

MOCKSVILLE HWY

STATESVILLE, NORTH CAROLINA 28265

INTERSTATE LAND FOR SALE



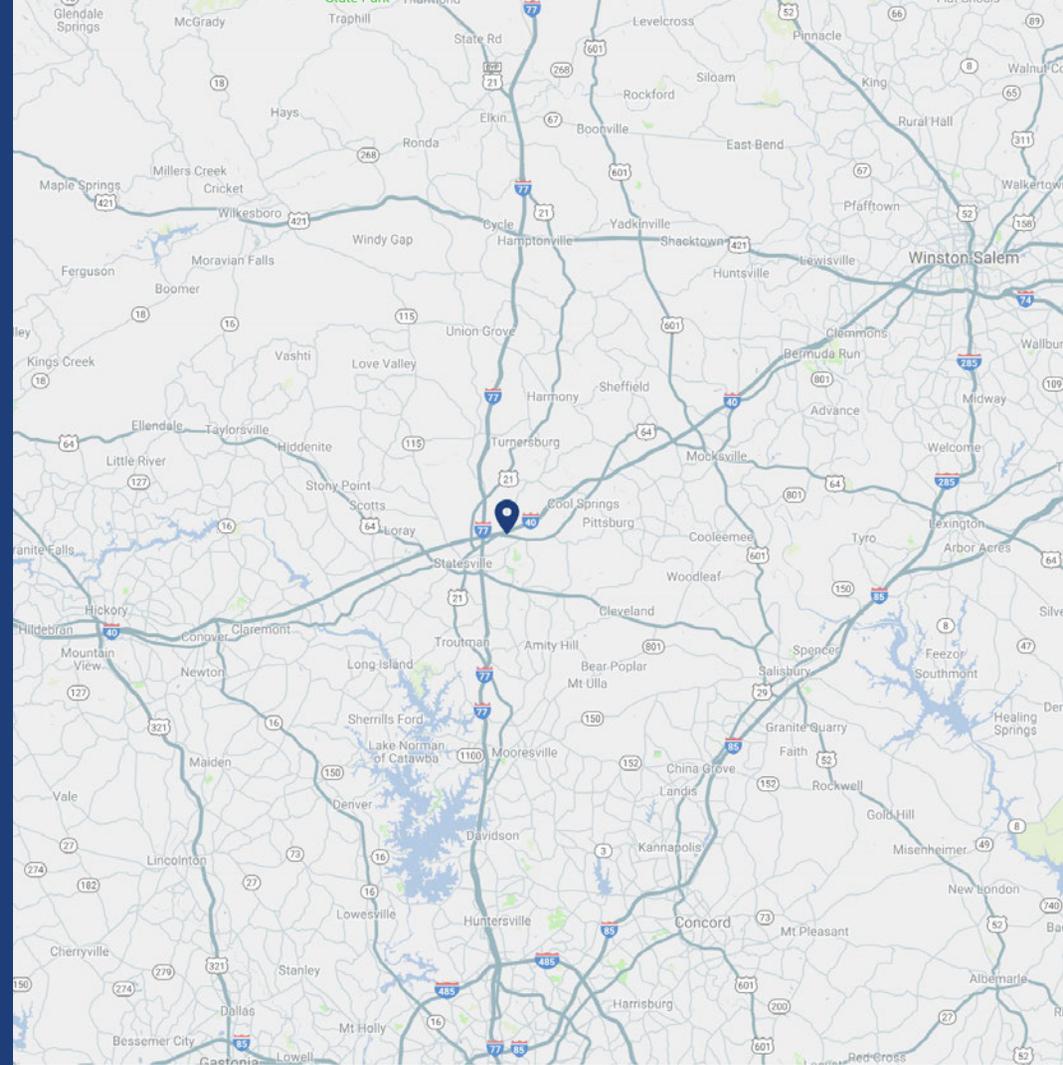
Old Mocksville Hwy northern view onto I-40

PROPERTY OVERVIEW

MOCKSVILLE HWY LAND FOR SALE

PROPERTY DETAILS

Address	Old Mocksville Rd & Mocksville Hwy (US-64) Statesville, NC 28265
Acreage	+/- 16.54 AC
Zoning	SC (Shopping Center)
Parcel ID	4755753762.000
Access	Access via I-40 Exit 154 Less than 2 miles to I-77 interchange
Visibility	Excellent visibility
Frontage	1000 FT along I-40 500 FT along Old Mocksville Hwy
Traffic Counts	I-40 28,667 VPD Old Mocksville Hwy 13,667 VPD
Sale Price	\$2,800,000
Additional Notes	Level topography



Taken from Hwy 64 before traffic light
onto Old Mocksville Hwy (subject property on right)

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	2,173	17,644	39,585
Avg. Household Income	\$68,471	\$70,727	\$61,645
Median Household Income	\$43,360	\$46,894	\$41,100
Households	766	7,017	15,681
Daytime Employees	2,447	14,133	28,732

