

# LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE INDUSTRIAL SITES



**SERIOUS BUSINESS.  
SERIOUS FUN.**

## CALDWELL STATION SITE

Hwy. 115  
Huntersville, NC 28078



### DETAILS

<u>Size:</u>	Approx. 14.73 acres
<u>Sub-dividable:</u>	Yes
<u>Zoning:</u>	Corporate Business
<u>Inside City?:</u>	No
<u>Topography:</u>	Flat to gently sloping
<u>Elevation:</u>	795'
<u>Utilities:</u>	
<u>Water:</u>	CMUD – 24" line
<u>Sewer:</u>	Future: CMUD
<u>Gas:</u>	Piedmont Natural Gas
<u>Power:</u>	EnergyUnited or Duke Energy
<u>Phone:</u>	AT&T
<u>Transportation:</u>	
<u>I-77:</u>	2 miles
<u>I-85:</u>	8 miles
<u>I-40:</u>	20 miles
<u>I-485:</u>	6 miles (w/c)
<u>Airport:</u>	18 miles (CLT/Douglas)
<u>Rail:</u>	Yes

### ADDITIONAL INFORMATION

This prime location in Huntersville offers 14.73 acres fronting old Statesville Road for transit-oriented development at future commuter rail line. The property offers rail access and is located only two miles from I-77 and six miles from I-485 with convenient 18-mile access to Charlotte-Douglas International Airport.

GIS ID #: 01103211

### PRICING

Sale Price: \$175,000/acre

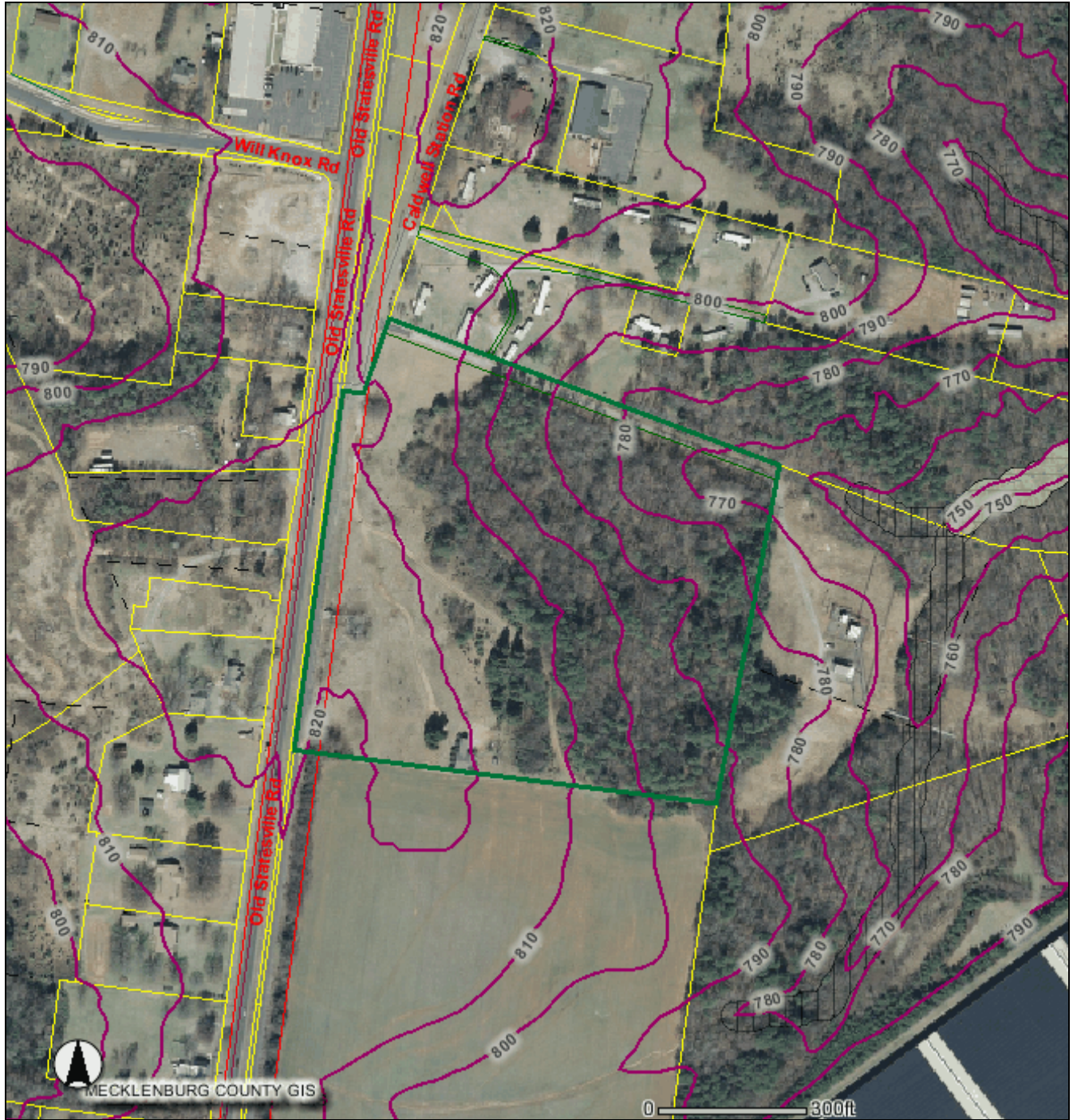
### CONTACT INFORMATION

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**LAKE NORMAN REGION**  
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13801 REESE BLVD. WEST, SUITE 200-A • HUNTERSVILLE, NC 28078  
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CALDWELL STATION SITE TOPOGRAPHY MAP



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