

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

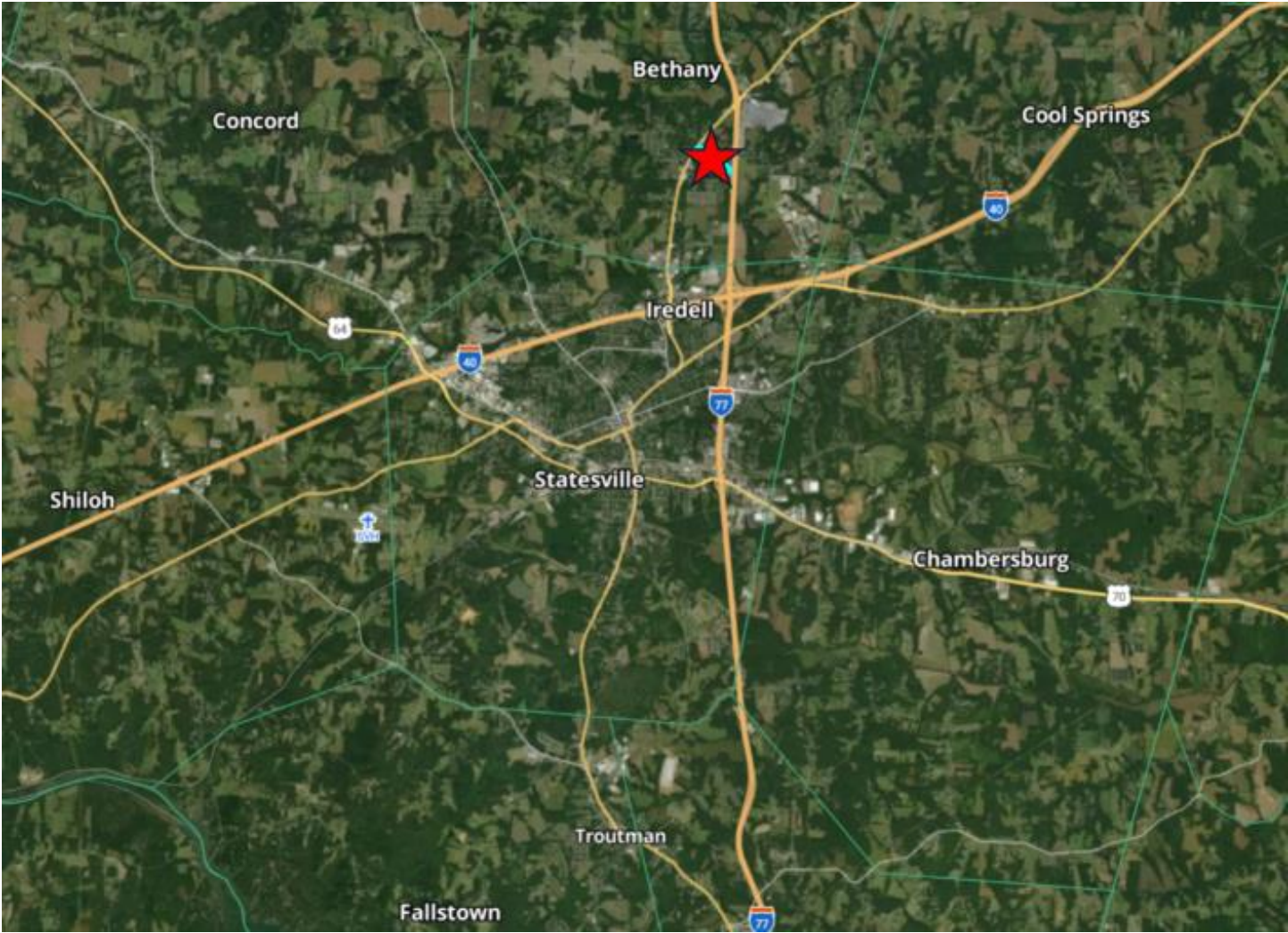
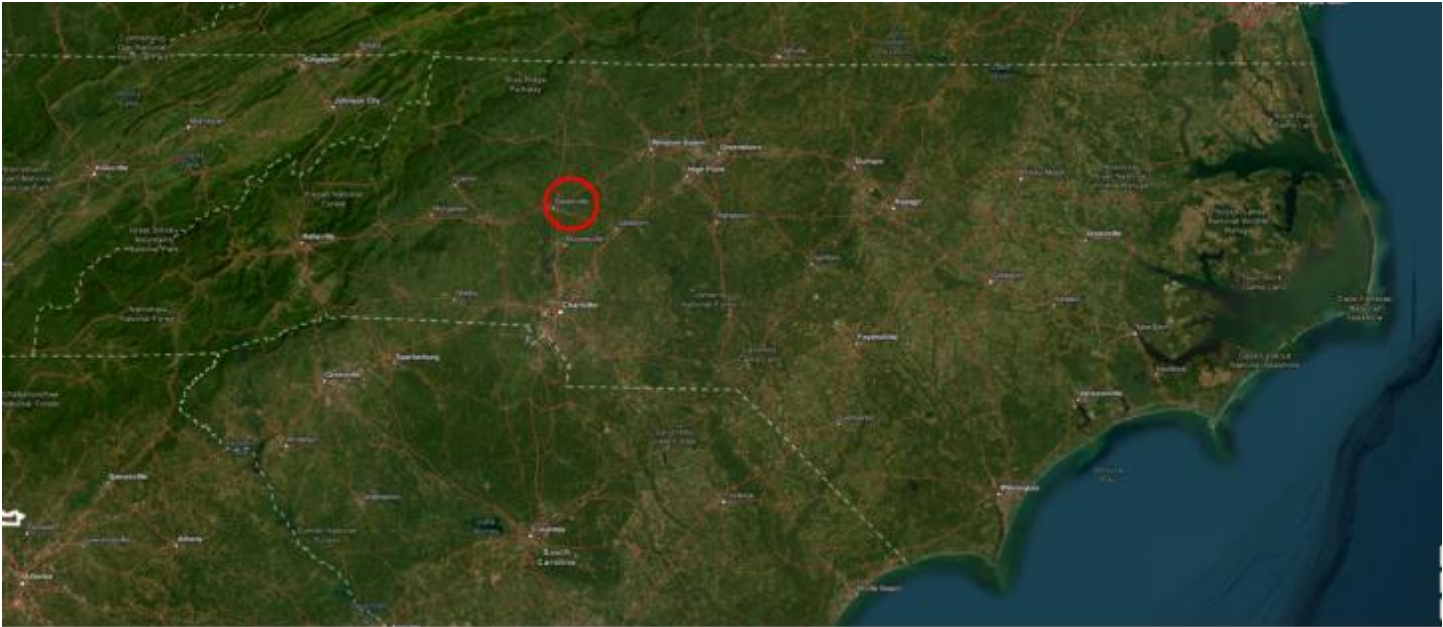