MARKET OVERVIEW

STATESVILLE NORTH CAROLINA

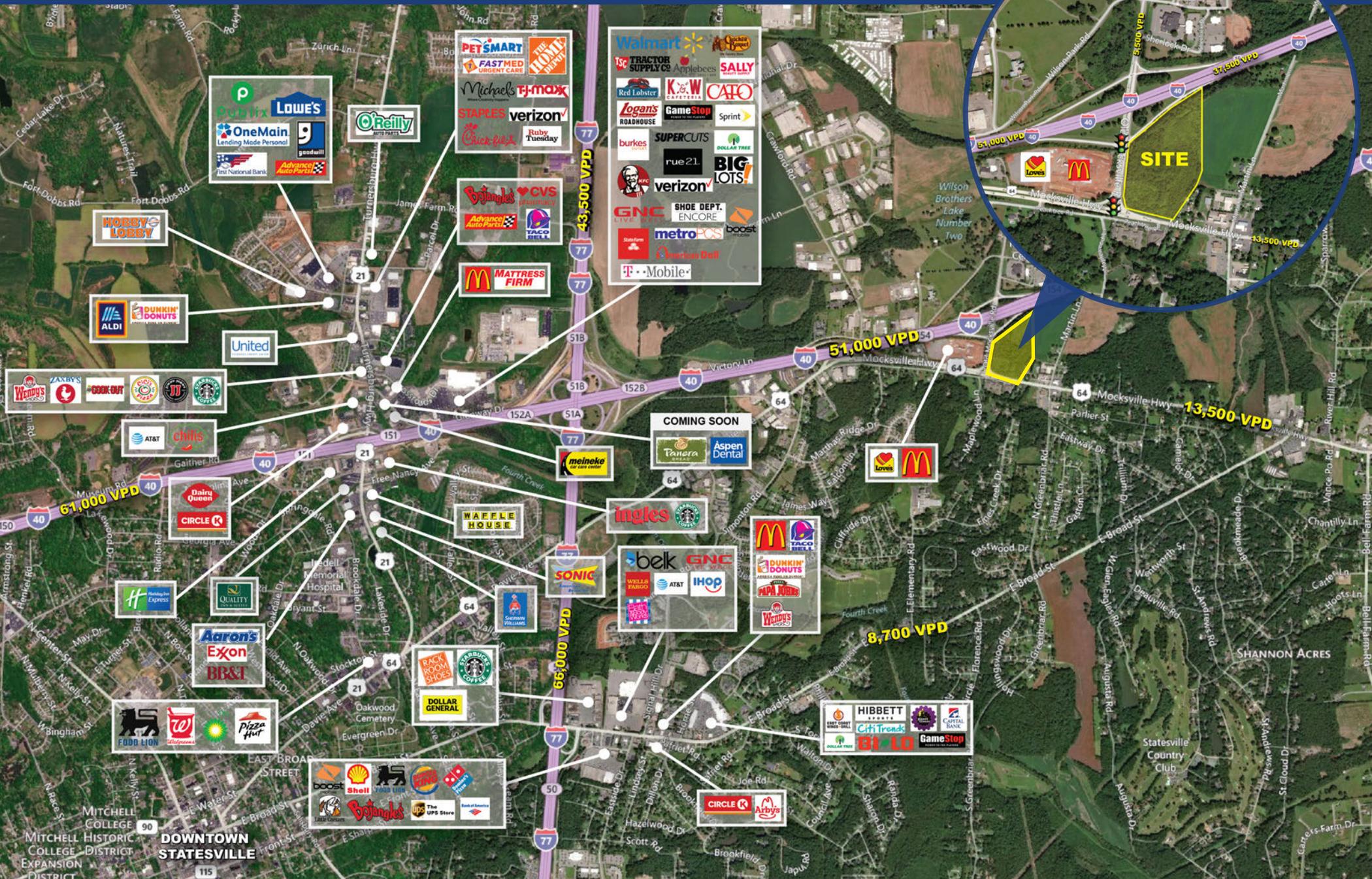
Statesville is the county seat of Iredell County and is part of the Charlotte MSA. I-40 and I-77 intersect in the northeastern park of the city and leads 42 miles south to Charlotte.

Statesville is home to exciting festivals, such as: Carolina BalloonFest, Statesville Pumpkin Fest and Full Bloom Film Festival. These festivals, and other events, feature great entertainment, food, arts and crafts, hot air balloons and live music.

Beyond festivals, Statesville is home to numerous attractions including Historic Downtown Statesville, Fort Dobbs and Love Valley. There is also golf, boutique shopping, unique local cuisine, the Iredell Museums Court Street Gallery and Statesville Historical Collection.



MARKET OVERVIEW





CONTACT

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

Faces south toward traffic light on Old Mocksville Hwy (subject property on left)