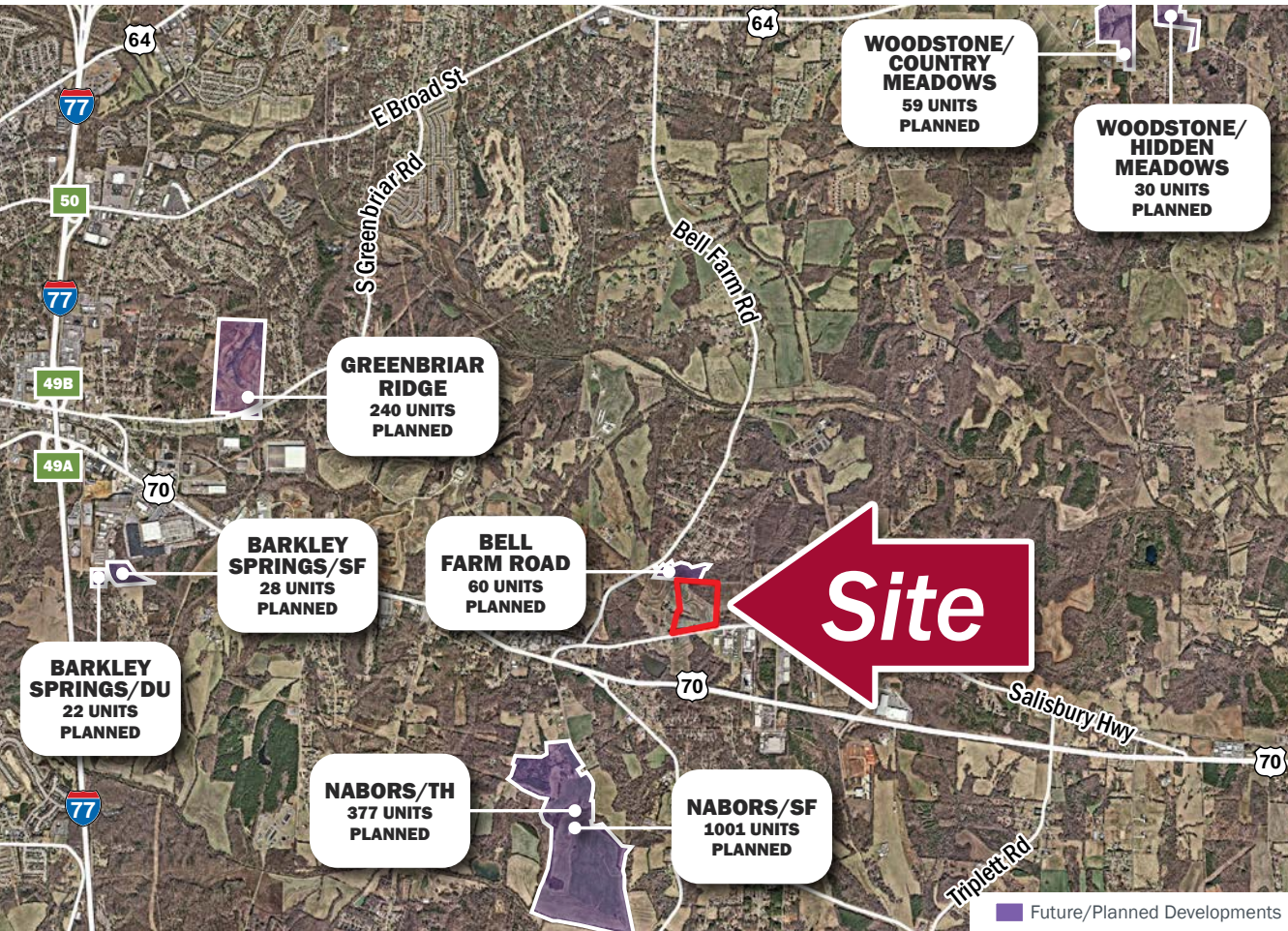


Statesville Development Land



FREELAND FARM RD, STATESVILLE, NC 28677

Land	FOR	SIZE	PRICE
	Sale	±36.37 AC	\$1,636,650 (\$45,000/Acre)



Overview

Favorable future land use plans allow moderate housing density for a regional or national builder

Utilities are accessible on Salisbury Highway and Bell Farm Road

The neighboring parcel is approved for 60+ SFR detached units

Seller will sell subject to necessary approvals for development (entitlement + permitting)

±36.37 Acres Development Land for Sale



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Statesville Development Land

