

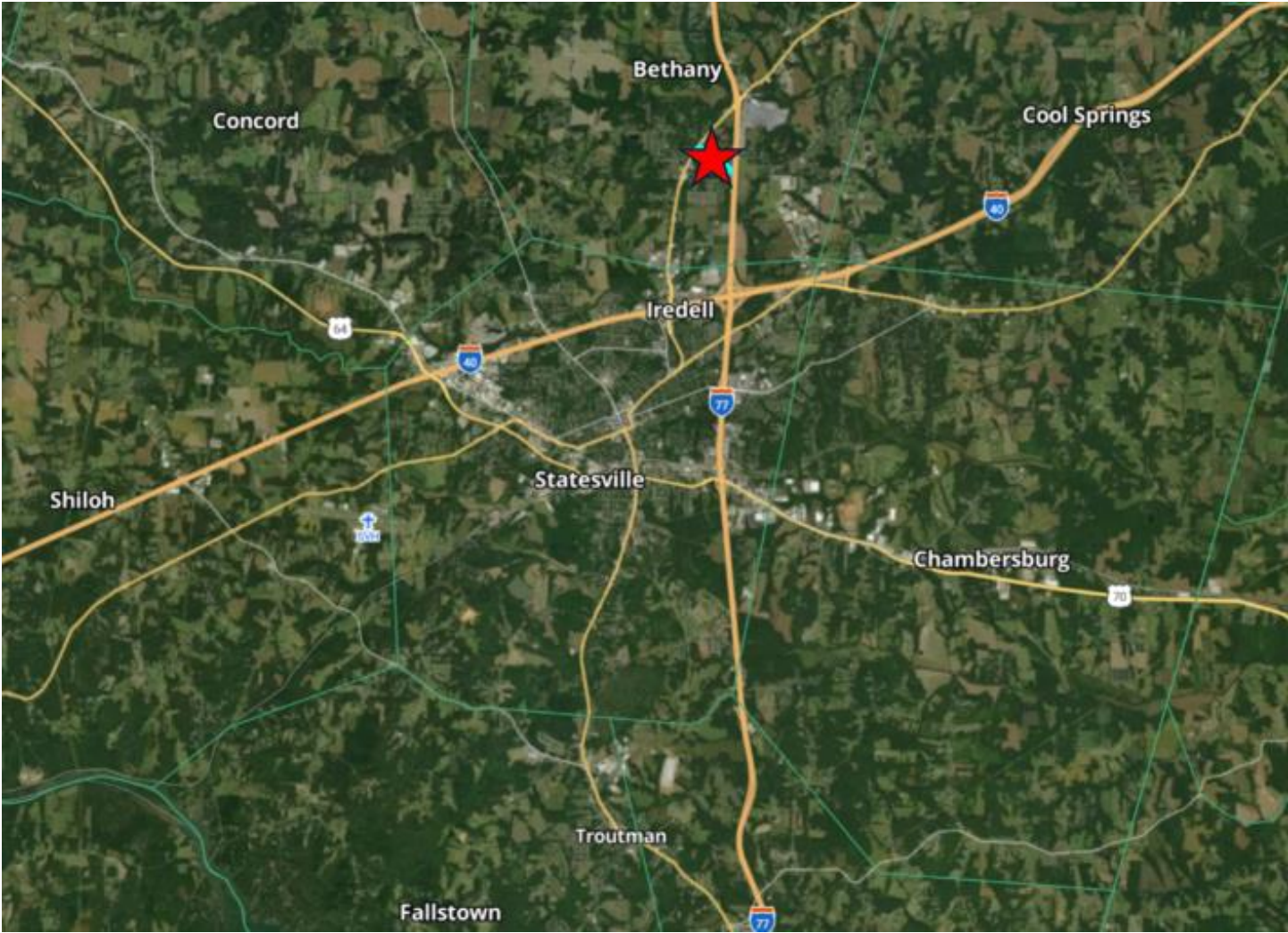
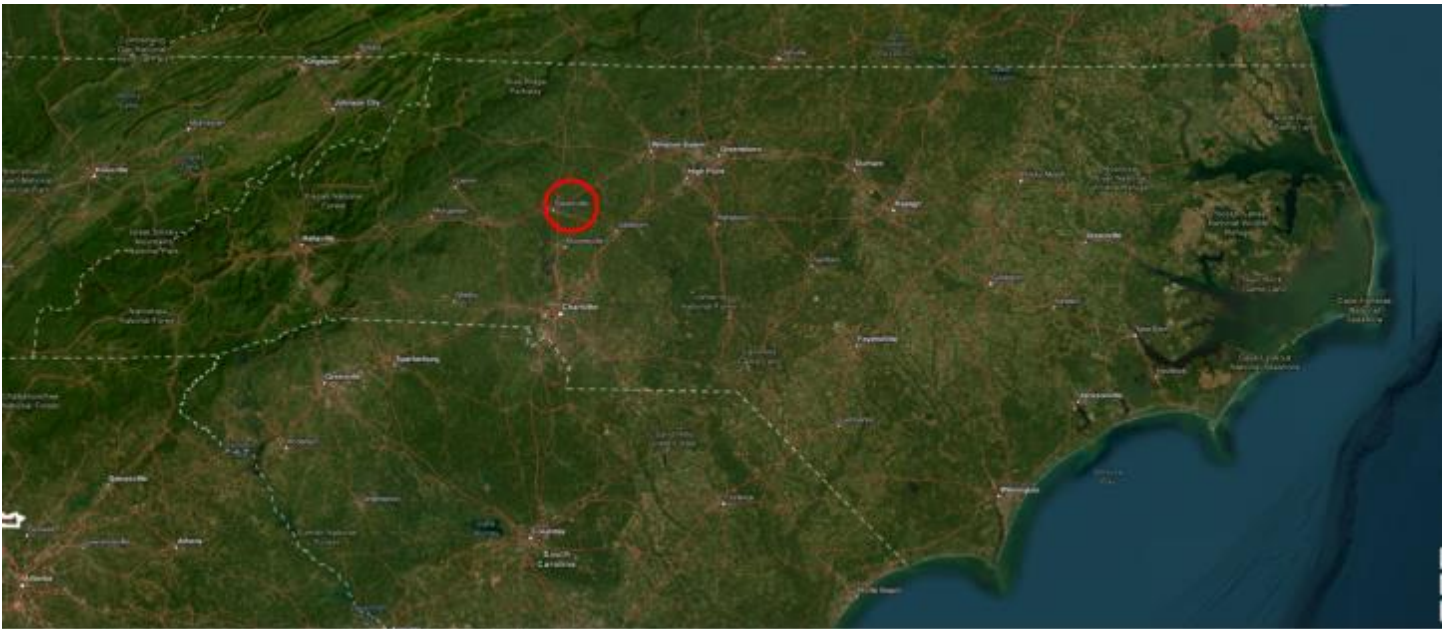
678 Turnersburg Hwy, Statesville, NC 28625
32.86 +/- Acres