**NEW TECH PROPERTIES, LLC**

For more information and price send email to:

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# Great Multi-family / Build to Rent Opportunity

Primed for mixed-use development in Iredell-Statesville's Jane Sowers North strategic gateway corridor. This property is located in great area for a multi-family or build to rent project because the county needs more affordable housing for their growing workforce.

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).

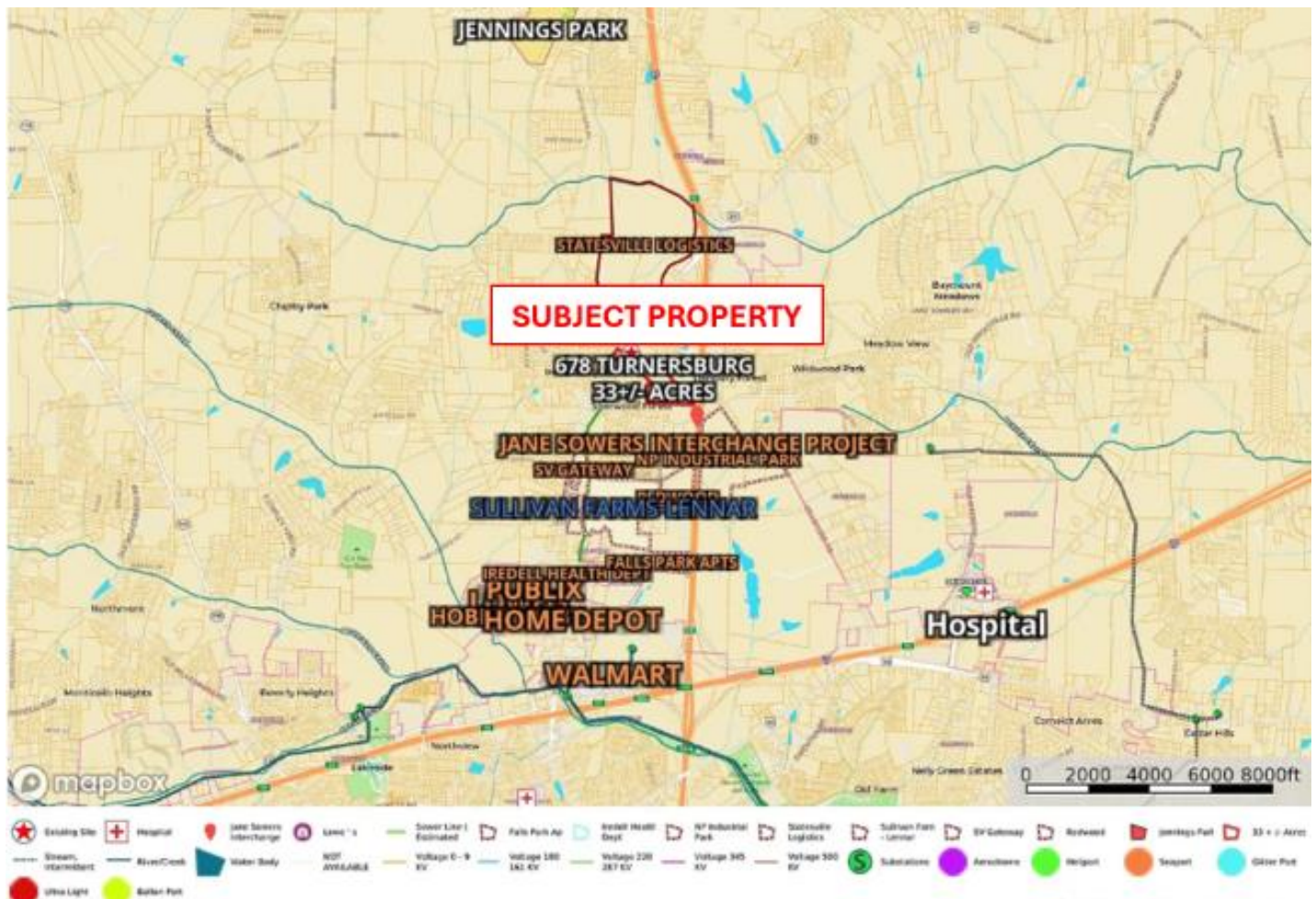
The property has access to public water and with our high-tech decentralized sewer system the developer can get maximum density and save hundreds of thousands of dollars on up-front cost.

The absolute highest density potential would be achieved through multi-family development at 3,000 sq. ft. per unit, potentially approaching 14 units per acre. Based on the buildable acres, we should be able to get 300+ units on this property.

Our Team will do the entitlement work to get the Land Disturbance Permit (LDP) unless the developer (buyer) wants to do the entitlement work and receive a substantial reduction in price.

