DEVELOPMENT PROPERTY

+/- 160 ACRES WILL DIVIDE

Equity Commercial Properties

www.equitycp.com

Development Property Troutman, NC

* **Approximately 160 Acres**
* **Potential for multiple entrances**
* **1 mile from I-77**
* **35 miles to Charlotte Douglas Airport**
* **Close proximity to Lake Norman State Park**

+/- 160 Acres at Exit 42 in Troutman, NC

This property is approximately 160 Acres located at Exit 42 (I-77) in Troutman. It has the potential for entrances from Hwy 21, Trackside Dr., Perry Rd., and Ostwalt Amity Rd. This property is mostly wooded with some open pasture. Troutman, NC at Exit 42 is in the path of growth progressing along the I-77 corridor. Mooresville and Lake Norman offer many conveniences that are within minutes of this property, including restaurants, shopping, parks, and many opportunities for employment.

For more information, please contact:

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DEVELOPMENT PROPERTY
+/- 160 ACRES

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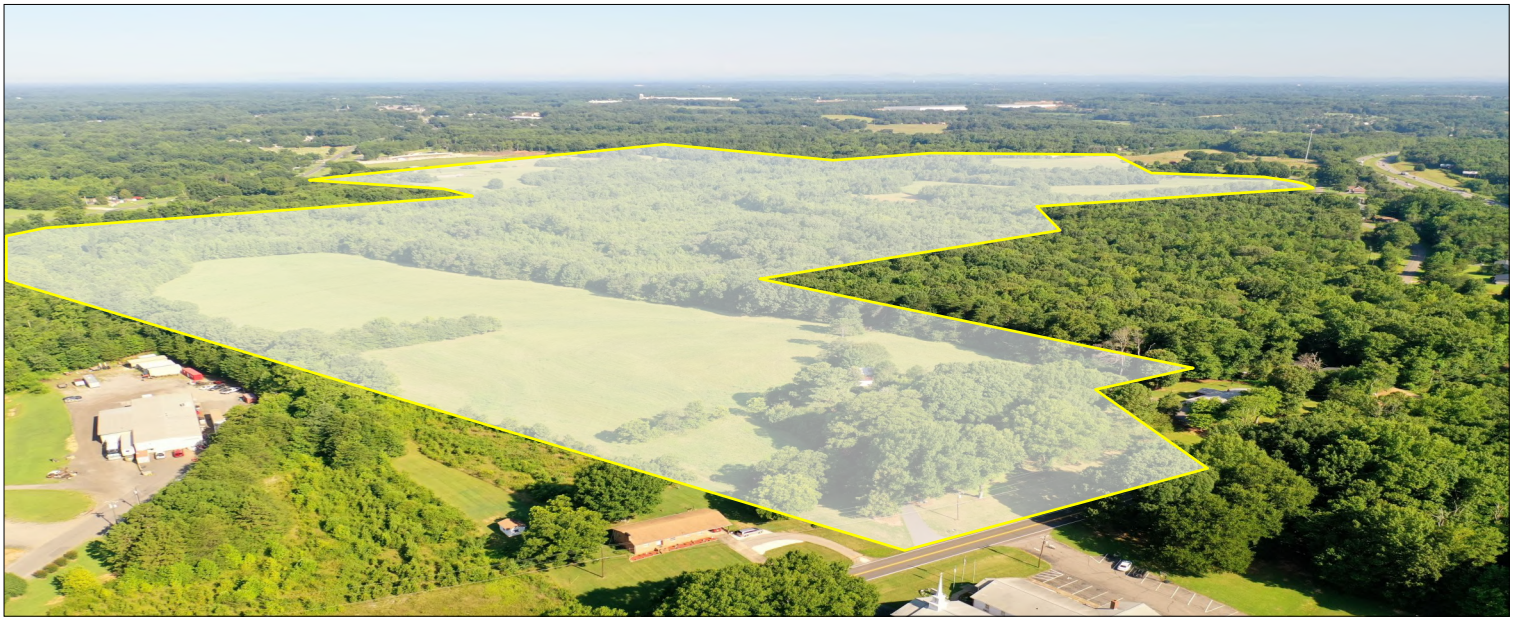
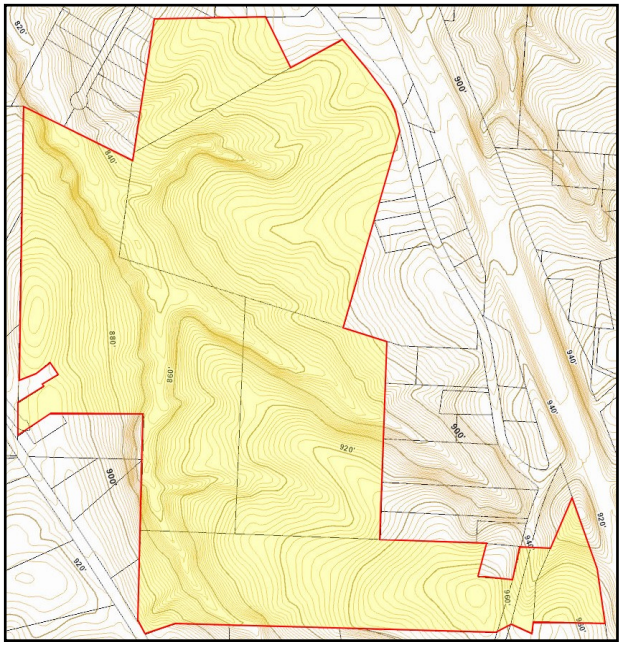


