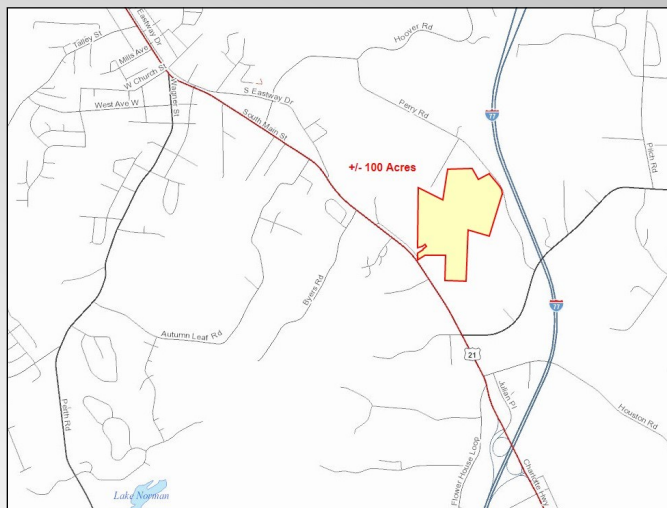


Troutman +/- 100 Acres

EquityCP.com



For more information or to schedule a tour, please contact:

John Kindley

Broker

704-677-3048 Cell

jkindley@equitycp.com

Eric Thompson

Broker

704-902-2757 Cell

ethompson@equitycp.com

FOR SALE

\$75,000 PER ACRE

± 100 Acres

Approximately 100 Acres at Exit 42 in Troutman. Less than 2 miles from I-77 with access to Hwy. 21 and Perry Rd. Utilities available. Wooded areas, along with open pasture make up this acreage. The Troutman area is growing very fast and this property is next!



Equity Commercial Properties

114 Morlake Dr.
Suite 104
Mooresville, NC

Office 704-799-9202
EquityCP.com

Troutman +/- 100 Acres

EquityCP.com

The recently approved Town of Troutman 2035 Comprehensive Land Use Plan has placed this property in the **Medium-Density Residential**



Medium-Density Residential areas include land that is either currently developed or slated for future development at medium densities. These lands are either currently served or will be served in the future by public or private water or sanitary sewer systems. The intent of these lands is to provide more dense development opportunities and a broader range of housing choices than low-density residential. Uses within this area generally should include single-family residences, townhomes, multi-family residential developments, accessory dwelling units, churches, parks, institutional uses such as schools, and neighborhood scale commercial development. Maximum densities within medium-density residential areas should generally be six (6) dwelling units per one (1) acre.