NEW TECH PROPERTIES, LLC

For more information and price send email to:

land@newtechproperties.com



Great location for a commercial project.

Primed for self-storage, retail, and restaurant in Iredell-Statesville's Jane Sowers North strategic gateway corridor. This property is located in great area for a commercial project.

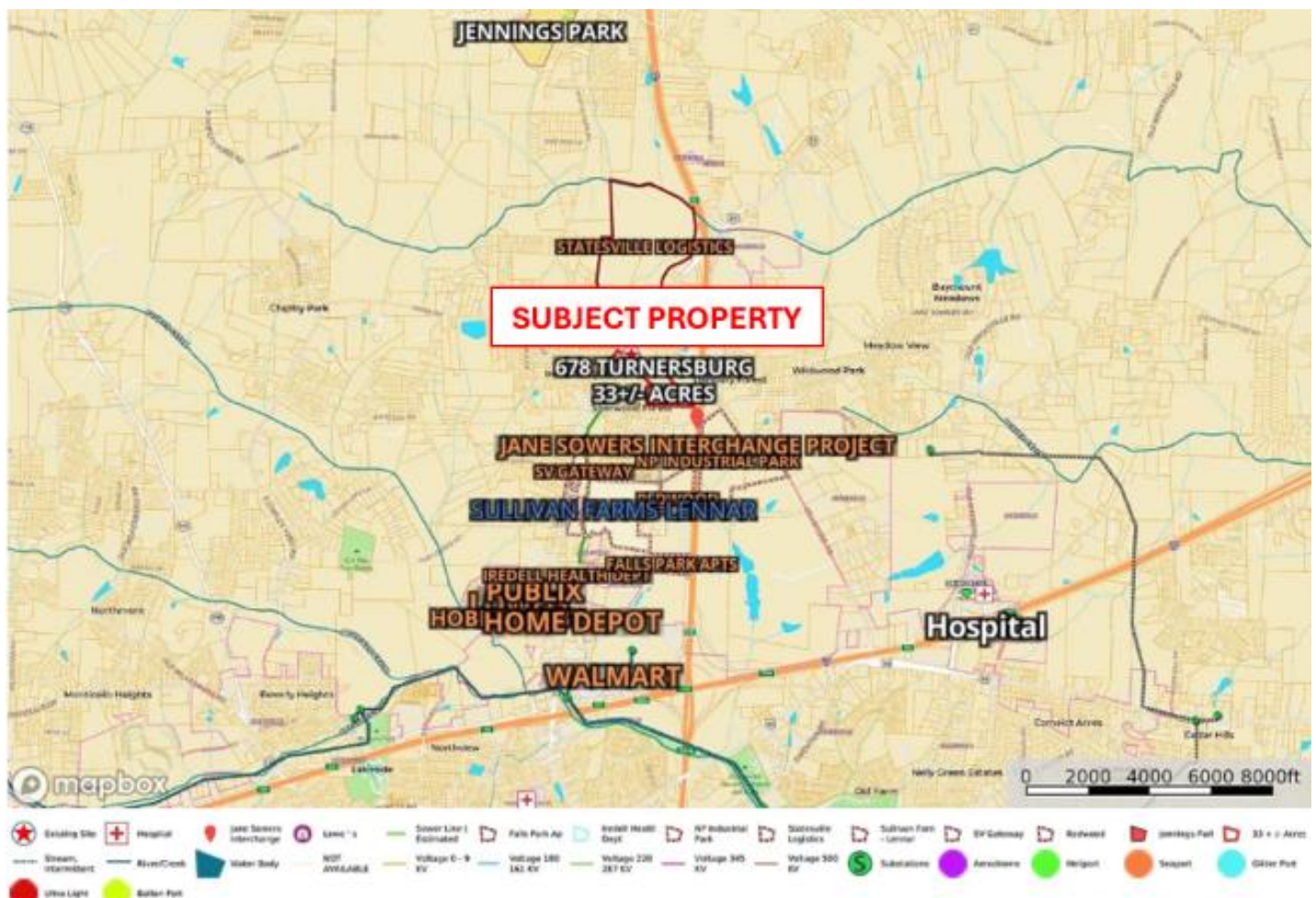
The property meets Iredell County's requirements for a Planned Unit Development (PUD) that allows for significant advantages like maximum flexibility in design and high density. This will require rezoning to a conditional district (R-8-CD).

The property has access to public water and the county allows a decentralized sewer system. We will work with the developer and the county to use a high-tech sewer system that gets maximum density and saves hundreds of thousands of dollars on up-front development cost.

