Interstate 40/Oxford School Road (NC-10) Exit Land Available

Catawba, NC (Exit 138) - Up to 9.9 Acres For Sale

3652 Oxford School Rd
Catawba, NC 28609

LEASING OVERVIEW

SITE SITS ON THE SE QUADRANT OF EXIT 138 AT I-40 AND OXFORD SCHOOL RD. (NC-10)

SIZE: 2.76- 9.9 ACRES (2 PARCELS)

SITE: 10 MILES WEST OF STATESVILLE

ASKING PRICE: CONTACT BROKER

CATAWBA CO. TAX PARCEL IDS:
377202998789 - 2.76 AC.
378201092717 - 7.14 AC.

CURRENT ZONING: RC (RURAL COMMERCIAL)

M-I (LIGHT INDUSTRIAL AND WAREHOUSING DISTRICT)

WATER / SEWER SERVICES IN PLACE



PROPERTY HIGHLIGHTS

Well positioned on high traffic I-40

Suitable for truck stop, fuel, small fast food or auto service/sales

Ideal for light manufacturing and distribution

CONATCT

Thurman Brooks | 704.644.4585
tbrooks@providencegroup.com

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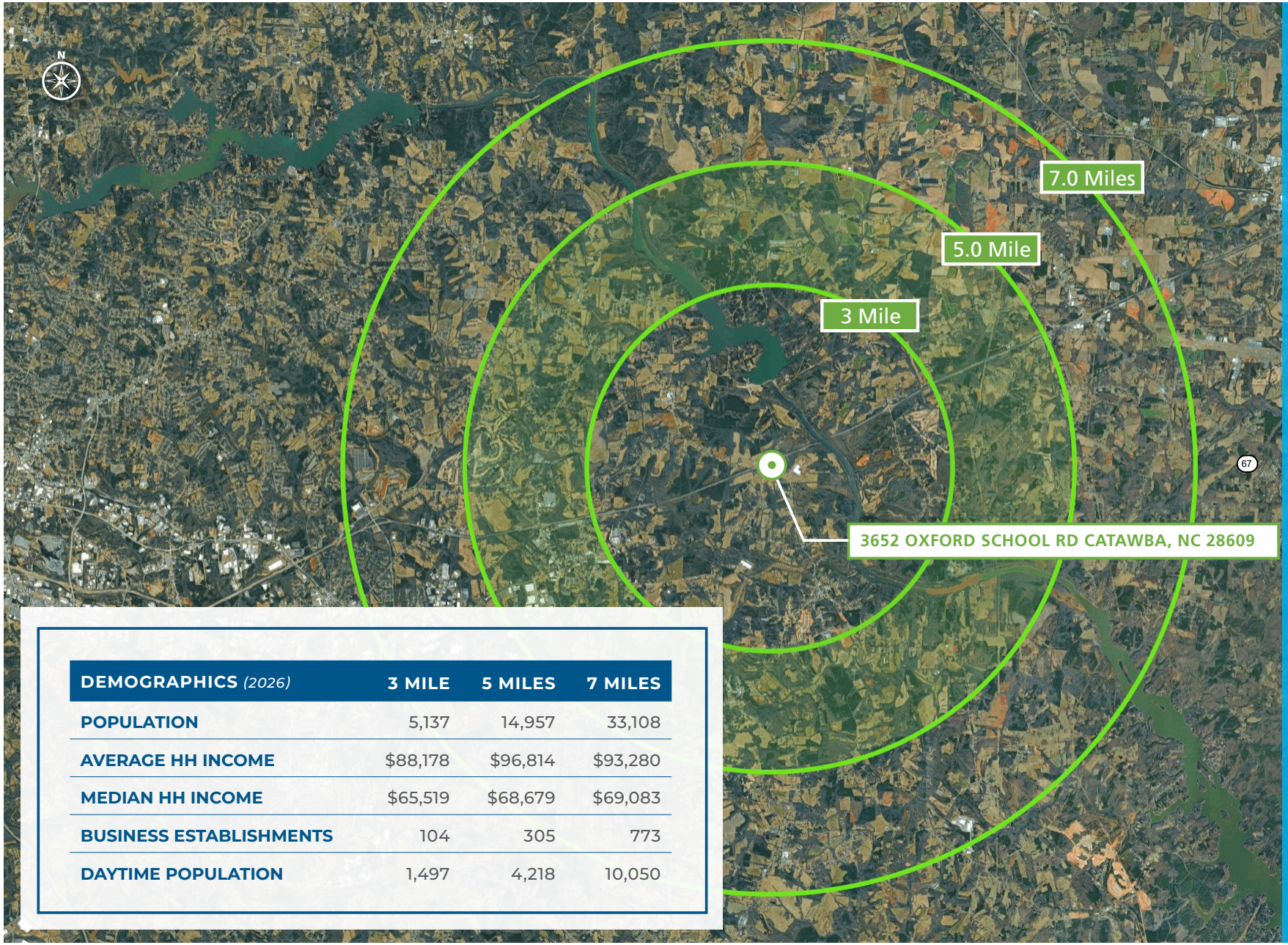
EXCELLENCE IN RETAIL REAL ESTATE

