



Colliers

MOORE FARMS

TWO PARCELS • ±282 ACRES

Rail Served Development Opportunity

Salisbury Hwy
Statesville, NC 28677

FOR SALE

Property
Highlights

SITE ONE

Site Area	±204.57 Acres
Site Address	Salisbury Highway & Elmwood Road Statesville, NC
Coordinates	35.754845, -80.766815
Zoning	RA (Residential Agriculture) Iredell County
Parcel Number	4773653196
Electricity	Duke Energy
Natural Gas	Enbridge
Fiber	AT&T Fiber
Water	Iredell Water / City of Statesville
Sewer	City of Statesville
Rail	Norfolk Southern “S-Line”
Asking Price	Inquire for pricing



Property
Highlights

SITE TWO

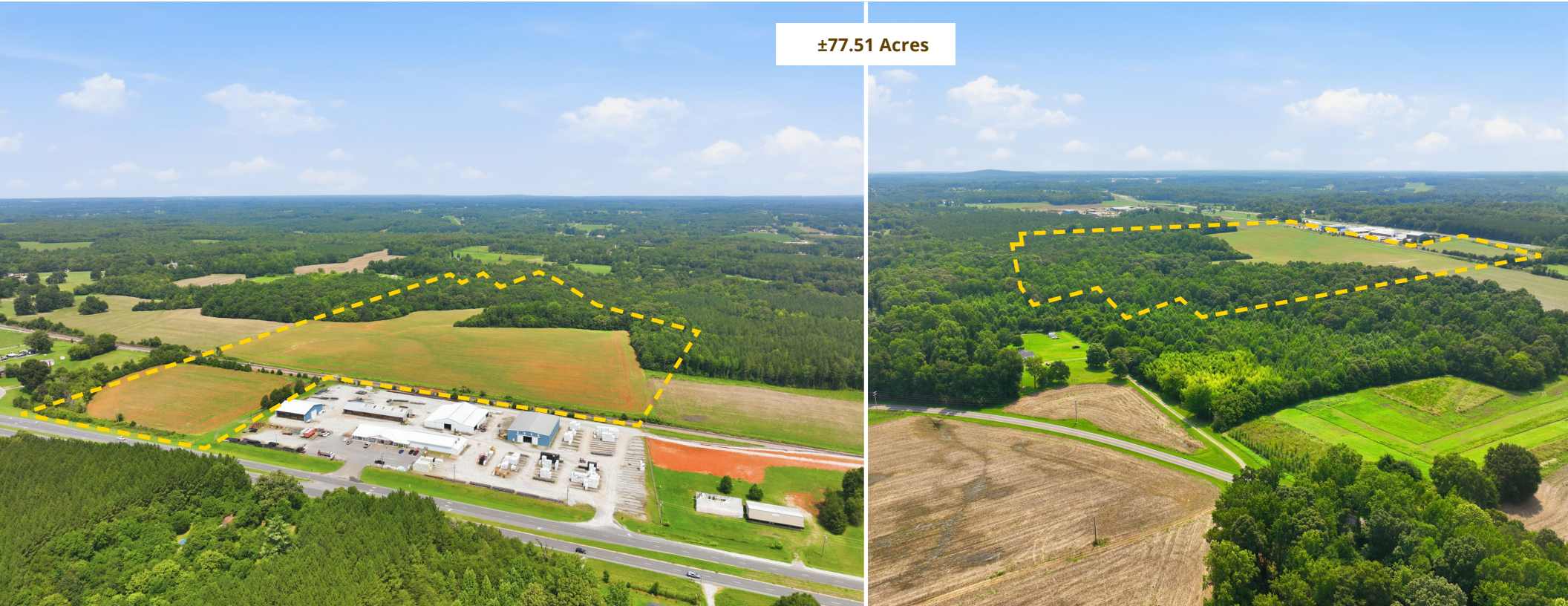
Site Area	±77.51 Acres
Site Address	Salisbury Highway & Elmwood Road Statesville, NC
Coordinates	35.751002, -80.750681
Zoning	RA (Residential Agriculture) Iredell County
Parcel Number	4783131418
Electricity	Duke Energy
Natural Gas	Enbridge
Fiber	AT&T Fiber
Water	To Be Further Verified
Sewer	To Be Further Verified
Rail	Norfolk Southern “S-Line”
Asking Price	Inquire for pricing