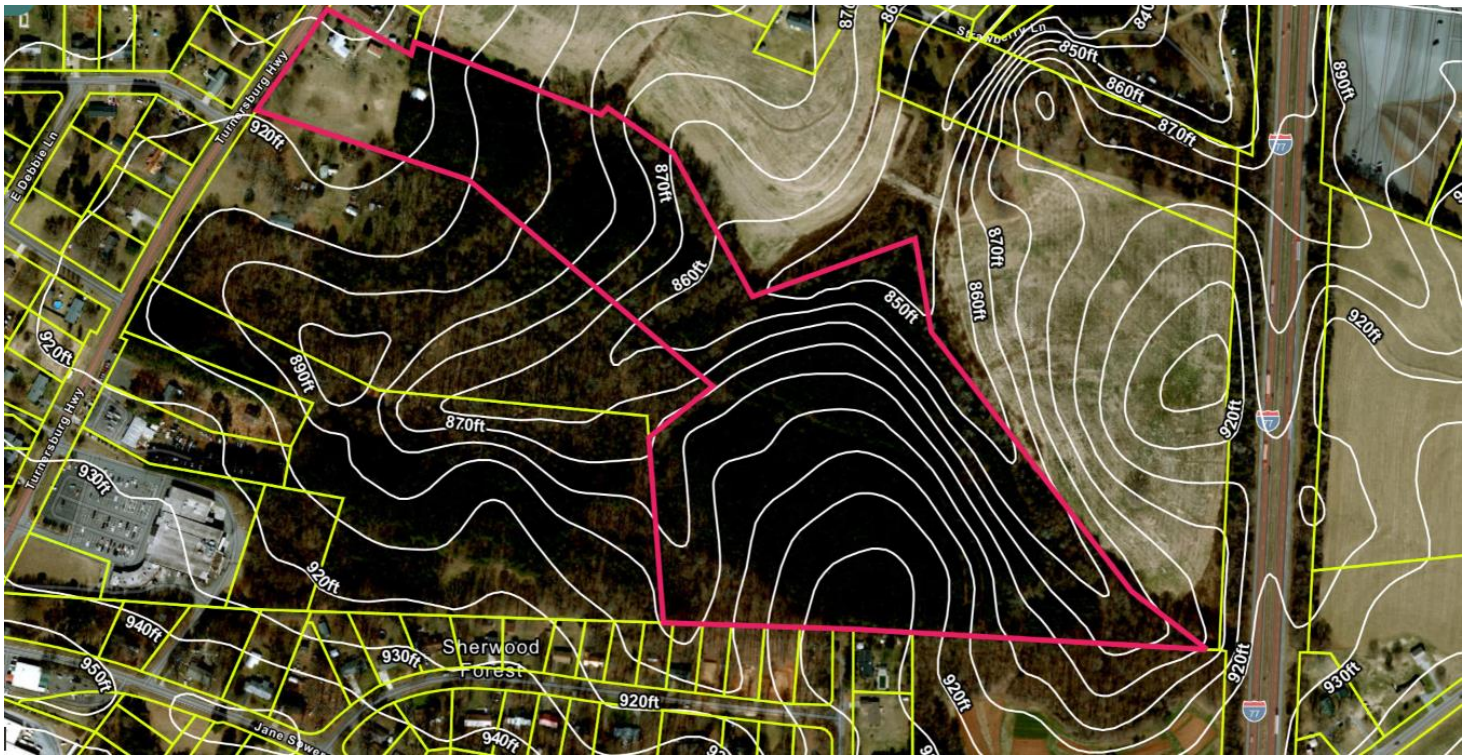
We will do the entitlement work to get the Land Disturbance Permit (LDP) for the project.

The property is currently wooded, but the timber will be removed before closing.

