



13231 Statesville Rd

Huntersville, North Carolina 28078

106,000 VPD

14,000 VPD



Site
+/- 7.91 AC



Available for Sale

+/- 7.91 AC Commercial Land for Sale near I-77



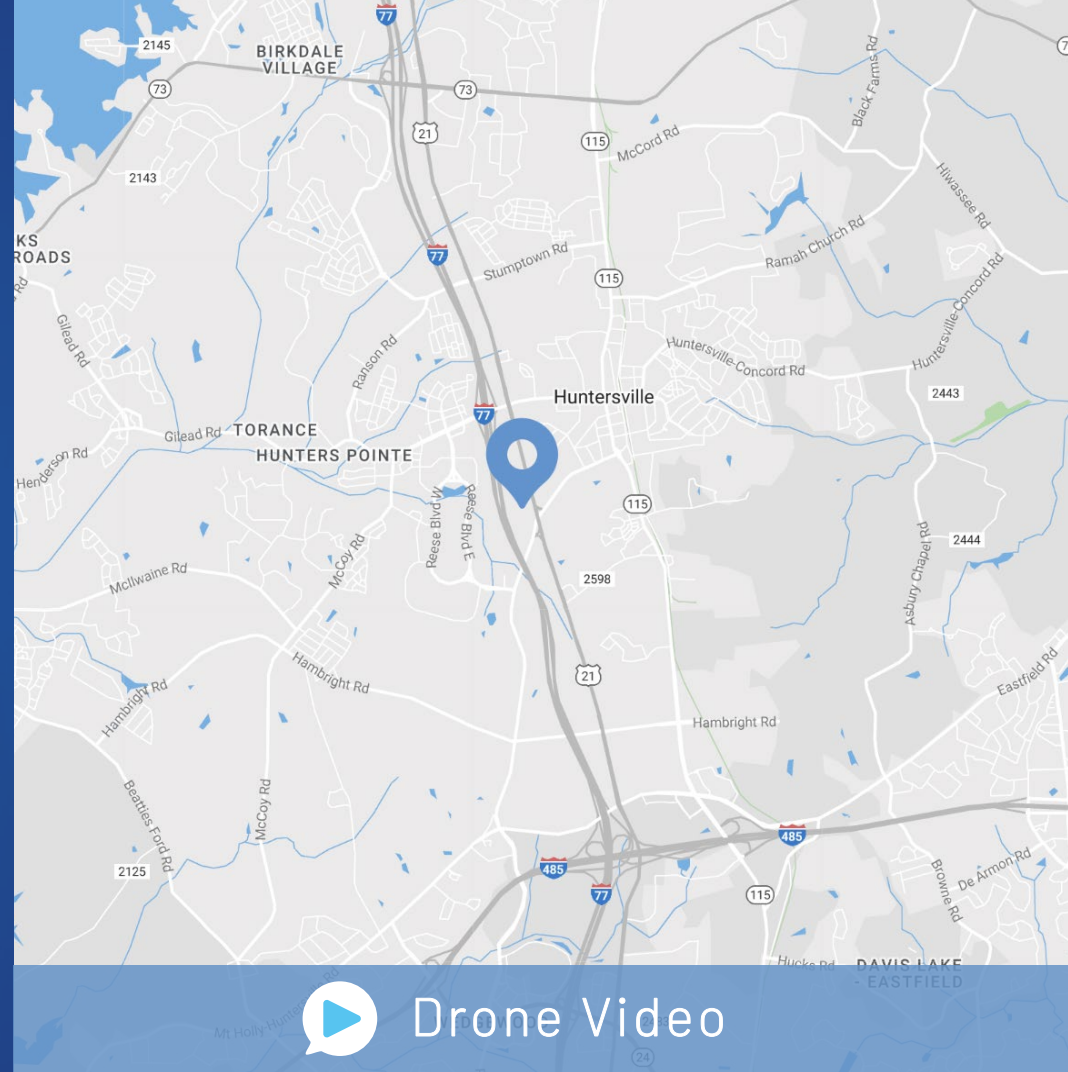
Property Overview

13231 Statesville Rd Available for Sale

An exceptional commercial land offering! Approximately 7.91 acres in Huntersville, NC. Positioned strategically, the site enjoys a prominent location backing onto I-77 and facing Statesville Rd, ensuring substantial visibility and accessibility. With its high traffic counts, this parcel emerges as a premier destination for businesses seeking optimal exposure. Noteworthy is its distinction as the last available Automotive Site along the esteemed Huntersville Motor Mile, amplifying its desirability and commercial significance within the region.

