

# 1.30 Acre ReDevelopment Site/9,046 SF Restaurant for Sale

## 3103 Taylorsville Rd @ I-40 off Ramp, Statesville NC

### Large Kitchen, Multiple Dining Rooms, Full ABC, Banquet Room



#### Property Highlights

- ◆ +/-1.30 Acre Development Site
- ◆ Very High Visibility to I-40 Westbound
- ◆ +/-9,046 SF Restaurant for Sale or Lease
- ◆ Hi-Rise I-40 Pylon Sign
- ◆ Contiguous to new Bojangles
- ◆ All Food Prep Equipment included in Sale
- ◆ Hoods: 2; Grease Traps: 2
- ◆ Walk-In Coolers: 2; Walk-in freezer; HVAC 6 Units; Ice Machines: 2.
- ◆ **Operating Restaurant - Confidential Please**

#### Area Generators - Close Proximity to:

- ◆ McDonald's, CVS, Bojangles, Ingles, Katana Kitchen, Burger King, Southern States, Arby's, Dollar General, Subway, Shell, others.
- ◆ Heavy Employment Base:
  - Manufacturing &
  - Distribution: 8,500 jobs within 3 miles
- ◆ I-40 & Hwy 64 Provide Regional Access
- ◆ New Residential Growth to North/NW

#### Demographic Profile: (SUSA 2023)

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
<b>Population:</b>	16,282	41,363	59,464
<b>Avg HH Income:</b>	\$82,528	\$84,730	\$84,431
<b>Employment/Daytime Pop.:</b>	15,594	33,258	47,522

#### Traffic Counts: (NCDOT 2021)

<b>Taylorsville Rd/Hwy 64</b>	26,500 VPD
<b>I-40:</b>	44,500 VPD

**Price Reduced to \$975,000 from \$1,100,000**

**RAYMOND D. COLLINS, JR., CCIM**  
 OFC: (336) 768-0555  
 M: 336-978-6444  
 EM: ray@collinscommprop.com  
 WEBSITE: www.collinscommprop.com



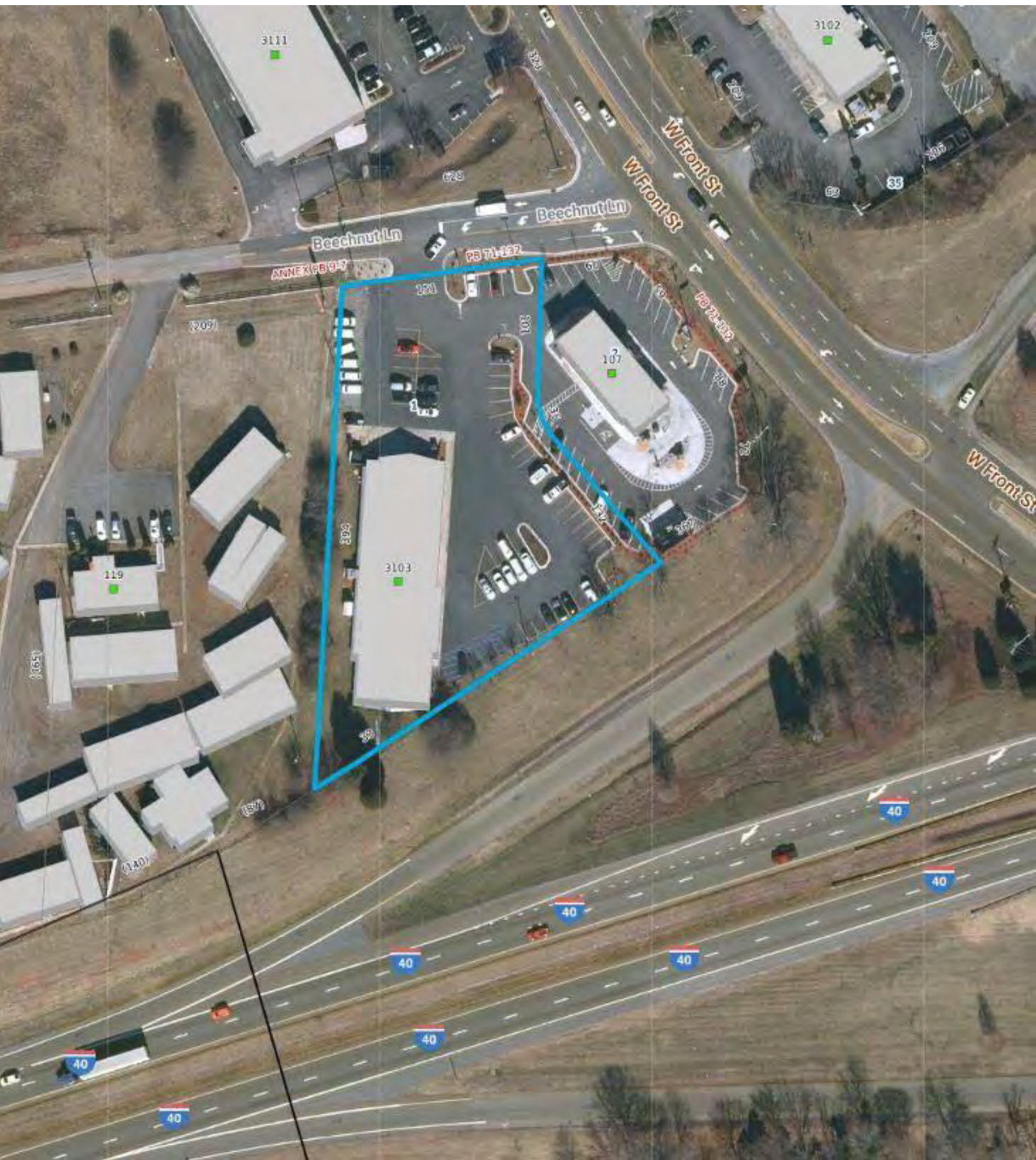
**COLLINS COMMERCIAL  
 PROPERTIES, INC.**  
 2990 Bethesda Place, Suite 601C  
 Winston-Salem, NC 27103

