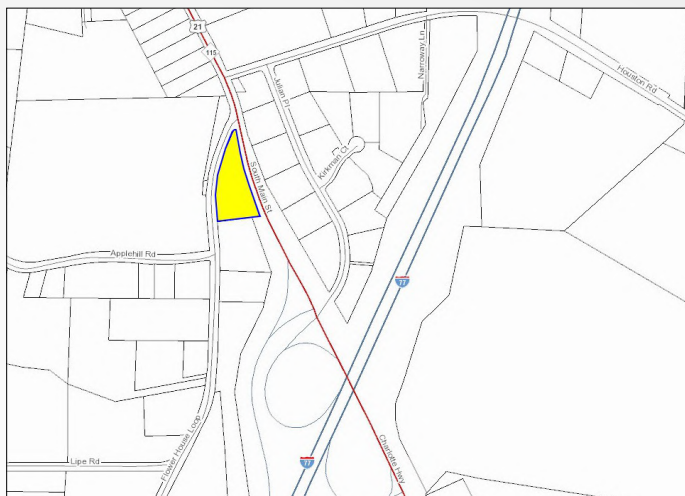


Highway 21 +/-1.8 Acres Zoned HB

Troutman, NC 28166

EquityCP.com



For Sale \$950,000

+/- 1.8 Acres Zoned HB

Approximately 1.8 Acres at Exit 42 in Troutman. Easy access from I-77 with frontage on Hwy 21 and Flower House Loop. Utilities available, great visibility, zoned Highway Business, and located in an area experiencing growth coming from Lake Norman and surrounding areas.

John Kindley

Broker

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Eric Thompson

Broker

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Equity Commercial Properties

114 Morlake Dr.
Suite 104
Mooresville, NC

Office 704-799-9202
EquityCP.com

Highway 21 +/-1.8 Acres Zoned HB

Troutman, NC 28166

EquityCP.com



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Property Details

Price:	\$950,000
Zoning:	Highway Business
Proximity to I-77:	> 1 mile
Lot size:	+/- 1.8 acres
Purposed Use:	Investment / Owner User
Parcel ID#:	4740-76-9707 4740-86-0616

NCDOT has an approved and funded project underway to align *Flower House Loop* and *Houston Road* that will be adding a red light. The property will retain entrance/exit to *Flower House Loop*, giving access from two highly traveled roads. The 1.8 acres is inside Troutman's town limits and classified as Inter-change Commercial in the newly adopted Future Land Use Plan.