XTEAM
RETAIL ADVISORS

TODAY'S LANDSCAPE Primed for Today's Market



DEMOGRAPHICS *(2026)*	3 MILE	5 MILES	7 MILES
POPULATION	5,137	14,957	33,108
AVERAGE HH INCOME	$88,178	$96,814	$93,280
MEDIAN HH INCOME	$65,519	$68,679	$69,083
BUSINESS ESTABLISHMENTS	104	305	773
DAYTIME POPULATION	1,497	4,218	10,050

CAPTIVE AUDIENCE

Within Three Miles

5,137
Estimated Population
(2026)

$88,178
Average HH Income
(2026)

1,497
Daytime Employment
(2026)

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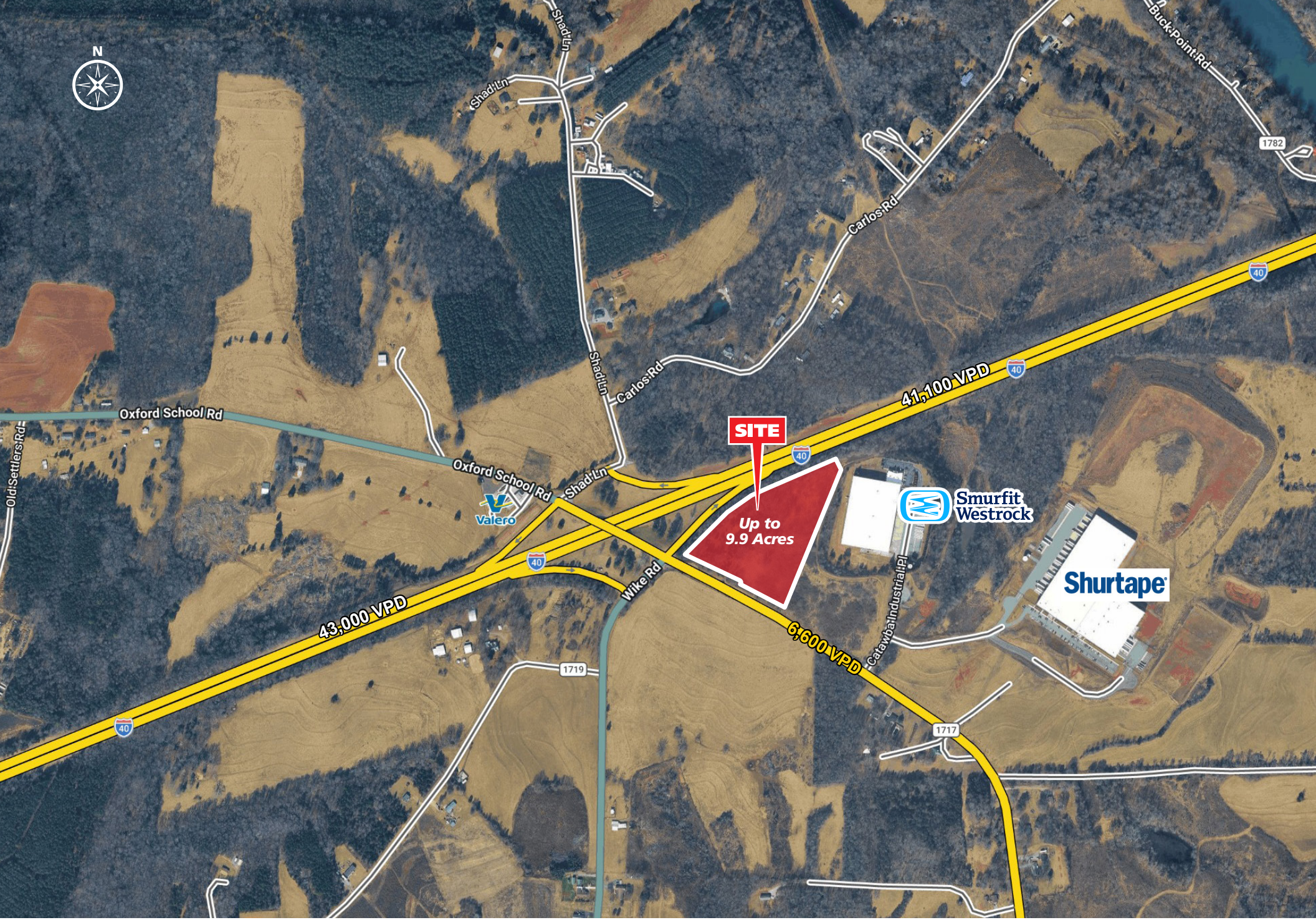

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SURROUNDING AREA Market Aerial



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PROUD PARTNER
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