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.



**+/-1.30 Acre Re-Development Site/9,046 SF Full Service Restaurant – For Sale**  
**3103 Taylorsville Rd/Hwy 64 @ I-40, Statesville NC**  
**Join CVS, McDonald's, Bojangles', Ingles, Arby's, Burger King**





3111

3102

Beechnut Ln

Beechnut Ln

W Front St

W Front St

W Front St

ANNEX PB 9-7

PB 71-167

PB 71-162

7097

271

101

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3103

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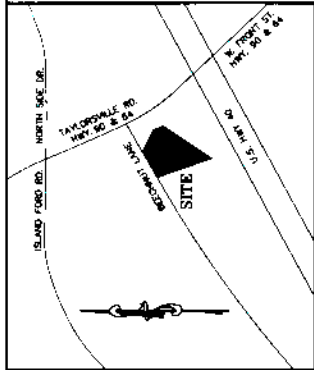
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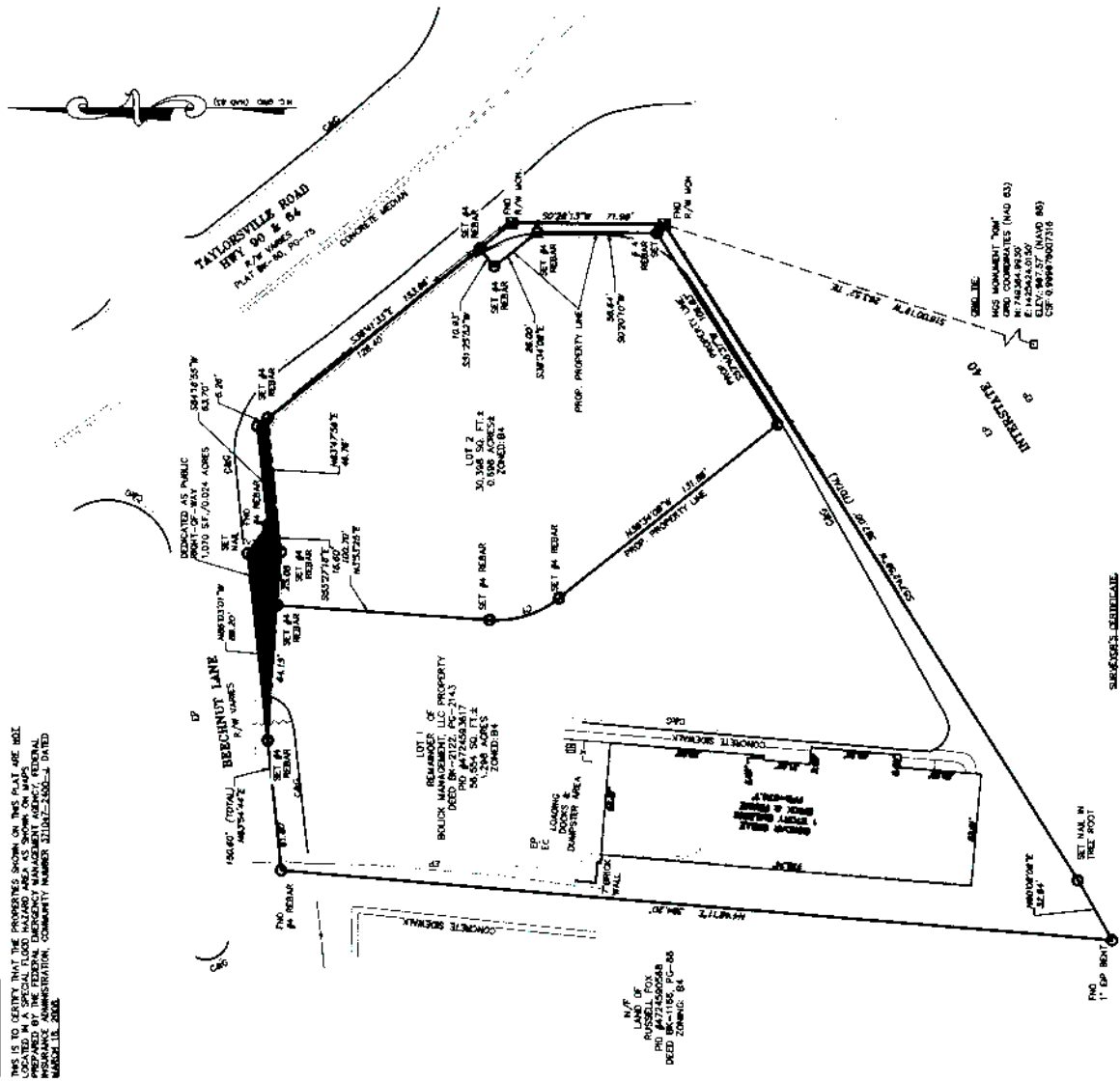
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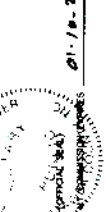
**BLDG. CERTIFICATION**  
 THIS IS TO CERTIFY THAT THE PROPERTIES SHOWN ON THIS PLAT ARE BLDG. CERTIFIED AS BEING COMPLETELY CONFORMING TO ALL CITY AND FEDERAL REQUIREMENTS AND THAT THE FEDERAL BLDG. CERTIFICATION BY FEDERAL INSURANCE ADMINISTRATION COMPANY NUMBER 2111873-2400-A DATED MARCH 11, 2016.