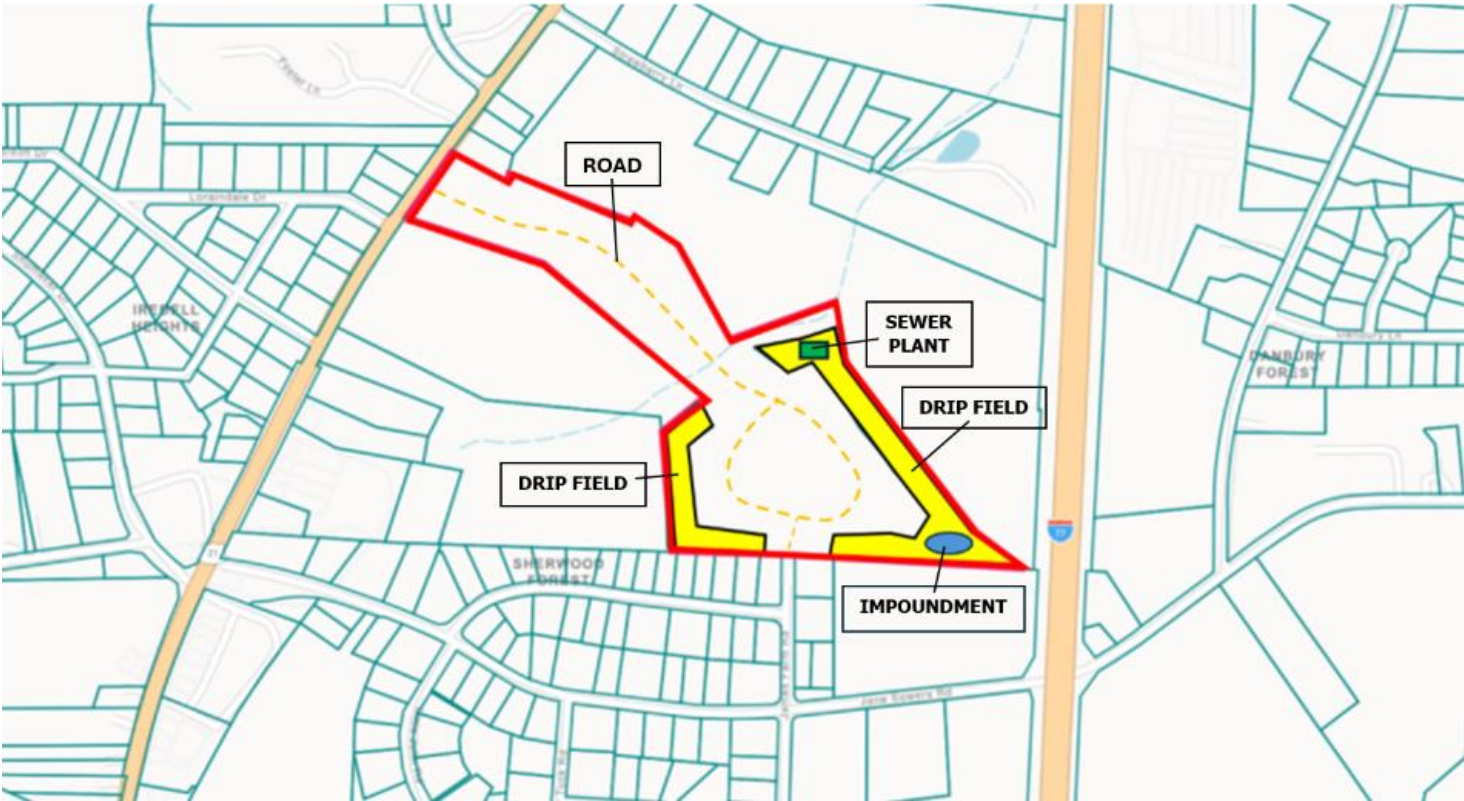
Statesville's prime retail, commercial and restaurant hub is only 2 miles from the property.







Location for High-Tech Decentralized Sewer System



SUMMARY PAGE

- Iredell County / Statesville is expected to have explosive growth over the next five years.
- Local businesses are planning to expand their workforce.
- New companies will be creating hundreds of new jobs.
- Turnersburg Hwy is a perfect location for a multi-family / build to rent project.
- Property qualifies for Plan Unit Development (PUD) zoning.
- 32.86 +/- acres - Land Disturbance Permit (LDP) for the project.
- Road frontage on Turnersburg Hwy (Hwy 21).
- Statesville's prime retail, commercial and restaurant hub is only 2 miles away.
- Two spots for ingress and egress to the property.
- Public Iredell County water at the property.
- High-Tech Decentralized Sewer System
- Sewer System allows high density zoning.
- Sewer System saves hundreds of thousands of dollars on the up-front development cost.
- Iredell County / Statesville is a great place to live and work.