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Property Overview

Demographics

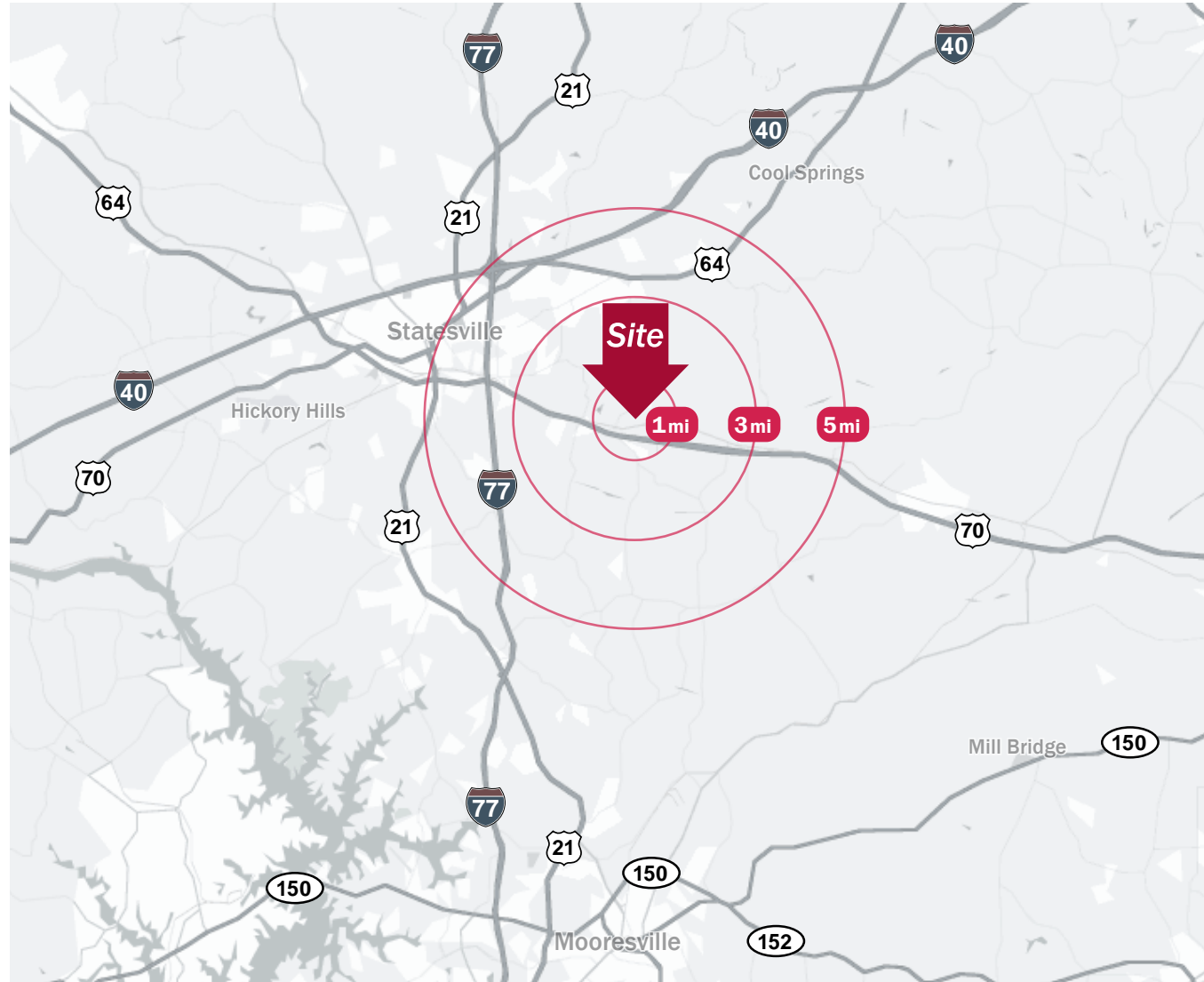
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	1,031	6,237	28,453
Growth Rate	0.45%	2.02%	1.67%
Avg. HH Income	\$75,987	\$100,109	\$91,015

Traffic Count

Source: Esri® 2025

	AADT
Salisbury Hwy	4,600 (2018)



