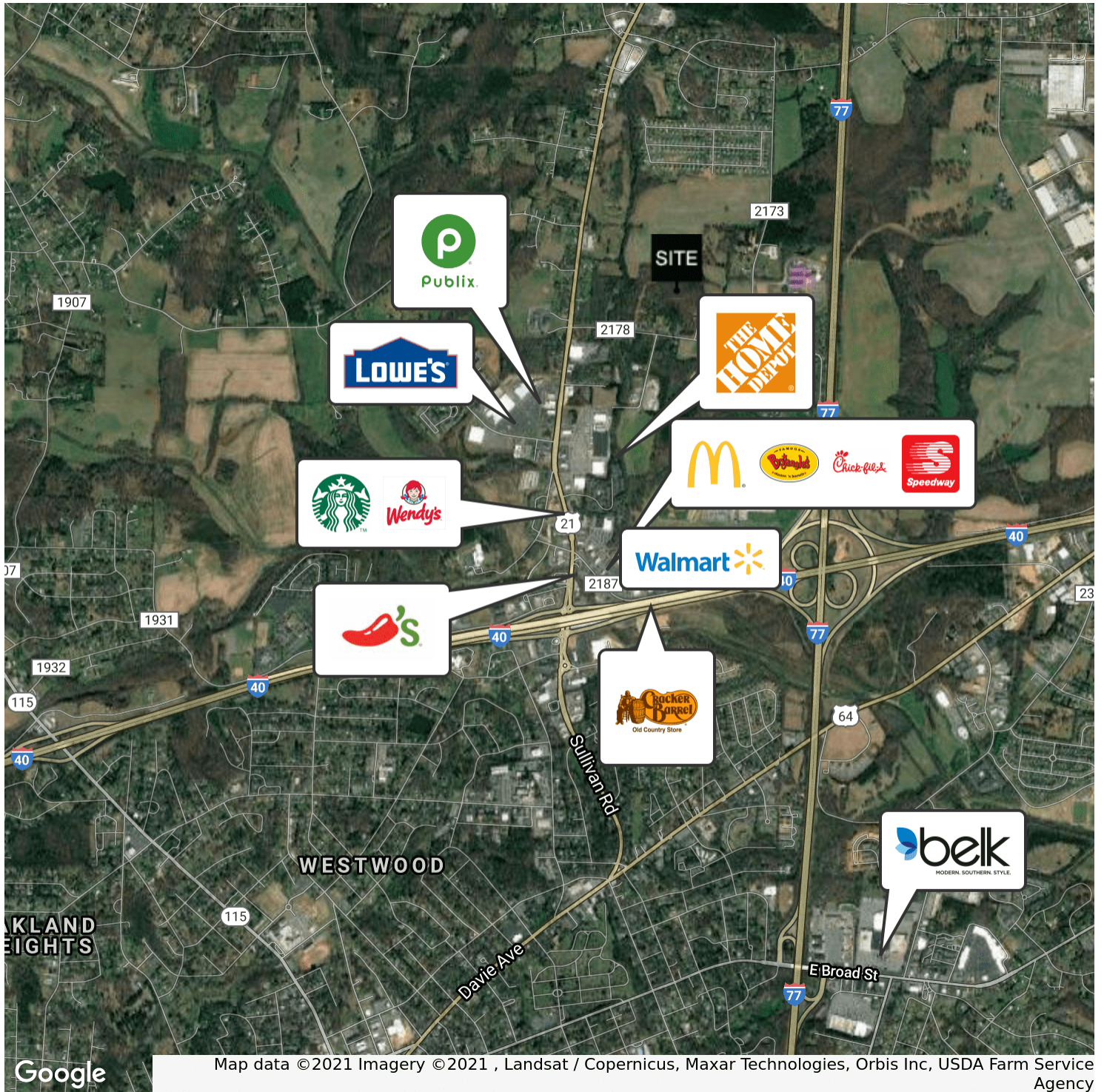
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