Property Details

Address	13231 Statesville Rd Huntersville, NC 28078
Availability	+/- 7.91 AC Available for Sale
Parcel ID	1744101
Zoning	VS: Passenger Vehicle Sales District
Traffic Counts	Statesville Rd 14,000 VPD
Sale Price	\$6,000,000

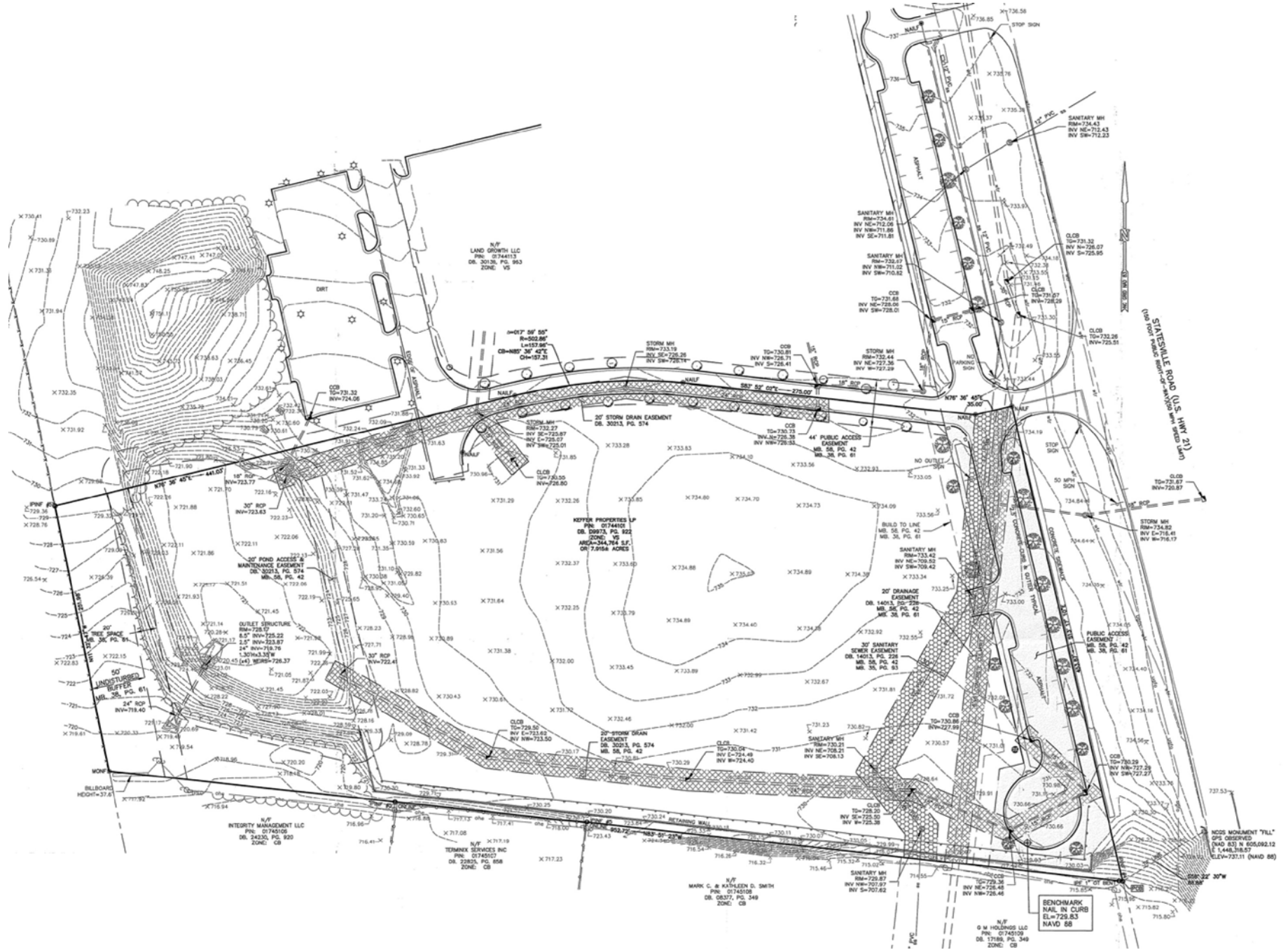


Drone Video



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	3,583	43,135	122,198
Avg. Household Income	\$112,513	\$140,712	\$131,061
Median Household Income	\$86,995	\$102,688	\$99,973
Households	1,733	16,594	47,954
Daytime Employees	9,291	17,502	54,618



N/F
LAND GROWTH LLC
P.N. 0744113
DB. 3012L, PG. 963
ZONE: VS

KEYFER PROPERTIES LP
P.N. 0744000
DB. 0997L, PG. 922
ZONE: VS
AREA=344,784 SF.
OR 7,998 ACRES

N/F
INTEGRITY MANAGEMENT LLC
P.N. 0746180
DB. 2425L, PG. 920
ZONE: CB

N/F
TENNEK SERVICES INC
P.N. 0745100
DB. 2285L, PG. 958
ZONE: CB

N/F
MARK C. & KATHLEEN D. SMITH
P.N. 0744308
DB. 0837L, PG. 349
ZONE: CB

N/F
G.M. HOLDINGS LLC
P.N. 0745100
DB. 1718L, PG. 349
ZONE: CB

BENCHMARK
NAIL IN CURB
EL=729.83
NAVD 88

STATELINE ROAD (U.S. HWY 213)

WOOD MONUMENT "TLL"
GPS OBSERVED
NAVD 83 N 605,082.12
E 1,446,388.67
ELEV=737.11 (NAVD 88)

Market Overview





Contact for Details

John Nichols

(704) 373-9797

jnichols@thenicholscompany.com

Lauren Bremer

(980) 226-6911

lauren@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.