

**+/-1.13 Acre Commercial Development Site for Sale**  
**703 Gaither Rd off I-40 & Hwy 21 Statesville NC**  
**I-40 Visibility - Broad Regional Access**



**Market Overview:** I-40 Visible Parcel off Hwy 21/Turnersburg Hwy. Close proximity to Major Retail, Hotels, Restaurants, Automotive Dealerships. Close proximity to I-77.

- Site Amenities:**
- Zoned B-4 Commercial
  - Graded Site
  - +/-200' frontage on Gaither Road
  - Water, Sewer, Electrical on site

**Proposed Uses:** Interstate Retail, Automotive or Equipment Sales, other.

**Area Generators:** Walmart, Home Depot, Lowe's HI, Publix, Fairfield Inn, Days Inn, randy Marion Chevrolet, Holiday Inn, Ingles.

<b>Demographic Profile:</b> (SUSA 2022)		<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
	<b>Population:</b>	30,857	48,329	86,663
	<b>Avg HH Income:</b>	\$61,002	\$66,518	\$68,444
	<b>Labor Force:</b>	24,874	39,112	70,289

<b>Traffic Counts:</b>	<b>I-40 W of Hwy 21:</b>	52,000 VPD (NCDOT 2021)
	<b>I-40 E off Hwy 21:</b>	54,000 VPD (NCDOT 2021)
	<b>I-77 N</b>	38,500 VPD (NCDOT 2021)
	<b>Hwy 21</b>	32,500 VPD (NCDOT 2021)

**Call for Pricing**

<p><b>RAYMOND D. COLLINS, JR., CCIM</b>  <b>OFC: (336) 768-0555</b>  <b>FAX: (336) 768-2055</b>  <b>EM: ray@collinscommprop.com</b>  <b>WEBSITE: www.collinscommprop.com</b></p>	 <p><b>COLLINS  COMMERCIAL  PROPERTIES, INC.</b>  2990 Bethesda Place, Suite 601C  Winston-Salem, NC 27103</p>
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No Warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein or hereafter provided, and same is provided subject to errors, omissions, change of price, rental or other conditions and withdrawal without notice. This information is given with the understanding that all negotiations relating to the leasing or sale of the property described herein shall be conducted through Collins Commercial Properties, Inc., Winston-Salem, North Carolina.





To Charlotte

To Winston Salem



54,000 VPD



Hwy 21/Turnersburg Road



+/- 1.13 Acre Site



52,000 VPD





**Tax Map Information**

- **PIN** 4745248265.000
- **Address** 703 GAITHER RD
- **Account #** Acct 80032538
- **Tax Owner** J P HOSPITALITY LLC
- **Mailing Address** 703 GAITHER RD
- **Address**
- STATESVILLE, NC 28625
- **GIS Owner** JP HOSPITALITY LLC
- **Deed Info** 2404 / 528 - WD - 20160216
- **Tax Acres** 1.13 AC
- **Lot #** 2
- **Description** J P HOSPITALITY LLC PB68-75 DAYS INN
- **Zoning** DOT2255-2356
- **Old Parcel #** 0106J35000C003C
- **Bldg Value** \$115,110
- **OBXF Value** \$43,200
- **Land Value** \$265,550
- **Total Value** \$423,860
- **Defer** \$0



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Iredell County, North Carolina makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/24/2023  
Data updated 02/24/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Value  
• Tax  
Districts

STATESVILLE-- -