



*Image is not actual photo

Creekside Crossing

Mixed Use Development - On-Site Utilities Ready Now

US Hwy 74 @ Hwy 221 | Forest City, NC 28043



1111 Metropolitan Avenue, Suite 700
Charlotte, NC 28204
704.206.8300

Contact: Charlie Ellis
704.206.8302
cellis@collettre.com

Phil Neari
704.206.8339
pneari@collettre.com

Creekside Crossing

Property Overview

- Creekside Crossing a ±80 acre mixed use development located at the major intersection of US Hwy 221 & US Hwy 74 (proposed future I-74 corridor) located in Rutherford County, North Carolina. (no zoning)
- Join Loves Truck Center - opening first quarter 2027
- High traffic count
- Excellent visibility
- Opportunities for Retail, Hospitality, Quick Service Restaurant and Multi-family.
- Signalized Intersection
- On-Site Utilities Ready Now
- Utilities:
 - Sewer - Town of Spindale
 - Gravity service laterals planned for each site, starting with Love's
 - Water - Town of Forest City
 - Existing 6" main with ~50 static PSI
- Land for Sale, Lease or Build to Suit

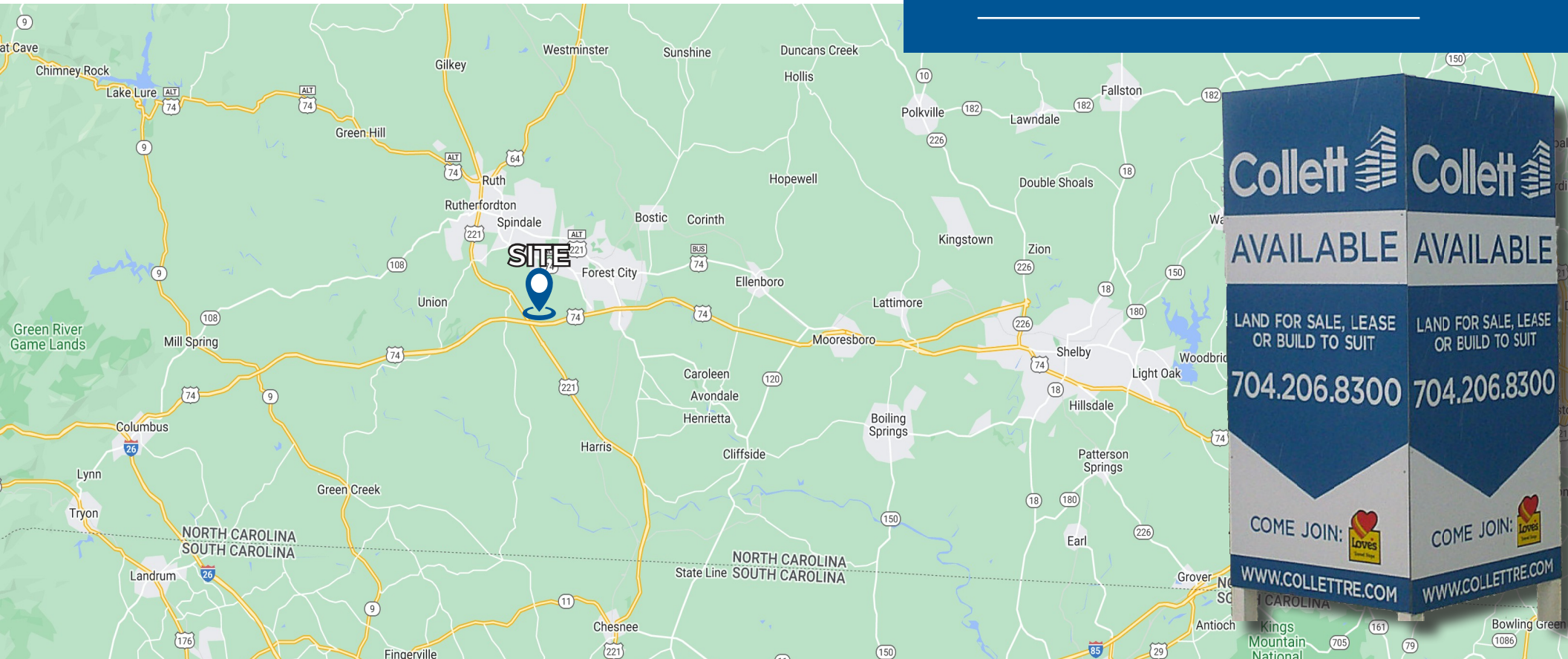
DEMOGRAPHICS (2025)