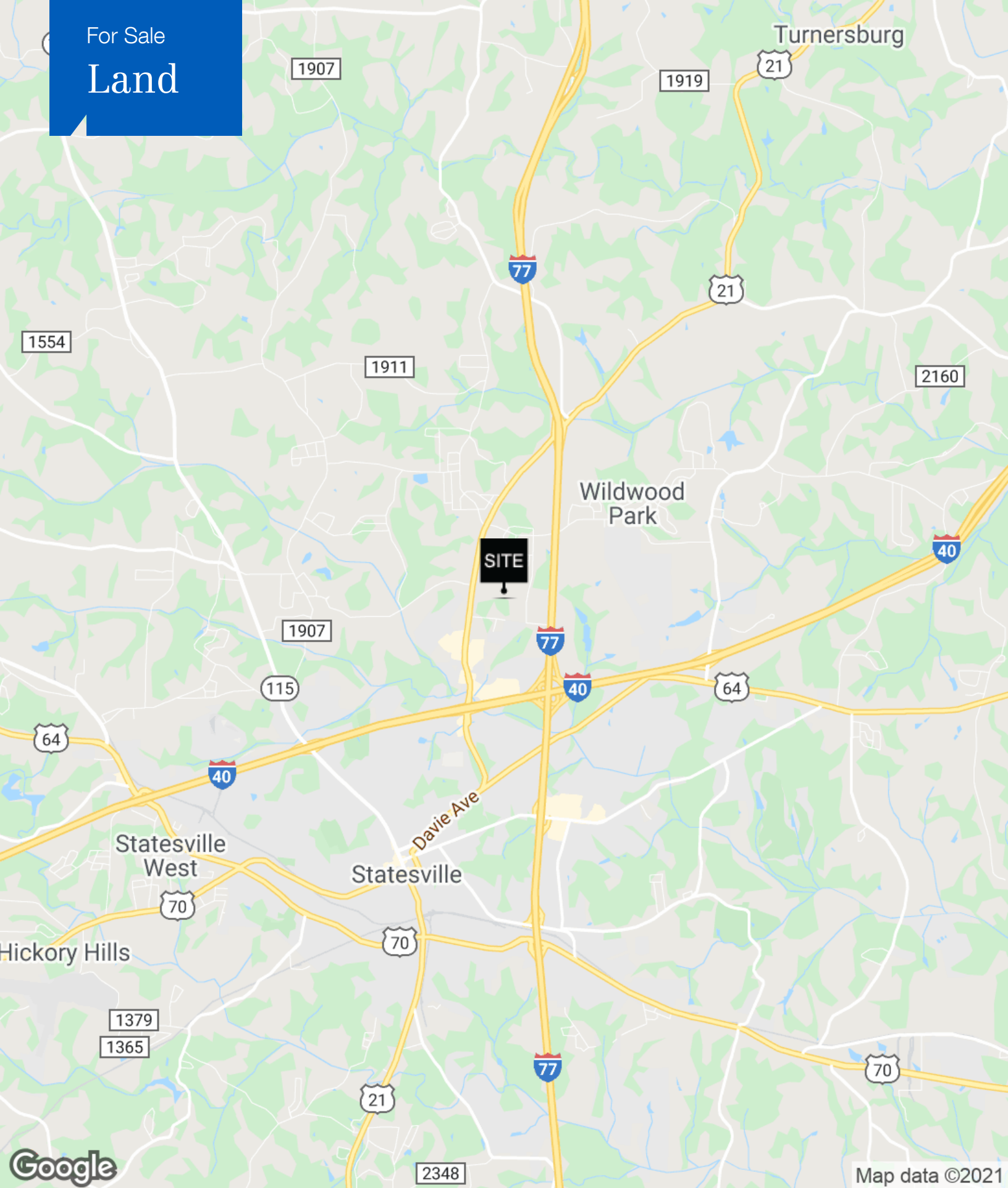
For Sale
Land