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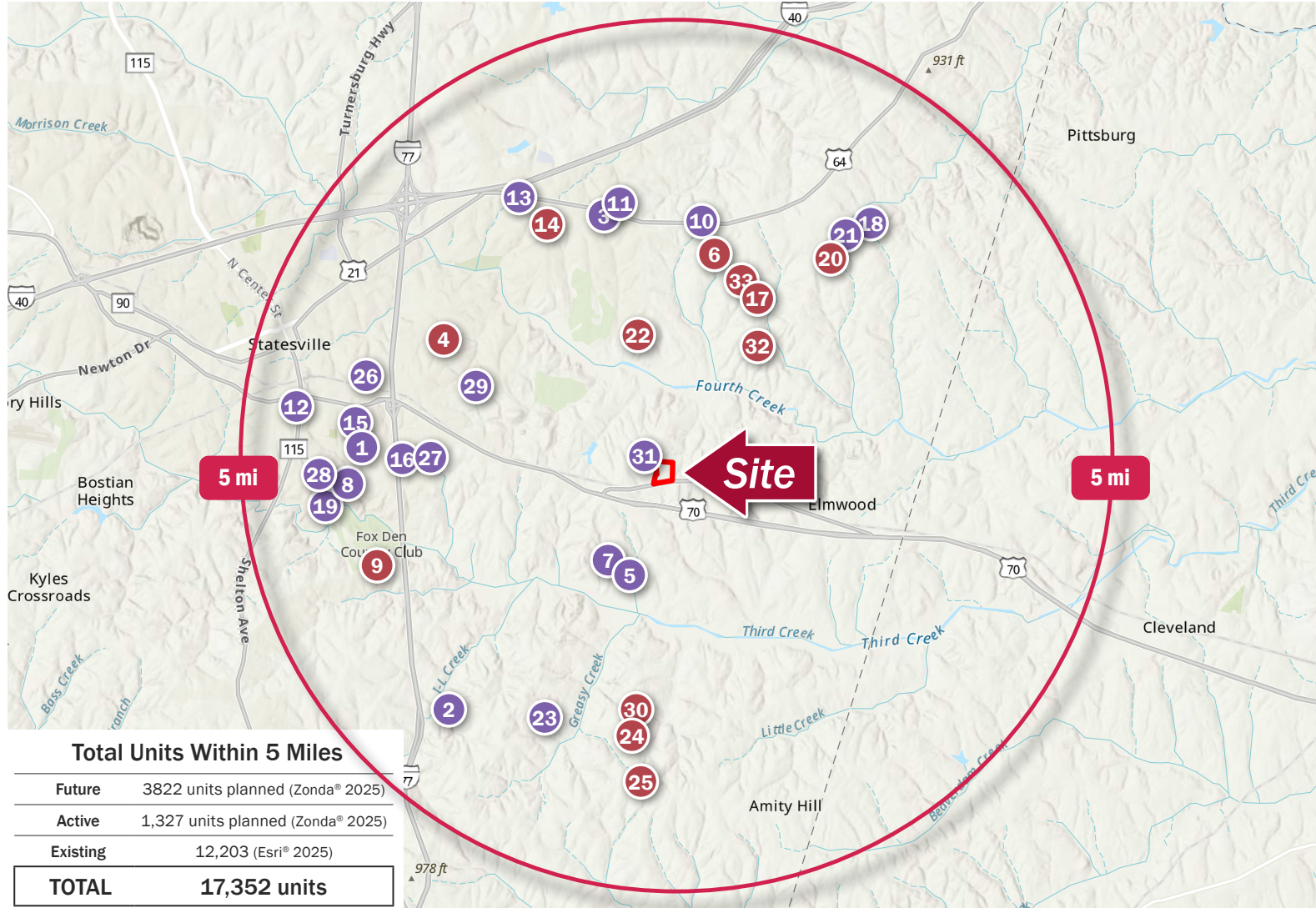
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Residential Activity

Marker	Subdivision	Units Planned
1	Highland Acres/MF	170
2	Kelly Farms (P)	85
3	River Hill/SF	204
4	Lakeridge	76
5	Nabors/SF (P)	1001
6	Carson Creek	25
7	Nabors/TH (P)	377
8	Larkin/Front 9 SF	272
9	Larkin/SF	446
10	Warren Woods	488
11	River Hill/TH	94
12	Winston Ave TH (P)	14
13	Peachtree	90
14	Meadow Springs	16
15	Highland Acres/SF	124
16	Barkley Springs/DU	22
17	Woodstone Acres	50
18	Woodstone/Hidden Meadows	30
19	Larkin/Front 9 MF	108
20	Woodstone/Mills Garden	37
21	Woodstone/Country Meadows	59
22	Carters Farm	31
23	Grace Salene Meadows	99
24	Bethesda Forest	115
25	Wheatfield Estates/True	202
26	Dorset Place TH	77
27	Barkley Springs/SF	28
28	Whites Mill Road	180
29	Greenbriar Ridge	240
30	Northlake	253
31	Bell Farm Road (P)	60
32	New Salem Estates	28
33	Salem Springs (Iredell)	48

Key: ■ Active/Developing ■ Future/Planned



Total Units Within 5 Miles

Future	3822 units planned (Zonda® 2025)
Active	1,327 units planned (Zonda® 2025)
Existing	12,203 (Esri® 2025)
TOTAL	17,352 units



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Site Topography



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Market Aerial



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Statesville Market

Market Overview

Statesville sits at the crossroads of I-77 and I-40 in Iredell County, approximately 45 miles north of Charlotte, placing rooftops within an easy commute of one of the Southeast's fastest-growing MSAs. Iredell County is the fastest-growing county in the Charlotte Region, with a population of 206,361 – up roughly 22% since 2015, and the City of Statesville itself has grown more than 6% since 2020.

Iredell County is home to the Fortune 500 headquarters of Lowe's Companies, SPX Flow, Graco, Pratt Industries, Kewaunee Scientific, Team Penske, and many others. The intersection of I-40 and I-77 makes Iredell a natural hub for logistics, distribution, aviation, and advanced manufacturing, and Iredell County carries the lowest property tax rate among North Carolina's 15 largest counties – a meaningful advantage for end-user affordability. With Lake Norman to the south and direct access to Charlotte's labor market, Statesville offers builders the rare combination of durable employment fundamentals and a price point that still pencils for most product types.

[*Source](#)



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Working Together

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