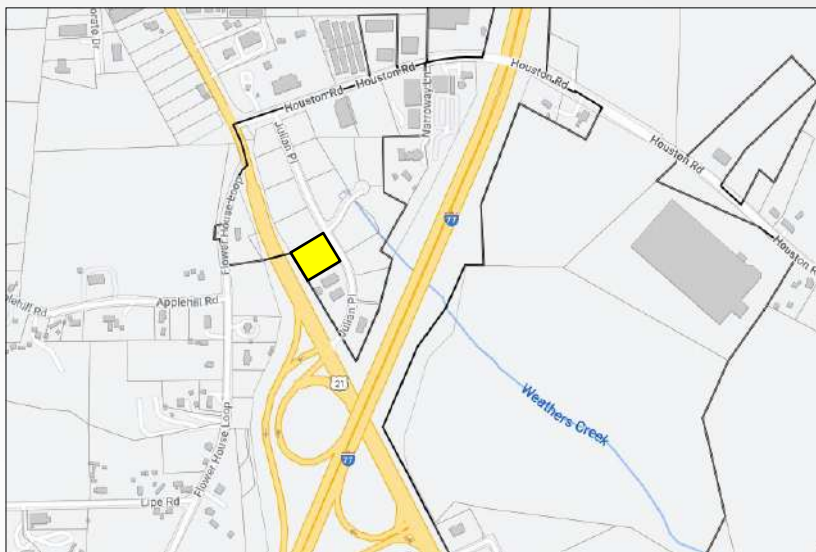


# Lot 14 / Hwy 21 / I-77 Exit 42

Troutman, NC 28166

EquityCP.com



## For Sale \$749,000

+/- 1.15 Acres

Highly visible lot approximately 1.15 acres at exit 42 in Troutman. Directly off of I-77 with lighted access to Hwy. 21 and I-77. Utilities are available with the Town of Troutman. The property has potential for restaurant, retail center, or investment property. Over 5,000 homes approved in the Troutman area and more proposed. Troutman is currently seeing major growth coming up I-77 in both residential and commercial development.

**John Kindley**

Broker

704-677-3048

[jkindley@equitycp.com](mailto:jkindley@equitycp.com)

114 Morlake Dr.  
Suite 104  
Mooresville, NC

Office 704-799-9202  
[EquityCP.com](http://EquityCP.com)



Equity Commercial Properties

# Lot 14 / Hwy 21 / I-77 Exit 42

Troutman, NC 28166

EquityCP.com



## Property Details

For Sale:	\$749,000
Utilities:	Town of Troutman
Total Acres:	+/- 1.15
Proposed Use:	Commercial / Retail
Proximity to I-77:	Lighted access
Proximity to Downtown	
Troutman:	2 miles
Mooresville:	6 miles

