



## UPDATED!! 11.90 ACRES OF COMMERCIAL DEVELOPMENT LAND FOR SALE IN ALEXANDER COUNTY, NC!

### REDUCED

For immediate assistance with this listing call Doug Moore at 919-291-6390.

**Having electrical service and county water & sewer on-site, and being located adjacent to NC Hwy-64, make this a property to explore for commercial development! Call Doug Moore at 919-291-6390 to schedule a showing today!**

Attention investors and commercial property developers!!

Located in Alexander County in the foothills of the Blue Ridge Mountains, you'll find this +/-11.90-acres tract that is prime for commercial development.

The terrain gently slopes from the entrance to Stirewalt Creek at the back of the property, which is also the property's western boundary. The tract is mostly open field, except for the creek bottom and a couple of drainage areas, making it suitable for many different commercial projects. The property is accessed via Chevy Drive, which is state maintained. Situated adjacent to NC Highways 64 & 16, it allows for easy access east/west and north/south via Interstate-40 and NC Hwy-321.

#### **Here are a few things to know when considering this property:**

- Property is in the city limits of Taylorsville, NC.
- Current zoning is Regional Commercial District (RC).
- Electrical service is available and is on-site.
- County water & sewer service is available.
- Natural gas service runs along Highway-16.
- Tract is mostly cleared, thus reducing development costs.
- Approximately 1.73-acres is in the 100-year flood plain (see interactive map).
- There is easy access to Highways 16 & 64.

#### **-Property is located:**

- 17-miles northwest of Statesville, NC
- 16-miles northeast of Hickory, NC
- 20-miles east of Lenoir, NC -
- 16-miles south of Wilkesboro, NC

Alexander County, North Carolina, offers an attractive environment for business development due to its strategic location, skilled workforce, and pro-business climate. Positioned in the heart of North Carolina, the county provides convenient access to major transportation networks, including interstates and rail systems, facilitating seamless logistics. Its diverse and educated workforce, bolstered by nearby educational institutions, ensures a steady talent pipeline for various industries. Additionally, Alexander County boasts competitive operating costs, tax incentives, and a supportive local government committed to fostering

economic growth. With its blend of small-town charm, quality of life, and development opportunities, the county is an ideal choice for businesses looking to thrive.

I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos that you may find interesting.

This property is shown by appointment only. Please contact me directly to coordinate your private tour.

## MORE DETAILS

**Address:**

Off Chevy Drive  
Taylorsville, NC 28681

**Acreage:** 11.9 acres

**MOPLS ID:** 67776

**GPS Location:**

35.904300 x -81.179600

**PRICE: \$725,000**

## CONTACT AGENT



**DOUG MOORE**

AGENT

**(919) 291-6390**

**(844) 480-5263 (LAND)**

dougmoore@mossyoakproperties.com

