# +/-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.

**Demographic Profile:** 

(SUSA 2022) **Population:** 30,857 48,329 86,663 **Avg HH Income:** \$61,002 \$66,518 \$68,444

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3 Mile

**Traffic Counts:** I-40 W of Hwy 21: 52,000 VPD (NCDOT 2021)

 I-40 E off Hwy 21:
 54,000 VPD (NCDOT 2021)

 I-77 N
 38,500 VPD (NCDOT 2021)

 Hwy 21
 32,500 VPD (NCDOT 2021)

## **Call for Pricing**

## RAYMOND D. COLLINS, JR., CCIM

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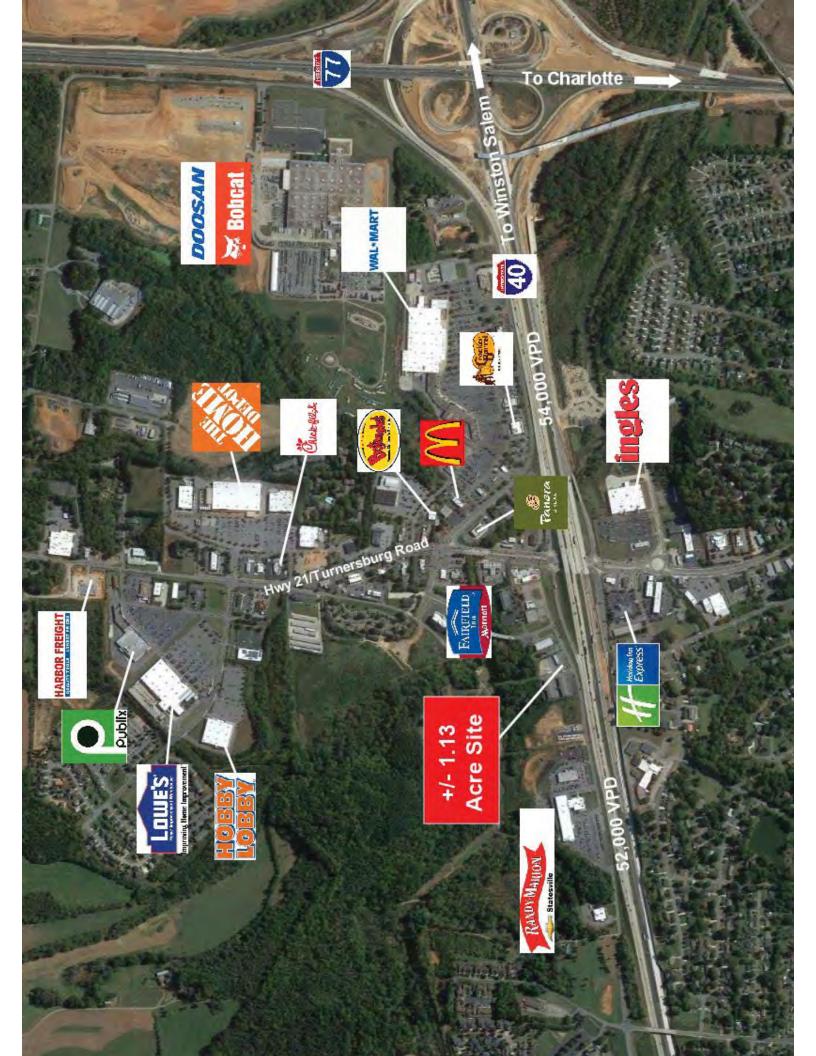
COLLINS
COMMERCIAL
PROPERTIES, INC.
2990 Bethesda Place, Suite 601C
Winston-Salem, NC 27103

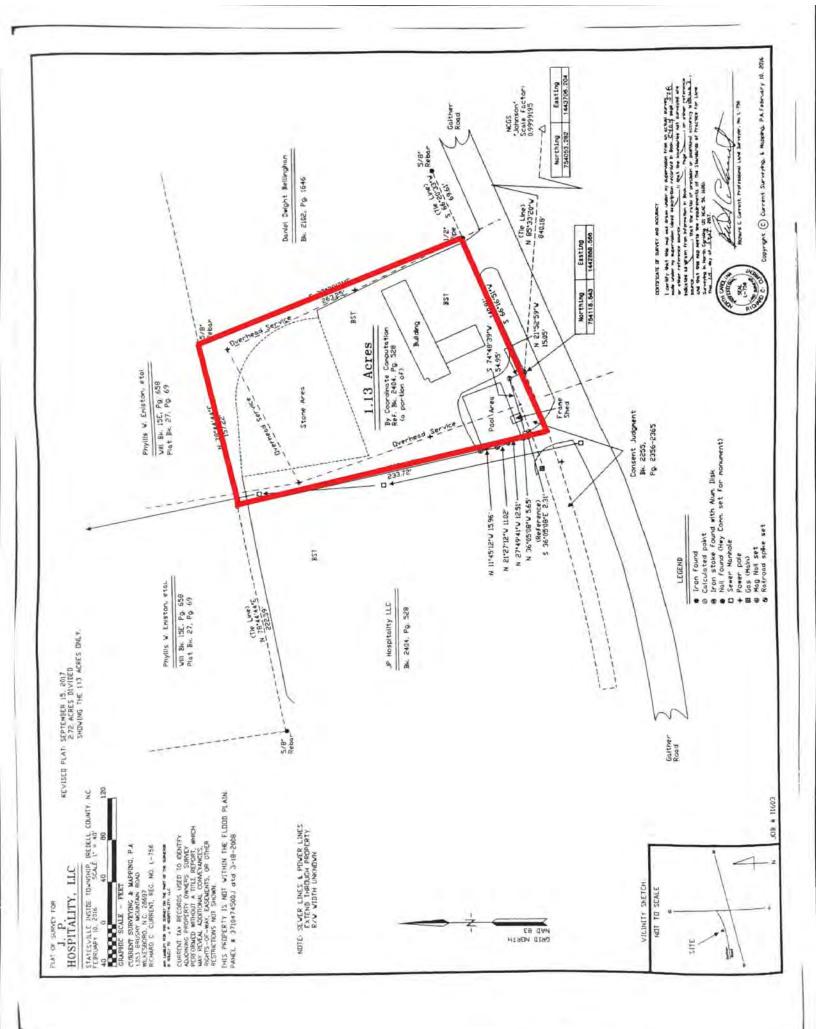
5 Mile

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.



10 Mile







### Tax Map Information

Address

4745248265.000 • PIN Address 703 GAITHER RD • Account # Acct 80032538 • Tax Owner J P HOSPITALITY LLC • Mailing 703 GAITHER RD

STATESVILLE, NC 28625 • GIS Owner JP HOSPITALITY LLC 2404 / 528 - WD - 20160216 Deed Info

• Tax Acres 1.13 AC • Lot #

J P HOSPITALITY LLC PB68-75 DAYS INN DOT2255-2356

Description

• Zoning 0106J35000C003C Old Parcel

\$115,110 • Bldg Value • OBXF \$43,200 Value • Land \$265,550 Value • 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.