	3 mile	5 miles	10 miles
Population	7,914	25,642	53,204
Daytime Pop.	5,395	13,215	17,223
Avg. HH Income	\$66,841	\$69,833	\$72,905

TRAFFIC COUNTS (May 2021)

US Highway 74
 West of US 221 17,155 AADT
 East of US 221 17,309 AADT

US Highway 221
 North of US 74 6,639 AADT
 South of US 74 5,940 AADT



Collett

AVAILABLE AVAILABLE

LAND FOR SALE, LEASE
OR BUILD TO SUIT

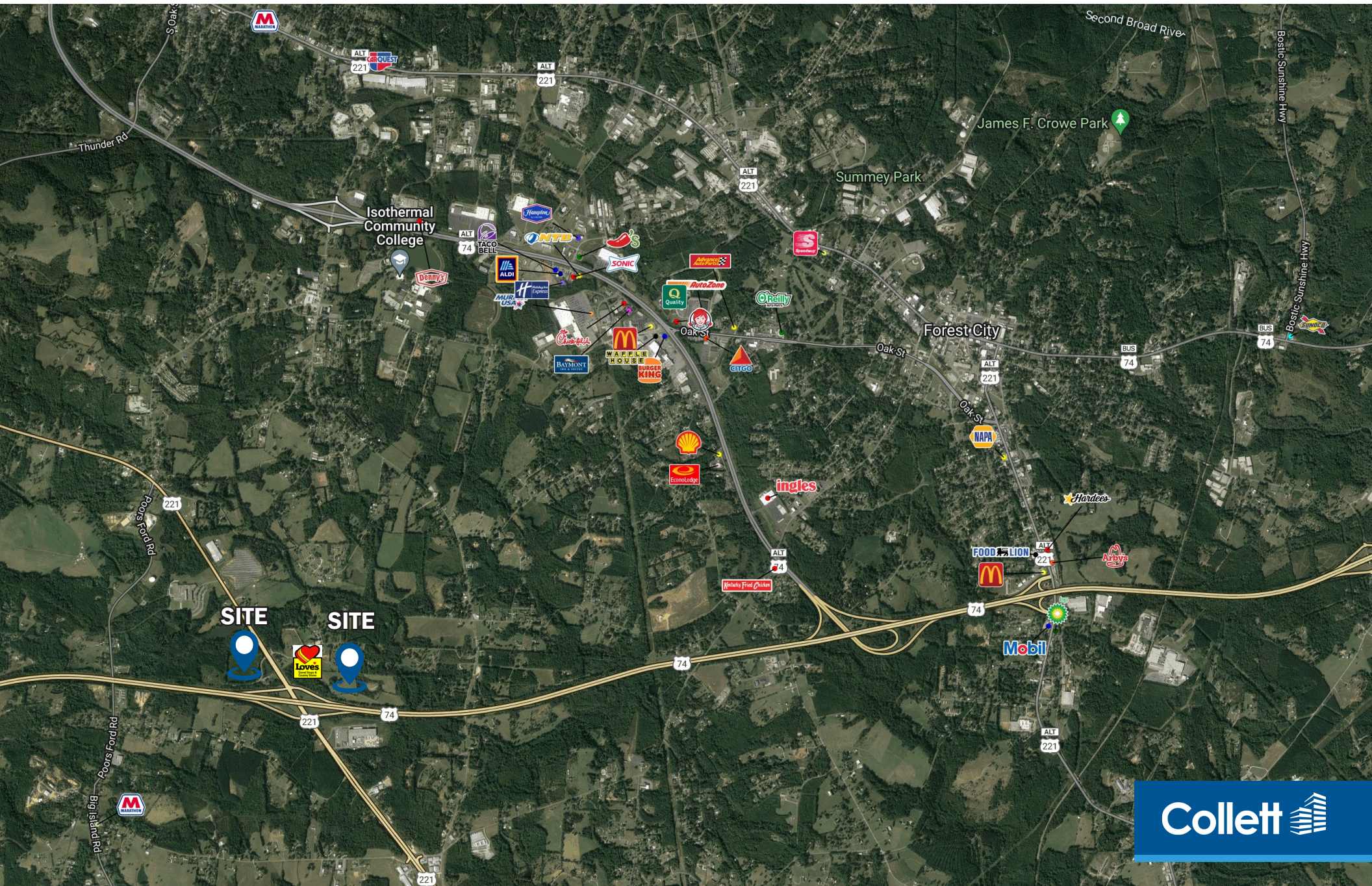
704.206.8300

COME JOIN:

