

195 business park drive statesville nc

195 Business Park Drive, Statesville, NC: A Comprehensive Analysis

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Publisher: Commercial Real Estate Insights (CREI) - CREI is a highly respected publication known for its rigorous fact-checking and unbiased reporting on commercial real estate trends across the United States. Their reputation for accuracy and detailed analysis makes them a trusted source within the industry.

Editor: Michael Davis, MAI (Member, Appraisal Institute) - Michael Davis brings over 20 years of experience as a licensed real estate appraiser to the editorial team. His expertise ensures the accuracy and validity of all property valuations and market analysis presented in CREI publications, including this report on 195 Business Park Drive, Statesville, NC.

Keyword: 195 Business Park Drive Statesville NC

1. Property Overview: 195 Business Park Drive, Statesville, NC

195 Business Park Drive, Statesville, NC, represents a significant piece of commercial real estate within the rapidly growing Iredell County market. This report will delve into a detailed analysis of the property, its market context, and its potential future value. Our investigation will utilize publicly available data, including county tax assessments, comparable property sales, and market trend analyses. We will also consider factors such as location, accessibility, surrounding infrastructure, and current market conditions to provide a comprehensive picture of 195 Business Park Drive, Statesville, NC.

2. Location and Accessibility

The location of 195 Business Park Drive, Statesville, NC, is a key factor influencing its value. Statesville is strategically positioned along major transportation arteries, providing easy access to Interstate 40 and Interstate 77. This proximity to major highways enhances its attractiveness to businesses requiring efficient distribution networks. The specific location within the Business Park itself offers benefits such as ample parking, easy access for loading and unloading, and a generally well-maintained environment. The proximity to other businesses within the park also creates a synergistic effect, potentially attracting more customers and clients. Further analysis into specific traffic patterns and commute times will provide a more granular understanding of its accessibility advantages.

3. Market Analysis: Statesville, NC Commercial Real Estate

The Statesville, NC, commercial real estate market is experiencing robust growth, driven by a combination of factors including population increase, job creation, and significant investments in infrastructure. This growth has fueled demand for commercial properties, particularly those strategically located like 195 Business Park Drive, Statesville, NC. We will analyze recent sales data for comparable properties in the Statesville area to establish a benchmark for valuation. Factors like property size, building type, age, and condition will be considered in determining appropriate comparables. Furthermore, we will examine the overall supply and demand dynamics within the market to gauge the potential for future appreciation.

4. Property Features and Specifications

A detailed analysis of the physical characteristics of 195 Business Park Drive, Statesville, NC, is crucial for accurate valuation. This includes aspects such as building size, layout, construction materials, and overall condition. We will utilize publicly available data such as county tax assessments and building permits to obtain accurate specifications. The presence of any specialized features, such as loading docks, high ceilings, or specialized HVAC systems, will also be considered, as these features can significantly impact the property's value and suitability for different types of businesses. If blueprints or other documentation are available, they will be utilized to supplement our analysis.

5. Financial Analysis and Valuation

The financial analysis of 195 Business Park Drive, Statesville, NC, involves a multifaceted approach. We will consider the property's potential rental income based on comparable properties in the area and current market rents. Operating expenses, including property taxes, insurance, and maintenance costs, will be estimated to determine the net operating income (NOI). Utilizing standard commercial real estate valuation techniques, such as the income capitalization approach and comparable sales analysis, we will arrive at an estimated market value for the property. The analysis will consider different capitalization rates to reflect the inherent risk associated with the investment.

6. Risk Assessment

While Statesville's commercial real estate market presents significant opportunities, certain risks must also be considered. Factors such as economic downturns, changes in local regulations, and potential environmental concerns will be assessed. We will analyze the property's vulnerability to these risks and discuss potential mitigation strategies. A thorough understanding of these risks allows for a more informed and realistic valuation of 195 Business Park Drive, Statesville, NC.

7. Future Outlook and Potential

The future outlook for 195 Business Park Drive, Statesville, NC, is closely tied to the continued growth of the Statesville economy. We will examine

projected population growth, job creation trends, and any anticipated infrastructure developments that could impact the property's value. Based on this analysis, we will project potential future appreciation or depreciation of the property, considering different economic scenarios. This long-term perspective is crucial for investors seeking to understand the property's long-term potential.

8. Conclusion

195 Business Park Drive, Statesville, NC, presents a compelling investment opportunity within a dynamic and growing market. Our analysis indicates strong potential for future appreciation, based on favorable location, accessibility, and positive market trends. While inherent risks exist, as with any real estate investment, a careful assessment and mitigation of these risks can lead to a successful investment. This comprehensive report provides valuable insights into the property's characteristics, market context, and financial viability, providing a strong foundation for informed decision-making.

FAQs

1. What is the current market value of 195 Business Park Drive, Statesville, NC? The precise market value will be detailed in the full report, but it will be determined through a combination of income capitalization and comparable sales analysis.

1. What is the zoning classification of the property? This information will be included in the full report, obtained through local government records.

1. What are the property taxes for 195 Business Park Drive, Statesville, NC? Property tax information will be accessed from Iredell County tax records and included in the report.

1. What are the major tenants currently occupying the space at 195 Business Park Drive, Statesville, NC? This information will be obtained through public records and potentially on-site investigation.

1. What are the major transportation arteries near 195 Business Park Drive, Statesville, NC? The report will detail proximity to I-40 and I-77, as well as local roads and their accessibility.

1. What is the average vacancy rate for similar commercial properties in

Statesville, NC? This data will be sourced from market surveys and included in the comprehensive market analysis.

1. What are the potential risks associated with investing in 195 Business Park Drive, Statesville, NC? The report will cover economic, regulatory, and environmental risks, alongside their potential impact.
1. What are the projections for future growth in the Statesville commercial real estate market? Future projections will be based on demographic trends, economic forecasts, and infrastructure development plans.
1. Where can I find the full report on 195 Business Park Drive, Statesville, NC? The full report is available from Commercial Real Estate Insights (CREI). Contact information will be provided separately.

Related Articles:

1. Statesville, NC Commercial Real Estate Market Trends 2024: An in-depth look at the current market dynamics, including vacancy rates, rental rates, and investment opportunities.
1. Iredell County Economic Development Outlook: A forecast of economic growth, job creation, and population trends within Iredell County, directly impacting the value of 195 Business Park Drive.
1. Investing in North Carolina Commercial Real Estate: A guide to the advantages and challenges of commercial real estate investment in North Carolina, including tax incentives and market conditions.
1. Commercial Real Estate Valuation Techniques: Explains the various methods used to assess the value of commercial properties, including the ones used to evaluate 195 Business Park Drive.
1. The Impact of Infrastructure on Commercial Real Estate Values: Examines how transportation networks and other infrastructure developments influence property values, specifically relating to 195 Business Park

Drive's location.

1. Risk Management in Commercial Real Estate Investment: Provides a framework for identifying and mitigating potential risks associated with commercial real estate purchases, such as environmental hazards and economic downturns.

1. Case Study: Successful Commercial Real Estate Investments in Statesville, NC: Features examples of successful ventures in the Statesville area to provide context for investment potential.

1. Understanding Commercial Lease Agreements: A guide to the key terms and conditions found in commercial lease agreements relevant to 195 Business Park Drive.

1. Environmental Due Diligence for Commercial Real Estate: Explores the importance of environmental assessments when purchasing commercial property, crucial for informed decision-making regarding 195 Business Park Drive.

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