±204.57 Acres

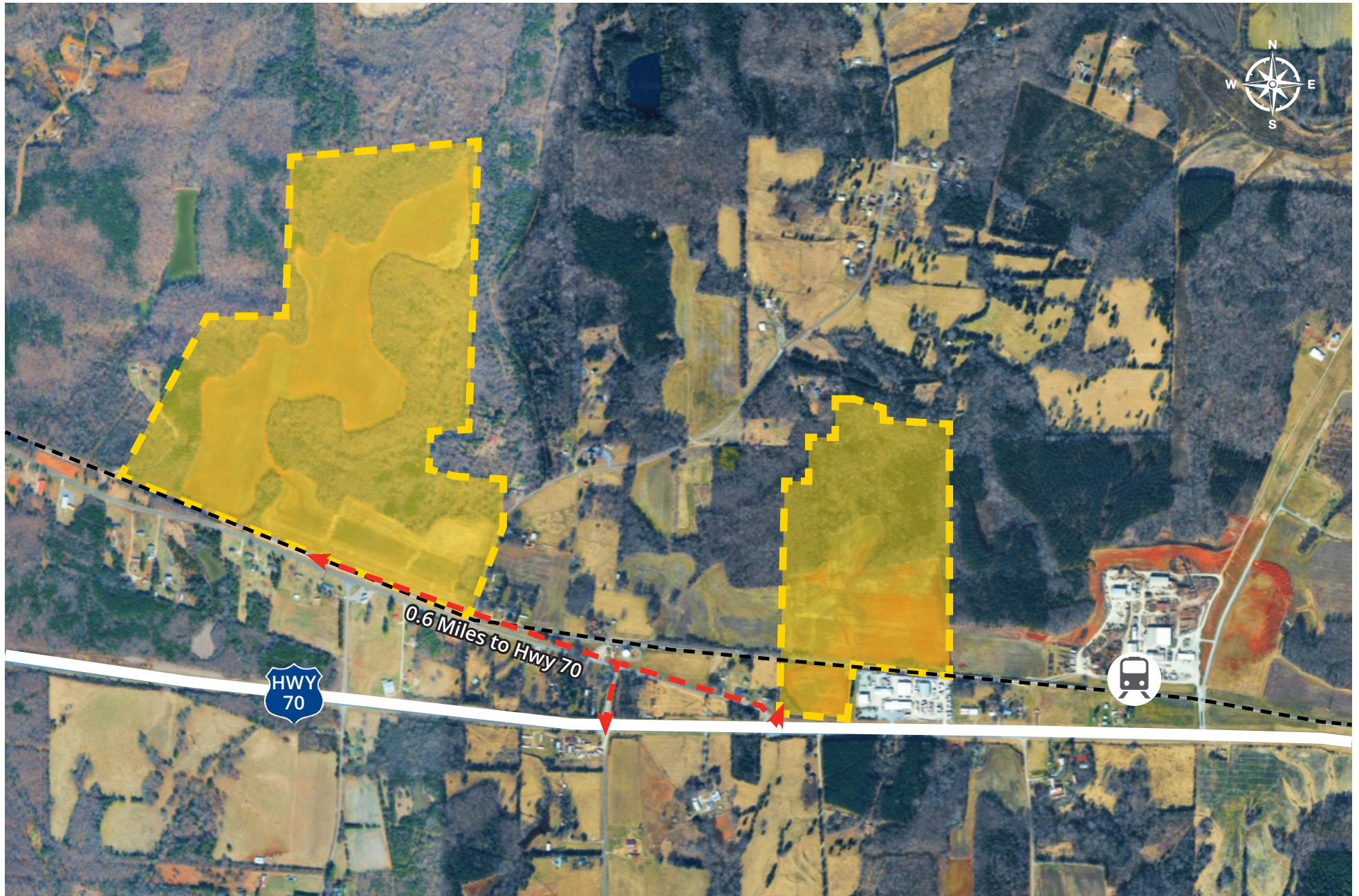


±77.51 Acres



Site Access

MOORE FARMS



Neighboring Companies

MOORE FARMS



0.6

miles to U.S.
Highway 70

6

miles to
Interstate 77

9

miles to
Interstate 40

30

miles to
Interstate 85

45

miles to
CBD

Location Overview

MOORE FARMS



STRATEGICALLY LOCATED.

INTERSTATE 81
95 miles / 1 hr 30 min

GREENSBORO, NC
80 miles / 1 hr 25 min

CLT DOUGLAS INT'L AIRPORT
40 miles / 50 min

PORT OF WILMINGTON
230 miles / 3 hr 45 min

INTERSTATE 95
140 miles / 2 hr 30 min

PORT OF CHARLESTON
240 miles / 3 hr 45 min

PORT OF NORFOLK
320 miles / 5.5 Hr

2.3MM

IREDELL COUNTY
LABOR SHED

1 MIN

DRIVE TO INTERSTATE 77

1 DAY'S

DRIVE TO 53% OF
U.S. POPULATION

MOORE FARMS

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FOR SALE

Contact Us

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