

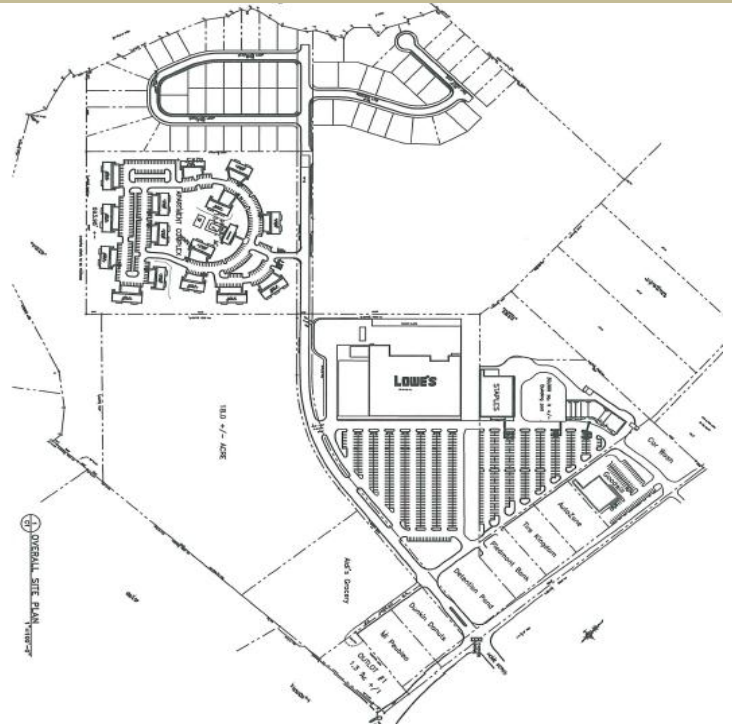
STATESVILLE, NORTH CAROLINA – COMMERCIAL PROPERTY



HWY 21 AND NORTH POINTE BLVD, STATESVILLE, NC

- 4 commercial sites for sale in Statesville, NC.
- Site # 1 is an 18 +/- acre site zoned B4.
- Site # 2 is a 1.3 +/- acre site zoned commercial. Access for site is off of North Pointe Blvd.
- Site # 3 is a graded site, large enough to fit a 30,000 Sq. Ft. building. Parking is already provided.
- Site # 4 is a 6 +/- acre multi-family site.
- NC Highway 21 carries 22,000 ADT.
- All sites have water and sewer.
- Site # 1 can be subdivided.
- Located in Iredell County, Statesville sits just:
 - 30 Miles from Hickory
 - 42 Miles from Charlotte
 - 42 Miles from Winston-Salem

SURVEY



Venture Properties

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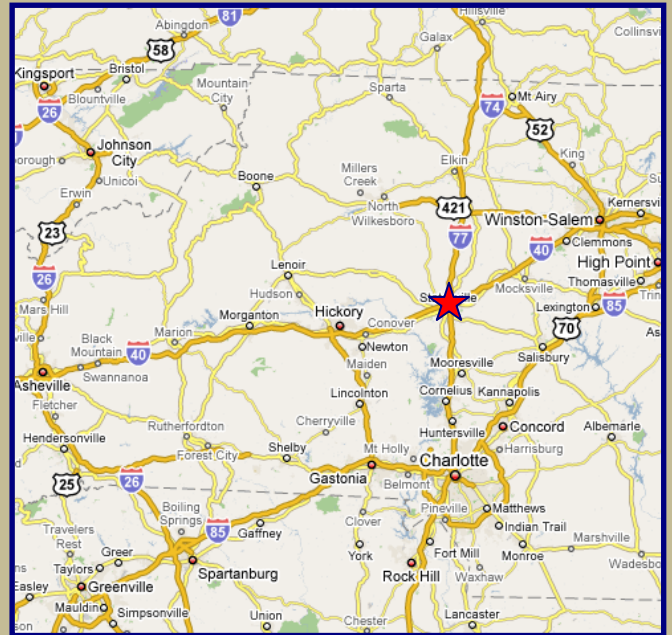
PO Box 843 ~ Wilkesboro, NC 28697 ~ (336) 667-8000 ~ Fax (336) 667-8001

Aaron Edwards ~ (336) 667-8000 ext.18 ~ www.VPDevelopment.com

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Demographic Summary / Population (2011)			
Town of Statesville, NC	23,320		
Total Iredell County	148,277		
* 2000 Census	3 Mile	5 Mile	7 Mile
POPULATION	24,564	42,542	54,705
Employees (16+) *	756	8,712	18,381
% Employed *	98.8%	95.9%	94.5%
HOUSEHOLDS			
Total Households	9,819	16,249	20,695
Median Home Value*	\$101,194	\$102,934	\$95,305
Median HH Income	\$46,808	\$45,497	\$46,630



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