For Sale
Land



For Sale
Land



Google

Map data ©2021

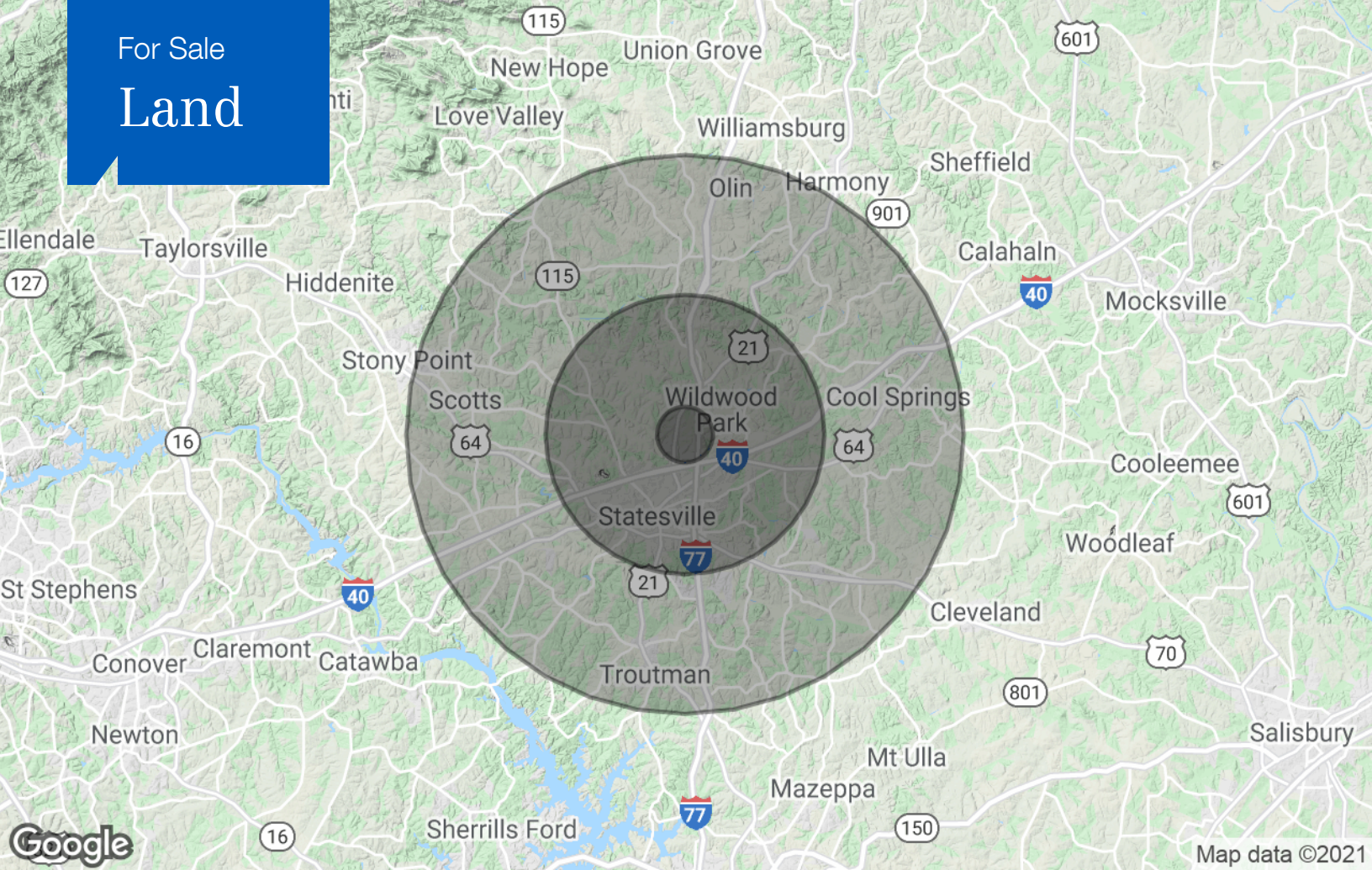
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in

For Sale
Land



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	668	39,397	80,672
MEDIAN AGE	39.6	39.6	38.6
MEDIAN AGE (MALE)	37.9	38.0	37.2
MEDIAN AGE (FEMALE)	41.5	41.0	39.7

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	297	16,131	31,389
# OF PERSONS PER HH	2.2	2.4	2.6
AVERAGE HH INCOME	\$55,694	\$51,790	\$51,909
AVERAGE HOUSE VALUE	\$152,876	\$151,200	\$152,079

* Demographic data derived from 2010 US Census