

Peeler Property (Davidson, NC)

1936 Mecklenburg Hwy, Davidson township, North Carolina 28115 - Iredell County



Description

Family farm (3rd Gen) North of Davidson South of Bridges Farm Rd. Gently sloped Forest and farming. No structures or paving.

- This property is Iredell ETJ and has not yet annexed to either Davidson or Mooresville.
- Two easements 1 across the rear/center is gas line (Duke Power) and the other is water by Charlotte Water.
- Norfolk Southern owns the railway along the highway with ~20" easement.
- Property owner has been informed that section of rail and South was abandoned and dead ended.

Property Details

Latitude/Longitude: 35.5182, -80.8424
Type of space: Office, Retail, Commercial
Min Size: 75.20 acres
Max Size: 75.20 acres
Last Updated: 2/25/2022

Availability

For Sale: Yes
Sale Price: \$8,250,000

Utilities

Power On Site: No
Electric Service Provider: Duke Energy
Gas On Site: Yes
Sewer On Site: No
Water On Site: Yes
Natural Gas Available: Yes
Water Available: Yes
Sewer Available: Yes

Contacts

Company: ALDO-II Properties, LLC
Name: Doug Peeler
Mobile Phone: 832-494-4044
Email: doug.d.peeler@gmail.com
Address: 16714 Okachobee Dr
City: Houston, TX
Zipcode: 77044

Site Details

Parcel: 4654-18-4695-000
Total Acres: 75.20 acres

Transportation

Nearest Airport: Charlotte Douglas International Airport (CLT)
Distance to Airport: 27 miles
Closest Airport 2: Statesville Regional Airport
Distance to Airport 2: 25 Miles
Port: Port of Wilmington
Distance to Port: 230 miles
Nearest Interstate: I77
Distance to Interstate: 2.5 miles
Rail Access: No

Other

Industrial Park: No
Barge Access: No

ED Contact

Company: Iredell County Economic Development Corporation

Contact Name: Lisa Taylor

Address: 500 S. Main Street, Suite 449

City: Mooresville

State: North Carolina

Phone: 704-663-1898

Cell: 704-775-9139

Email: Lisa@iredellEDC.com

Website: www.iredelledc.com



Documents

[Plot Plan - ALDO Properties II, LLC - Southard p3.pdf](#)