**GENERAL NOTE:**  
 THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY SHOWN ON THIS PLAT AND HAS FOUND THAT THE PROPERTIES SHOWN ON THIS PLAT ARE BLDG. CERTIFIED AS BEING COMPLETELY CONFORMING TO ALL CITY AND FEDERAL REQUIREMENTS AND THAT THE FEDERAL BLDG. CERTIFICATION BY FEDERAL INSURANCE ADMINISTRATION COMPANY NUMBER 2111873-2400-A DATED MARCH 11, 2016.

NOTICE TO PUBLIC:  
 STATE OF North Carolina  
 COUNTY OF Catawba  
David L. Isenhower  
 SURVEYOR

NOTICE TO PUBLIC (SIGNATURE): David L. Isenhower  
 DATE: 01-18-2021



**LEGEND:**  
 N/W CORNER  
 T/I/TENONAS UNIDENTIFIED  
 R/W RIGHT OF WAY  
 C/C/CORNER & CUTTER  
 E.P. EDGE OF PAVEMENT  
 F/E FINISHED FLOOR ELEVATION  
 R/W RIGHT OF WAY MONUMENT  
 O MONUMENT/ANCHOR POINT OR SET (AS NOTED)  
 A CALCULATED POINT  
 ■ N/W TO BE DEDICATED

CURVE #	LENGTH	RADIUS	CHORD	BEARING
0	38.20'	47.50'	31.40'	N73.20' 21"

**SURVEYOR'S CERTIFICATE:**  
 I, STEPHEN S. DYER, P.L.S. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DE 2127 PG 2143). THAT THE BOUNDARIES AND DISTANCES SHOWN ON THIS PLAT ARE TRUE AND CORRECT. THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY MADE. THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY MADE. THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY MADE.

**SEAL:** Stephen S. Dyer, P.L.S. License No. 15-3549, State of North Carolina, dated 04/29/2016.

**SURVEY OFFICER:**  
 NAME: Elaine Johnson  
 DATE: 4/29/2020

**SURVEYOR'S CERTIFICATE:**  
 I, STEPHEN S. DYER, P.L.S. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DE 2127 PG 2143). THAT THE BOUNDARIES AND DISTANCES SHOWN ON THIS PLAT ARE TRUE AND CORRECT. THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY MADE. THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY MADE. THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY MADE.

**SEALS:**  
 ENGINEER  
 PROFESSIONAL SEAL  
 STATE OF NORTH CAROLINA  
 L-5099  
 DATE: 04/29/2020

800  
 Know when to call. Call before you dig.

**CONTRACT INFORMATION:**  
 BOJANGLES MANAGEMENT, LLC  
 3163 TAYLORSVILLE ROAD  
 CHARLOTTE, NC 28217

**MINOR SUBDIVISION PLAT**  
**BOJANGLES' TAYLORSVILLE ROAD**  
 PORTION OF 3163 TAYLORSVILLE ROAD  
 REDELL COUNTY, NORTH CAROLINA  
 PREPARED FOR: BOJANGLES' RESTAURANT INC.  
 PROJECT P.L.S.: 550  
 Surveyed By: RYDM  
 Drawn By: DRH  
 Scale: 1"=40'

PROJECT: BOJANGLES' RESTAURANT INC.  
 DATE: 04/29/2020  
 SHEET 1 OF 1

8700 RED OAK BLVD., SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3490 FAX (704) 527-8335

PROJECT NO. 04-29-2020  
 PROJECT NAME: BOJANGLES' RESTAURANT INC.  
 PROJECT ADDRESS: 3163 TAYLORSVILLE ROAD, CHARLOTTE, NC 28217