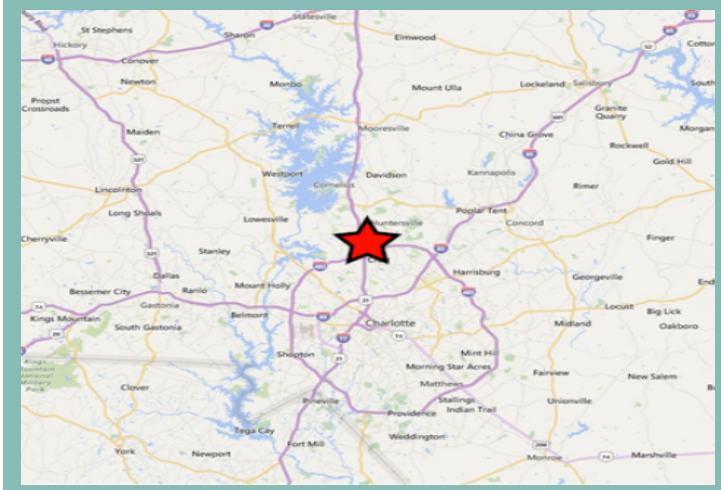
SIMPSON
— COMMERCIAL REAL ESTATE —

PROPERTY FOR SALE

11324 STATESVILLE RD
HUNTERSVILLE, NC 28078
+- 6.22 Acres

Price - $2,700,000



PROPERTY FEATURES

- +- 6.22 ACRES
- $434k/Acre
- 12,040 SF industrial building on site
- Located on the hard corner of Hambright Rd and Statesville Rd
- Direct access to I-77 from Hambright Rd
- Proximity to North Meck HS, J.M. Alexander Middle, and Blythe Elementary Schools

Please Contact:

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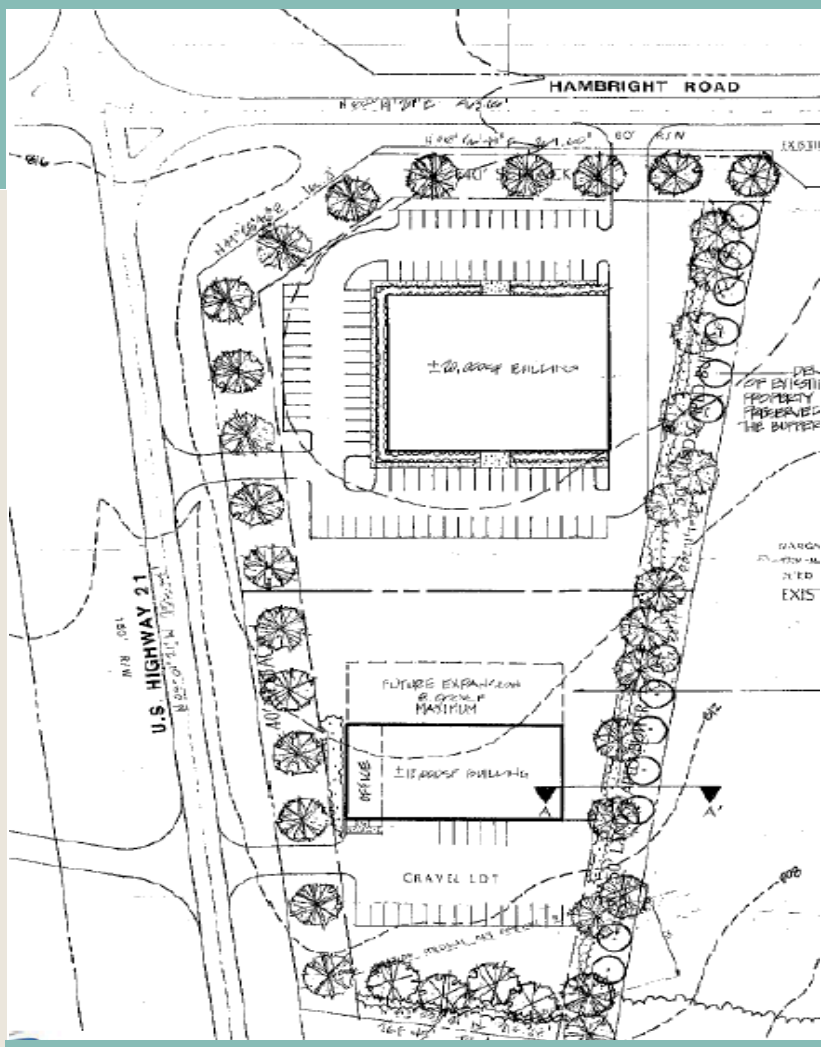
- Direct access to I-77 toll lanes from Hambright Rd.
- Toll lanes expected completion in January 2019, with Hambright Rd interchange opening by July 2019

Site Plan Layout



- 19.45% Population Growth from 2017 to 2018
- One of the fastest growing areas in N. Charlotte
- Features great accessibility with multiple points of ingress and egress
- Flexible zoning allows for wide range of uses on the property

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