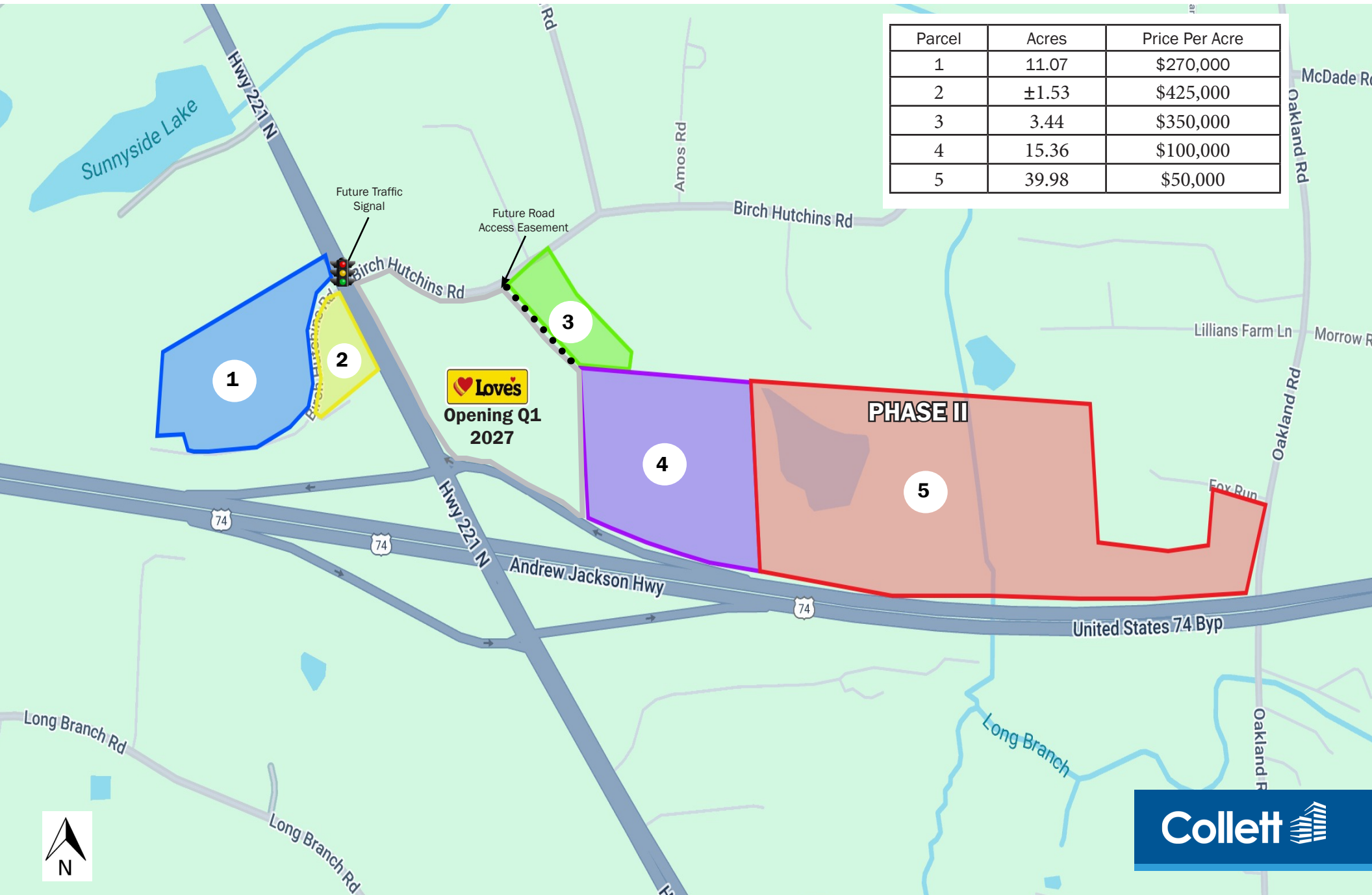
WWW.COLLETTRE.COM

Creekside Crossing

Aerial



Creekside Crossing Parcels



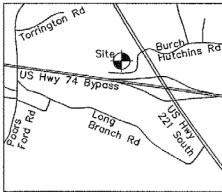