* Potential for multiple entrances
* Troutman currently has two major state road improvements that are funded
* Property can be divided
* Approximately 160 Acres
* Open pasture areas with great topo
* l mile from I-77
* 5 miles to Lake Norman State Park, located on the largest manmade lake in NC
* 35 miles to Charlotte Douglas Airport
* Exit 42 is next to experience the growth moving north out of the Charlotte market



ECP Equity Commercial Properties

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DEVELOPMENT PROPERTY

+/- 160 ACRES

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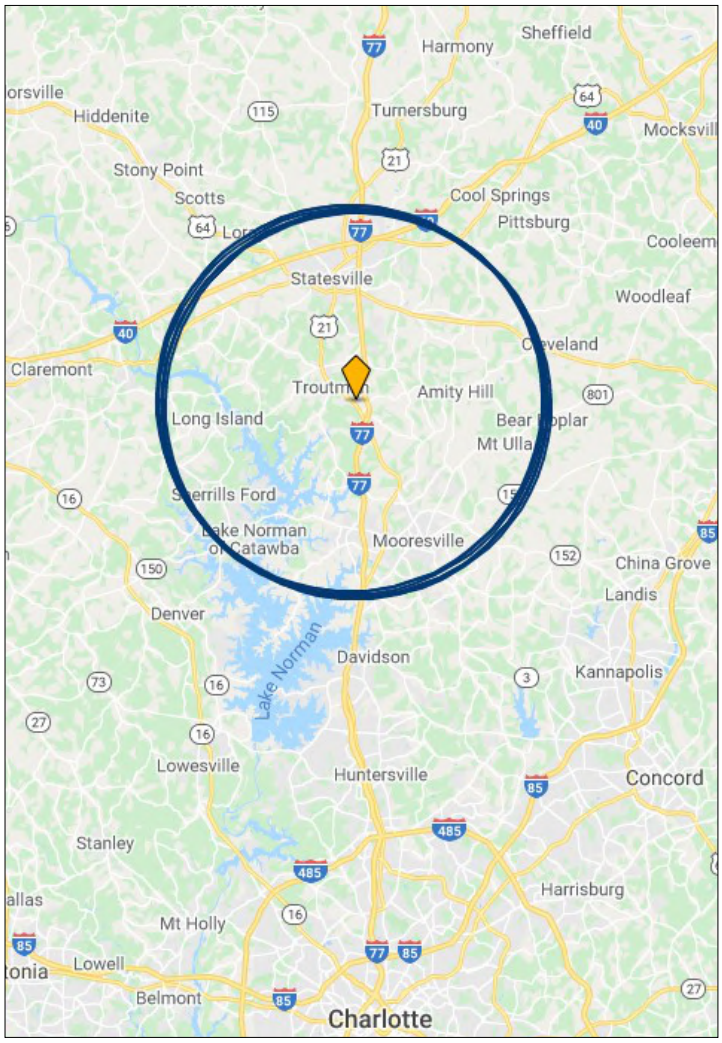
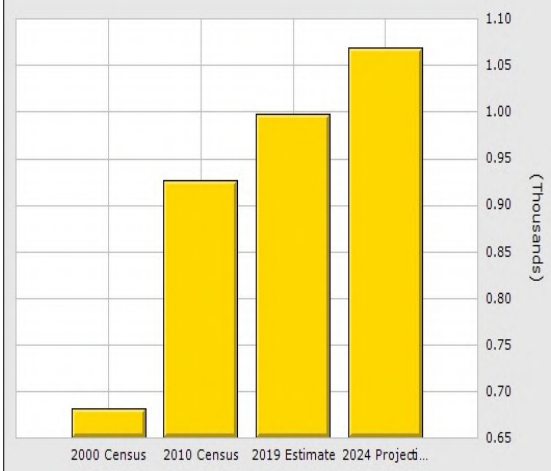
Radius	1 Mile	5 Mile	10 Mile
Population:			
2024 Projection	1,069	26,847	142,818
2019 Estimate	998	24,747	132,410
2010 Census	927	21,016	115,702
Growth 2019-2024	7.11%	8.49%	7.86%
Growth 2010-2019	7.66%	17.75%	14.44%
2019 Population Hispanic Origin	38	1,452	10,427
2019 Population by Race:			
White	902	21,429	106,035
Black	60	2,230	18,980
Am. Indian & Alaskan	4	83	718
Asian	11	562	3,945
Hawaiian & Pacific Island	0	2	77
Other	22	442	2,656
U.S. Armed Forces:	**3**	**28**	**79**
Households:			