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

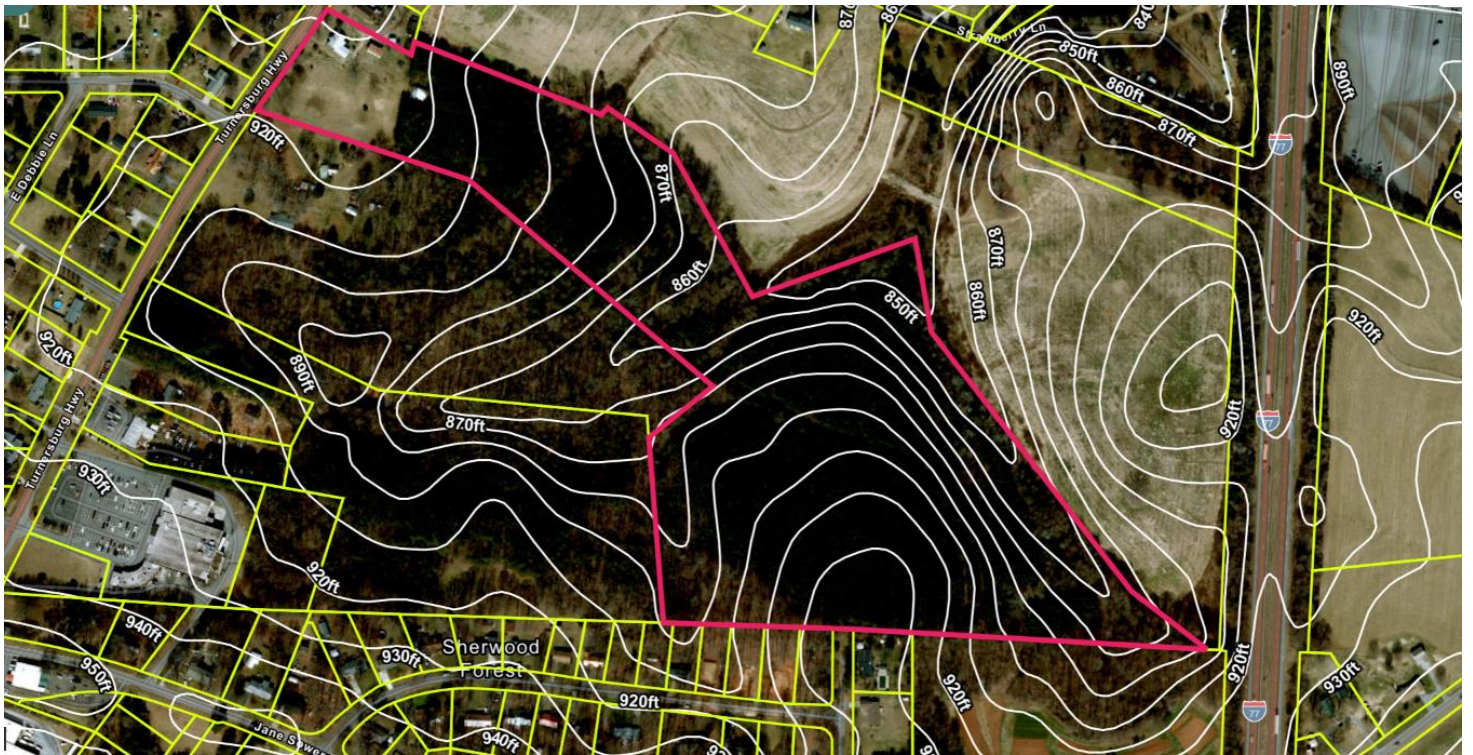
Statesville's prime retail, commercial and restaurant hub is only 2 miles from the property.











# SUMMARY PAGE

- Iredell County / Statesville is expected to have explosive growth over the next five years.
- County desperately needs more affordable housing.
- The people that currently work in the area need housing closer to their jobs.
- Local businesses are planning to expand their workforce.
- New companies will be creating hundreds of new jobs.
- Baby Boomers are looking for rental properties in this area.
- Great retirement location.
- 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 300+ units.
- 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.