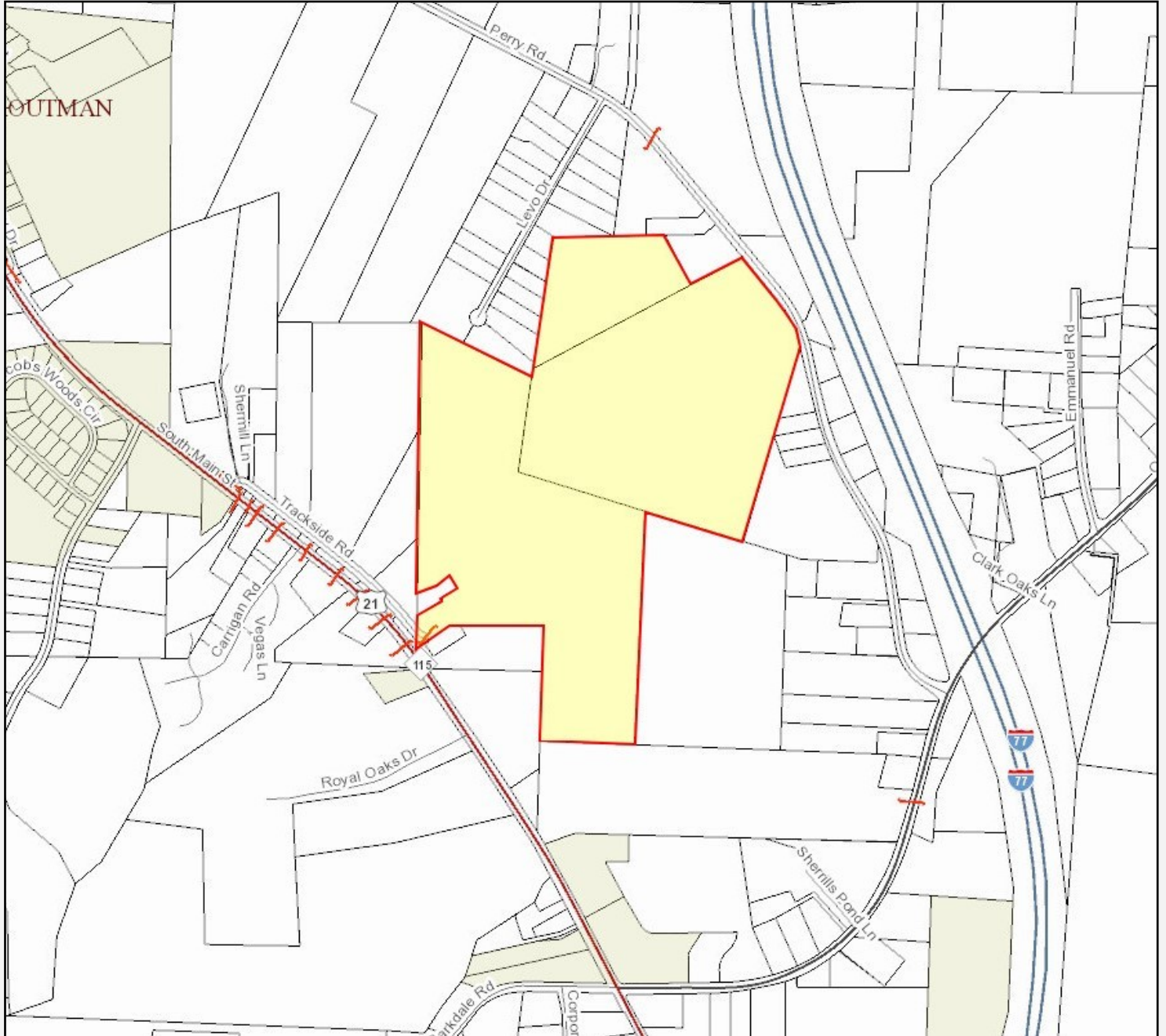
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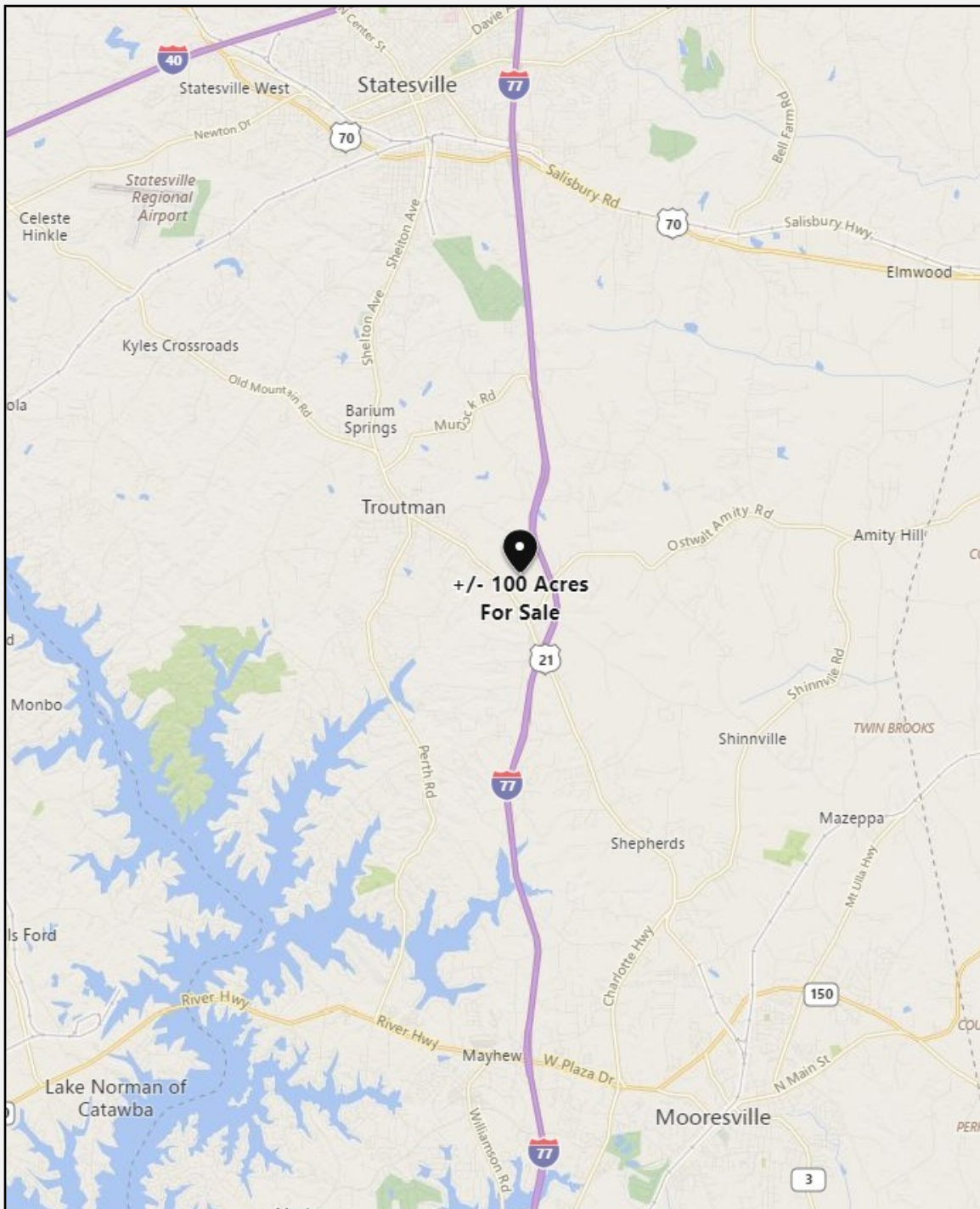
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