2024 Projection	416	10,250	55,356
2019 Estimate	388	9,451	51,353
2010 Census	358	8,021	44,913
Growth 2019 - 2024	7.22%	8.45%	7.80%
Growth 2010 - 2019	8.38%	17.83%	14.34%
Owner Occupied	306	7,446	36,252
Renter Occupied	82	2,005	15,101
2019 Avg Household Income	**$69,919**	**$78,107**	**$78,226**
2019 Med Household Income	**$59,999**	**$58,531**	**$57,321**
2019 Households by Household Inc:			
<$25,000	81	1,796	10,532
$25,000 - $50,000	69	2,343	12,447
$50,000 - $75,000	93	1,627	8,760
$75,000 - $100,000	56	1,232	6,615
$100,000 - $125,000	43	851	4,699
$125,000 - $150,000	23	639	2,502
$150,000 - $200,000	16	472	2,815
$200,000+	7	492	2,981





Population	1 Mile	5 Mile	10 Mile
2019 Total Population:	998	24,747	132,410
2024 Population:	1,069	26,847	142,818
Pop Growth 2019-2024:	7.11%	8.49%	7.86%
Average Age:	39.70	39.60	39.20
Households			
2019 Total Households:	388	9,451	51,353
HH Growth 2019-2024:	7.22%	8.45%	7.80%
Median Household Inc:	$59,999	$58,531	$57,321
Avg Household Size:	2.60	2.60	2.50
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	$186,718	$199,426	$193,268
Median Year Built:	1981	1994	1991

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