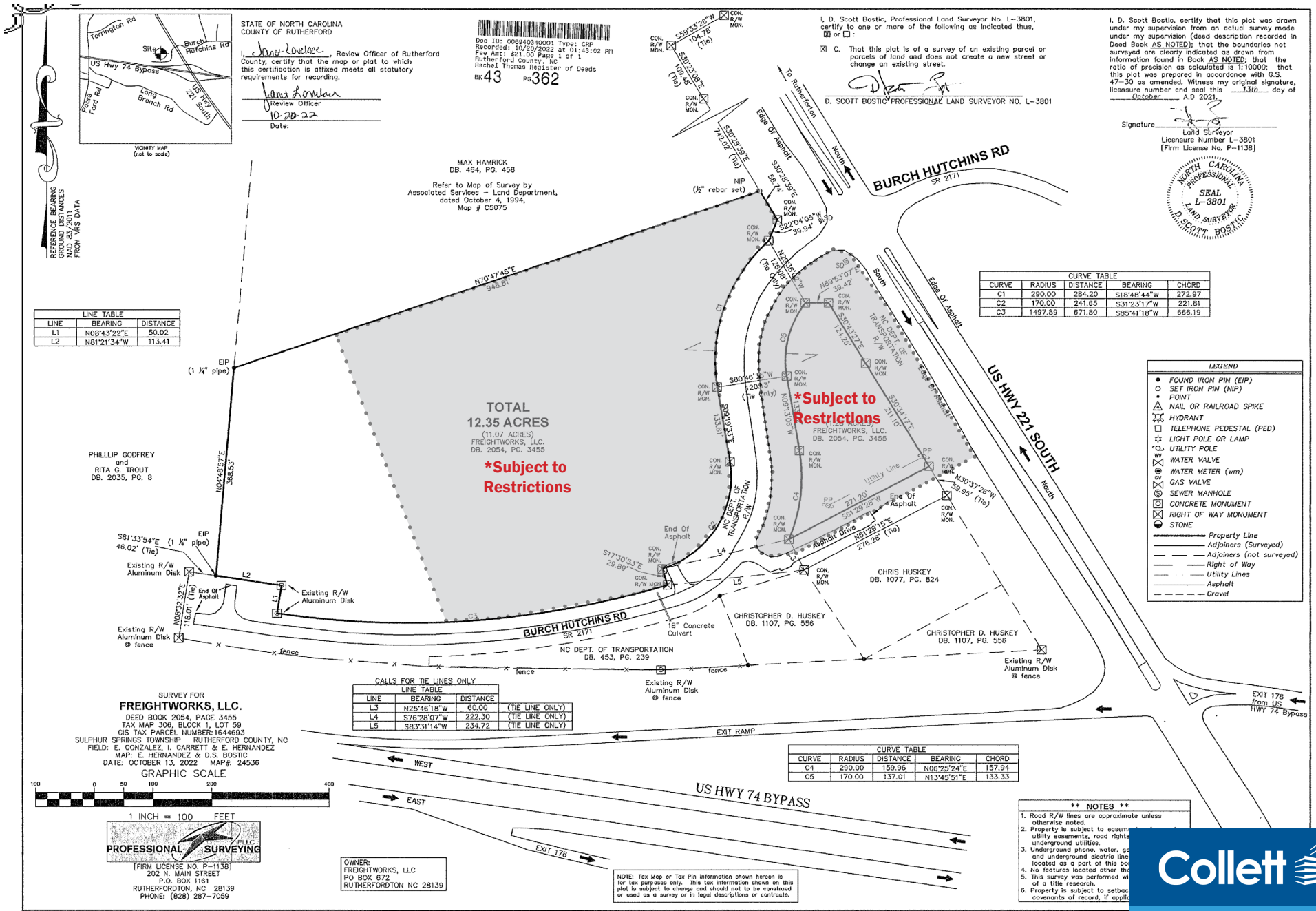
Parcel	Acres	Price Per Acre
1	11.07	\$270,000
2	±1.53	\$425,000
3	3.44	\$350,000
4	15.36	\$100,000
5	39.98	\$50,000

