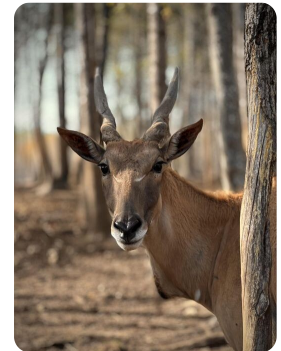




## Zootastic of Lake Norman

186 +/- Acres | Iredell County, NC | CALL FOR PRICE



### ADDRESS

448 Pilch Road  
Troutman, NC 28166

### LOCATION

#### From Charlotte:

I-77 North to Exit 42  
(Troutman)  
Left off the Exit on Hwy 21  
Travel 1 Mile, Turn Right on  
Ostwalt Amity Road.  
Travel 1.5 Miles Zootastic  
Park will be on the Left

### PROPERTY SUMMARY

Zootastic represents the unprecedented opportunity for a qualified buyer to purchase the **largest privately owned and operated zoo in the state of North Carolina**. Known for their exotic animal interaction, kids camps and holiday light displays this regional destination is located within close proximity to Charlotte with easy access off of I-77. The sale includes not only the underlying real estate but also the operating business, inventory, and animals.

There are multiple profit centers associated with the operation:

- 1) Daily Admission Fee
- 2) Private "Animal Encounters" with tiered pricing based on time/animal
- 3) Gift Shop

4) Field Trips, Birthdays, Parties, Group Events

[nationalland.com/listing/zootastic-of-lake-norman](https://nationalland.com/listing/zootastic-of-lake-norman)



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