



Versatile 6,490 SF Assembly Space with Courtyard in Troutman, NC

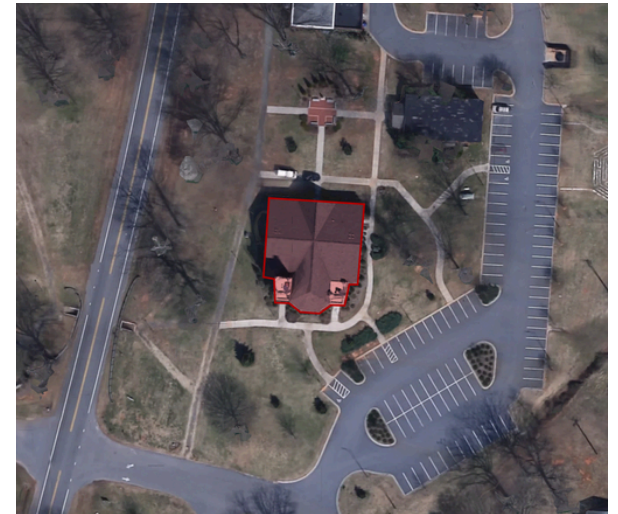
SPECIAL-PURPOSE PROPERTY

107 GRANNIS LANE (LITTLE JOE'S CHAPEL)
TROUTMAN, NC

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Property Overview

PROPERTY DESCRIPTION

Located at 107 Grannis Lane in Troutman, NC, Little Joe's Chapel offers a unique opportunity with its 6,490 SF building and inviting courtyard. This versatile property is well-suited for a range of uses, featuring spacious interiors that can accommodate gatherings, events, or specialized operations. Its serene setting and distinctive architecture make it an ideal space for community-focused endeavors, creative repurposing, or continued religious use.



PROPERTY INFORMATION

ADDRESS	107 Grannis Lane
CITY, STATE, ZIP CODE	Troutman, NC
STORIES	1
BUILDING SIZE	6,490 SF
IDEAL USE	Religious Facility, Community Center, etc.

Wakefield Illustrative Plan

Residential

- A - Age Restricted - +/- 750 Homes
- B - Apartments - +/- 660 Units
- C - Townhomes - +/- 325 Homes
- D - Traditional SF - +/- 640 Homes



Site Attractions

Troutman offers a dynamic blend of culture, recreation, and community growth, making it an ideal location for a church to thrive. The Iredell Museums provide engaging exhibits on local history, art, and science, including a dedicated Children's Museum, fostering education and connection for families. For fitness and leisure, the Iredell County Recreation Center is a great resource, while just 13 minutes away, Lake Norman—the largest man-made lake in North Carolina—offers boating, fishing, and hiking, with nearby Lake Norman State Park providing scenic trails, mountain biking, and swimming areas. The city's continued expansion, including a large residential development, increases the demand for gathering spaces that foster faith, fellowship, and support. A church in this growing community can serve as a central hub for new and existing residents, offering a welcoming place for worship, events, and outreach. With easy access via Statesville Regional Airport and the vibrant charm of Downtown Troutman—home to local shops, dining, and cultural venues—the area provides a strong foundation for a church to make a lasting impact.



Site Attractions