 **Loves**
Opening Q1
2027

PHASE II



Creekside Crossing Survey



STATE OF NORTH CAROLINA
COUNTY OF RUTHERFORD

Janet Lovelace, Review Officer of Rutherford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Janet Lovelace
Review Officer

Date: 10.20.22

Doc ID: 006940340001 Type: CHP
Recorded: 10/20/2022 at 01:43:02 PM
Fee Amt: \$21.00 Page 1 of 1
Rutherford County, NC
Rachal Thomas Register of Deeds
Bk 43 Pg 362

MAX HAMRICK
DB. 464, PG. 458

Refer to Map of Survey by Associated Services - Land Department, dated October 4, 1994, Map # C5075

I, D. Scott Bostic, Professional Land Surveyor No. L-3801, certify to one or more of the following as indicated thus, or :

C. That this plot is of a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.

D. SCOTT BOSTIC PROFESSIONAL LAND SURVEYOR NO. L-3801

I, D. Scott Bostic, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book AS NOTED); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS NOTED; that the ratio of precision as calculated is 1:1000; that this plot was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 13th day of October, A.D. 2021.

Signature: *D. Scott Bostic*
Land Surveyor
License Number L-3801
[Firm License No. P-1138]



LINE	BEARING	DISTANCE
L1	N08°43'22"E	50.02
L2	N81°21'34"W	113.41

CURVE	RADIUS	DISTANCE	BEARING	CHORD
C1	290.00	284.20	S18°48'44"W	272.97
C2	170.00	241.65	S31°23'17"W	221.81
C3	1497.89	671.80	S85°41'18"W	666.19

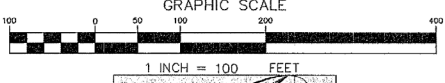
LEGEND	
●	FOUND IRON PIN (EIP)
○	SET IRON PIN (NIP)
▲	POINT
△	NAIL OR RAILROAD SPIKE
⊕	HYDRANT
⊗	TELEPHONE PEDESTAL (PED)
⊙	LIGHT POLE OR LAMP
⊛	UTILITY POLE
⊚	WATER VALVE
⊙	WATER METER (wm)
⊙	GAS VALVE
⊙	SEWER MANHOLE
⊙	CONCRETE MONUMENT
⊙	RIGHT OF WAY MONUMENT
⊙	STONE
—	Property Line
- - -	Adjoiners (Surveyed)
- - -	Adjoiners (not surveyed)
- - -	Right of Way
- - -	Utility Lines
- - -	Asphalt
- - -	Gravel

CALLS FOR THE LINES ONLY

LINE	BEARING	DISTANCE	(THE LINE ONLY)
L3	N25°46'18"W	60.00	(THE LINE ONLY)
L4	S78°28'07"W	222.30	(THE LINE ONLY)
L5	S83°31'14"W	234.72	(THE LINE ONLY)

CURVE	RADIUS	DISTANCE	BEARING	CHORD
C4	290.00	159.96	N05°25'24"E	157.94
C5	170.00	137.01	N13°45'51"E	133.33

- ** NOTES ****
- Road R/W lines are approximate unless otherwise noted.
 - Property is subject to easements, utility easements, road rights, underground utilities.
 - Underground phone, water, gas and underground electric lines located as a part of this book.
 - No features located other than those shown.
 - This survey was performed with a total station.
 - Property is subject to setback covenants of record, if applicable.



[FIRM LICENSE NO. P-1138]
202 N. MAIN STREET
P.O. BOX 1161
RUTHERFORD, NC 28139
PHONE: (828) 287-7059

OWNER:
FREIGHTWORKS, LLC
PO BOX 672
RUTHERFORD, NC 28139

NOTE: Tax Map or Tax Pin information shown herein is for tax purposes only. This tax information shown on this plot is subject to change and should not be construed or used as a survey or in legal descriptions or contracts.



