

# Highway 21

Troutman, NC 28166

EquityCP.com



**Eric Thompson**

Broker

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## For Sale \$295,000

**+/- 1 Acre**

Highly visible lot approximately 1 acre at exit 42 in Troutman. Directly south of I-77 with est. 240' on Hwy 21. Site is located across from the new Smith Village neighborhood and in front of Iredell Charter Academy. Great investment property along Hwy 21 where Troutman is currently seeing major growth along I-77 in both residential and commercial development.

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## Property Details

Price:	\$295,000
Lot size:	+/- 1 acre
Purposed Use:	Investment Owner / User
Parcel ID#:	4750-02-2170
Proximity to I-77:	.5 mile
Road Frontage:	+/- 241'
Utilities:	Town of Troutman

