



7.8+/- Acre Mini Residential Development Opportunity

7.8 +/- Acres | Iredell County, NC | \$125,000



ADDRESS

01 Lincoln Village Dr TractS
A/B/C/D/E/F/G/H/I
Statesville, NC 28677

LOCATION

Coming from Charlotte or Mooresville, take I-77 north to exit 45, (L) at top of ramp onto Amity Hill Rd, go 3.2 miles (L) on Kimball St, go .2 mile, (R) Wilson W Lee Blvd, go .5 mile (L) on Wallace Spring Rd, go .4 mile, (R) on Lincoln Village Dr, look for sign.

PROPERTY SUMMARY

Builders & Developers, discover a prime 7.8+/-ac property in Statesville, NC with high-density R8-M zoning; septic-ready soils to support 8-10 homes (recent soil test). Property consists of 9 parcels, including a 4.8+/-ac tract with about 100' of frontage on Wallace Springs Rd & additional access via Lincoln Village Dr, (no deed restrictions). This is one parcel with two separated sections. The other 8 parcels, totaling 3+/- ac, are contiguous lots in the Washington Forest Subdivision between Lincoln Village Drive & Carver Ave, with covenants requiring at least 1,250 sqft HLA and no manufactured homes. Just outside Statesville's city limits, short drive from downtown Statesville; 45 minutes from Charlotte. There is road right of ways into the property but the roads have never been built. Great residential development opportunity! See attachments for additional info. A land app is highly recommended (LandGlide). Private financing available for qualified buyers with large down payment

nationalland.com/listing/78-acre-mini-residential-development-opportunity



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