



\*Image is not actual photo

**Creekside Crossing**  
**Mixed Use Development**  
US Hwy 74 @ Hwy 221 | Forest City, NC 28043



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The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# Creekside Crossing

## Property Overview

- Creekside Crossing a ±80 acre mixed use development located at the major intersection of US Hwy 221 & US Hwy 74 (proposed future I-74 corridor) located in Rutherford County, North Carolina. (no zoning)
- Join Loves Truck Center - opening in 2025
- High traffic count
- Excellent visibility
- Opportunities for Retail, Hospitality, Quick Service Restaurant and Multi-family.
- Signalized Intersection
- Utilities:
  - Sewer - Town of Spindale
  - Gravity service laterals planned for each site, starting with Love's
  - Water - Town of Forest City
  - Existing 6" main with ~50 static PSI
- Land for Sale, Lease or Build to Suit

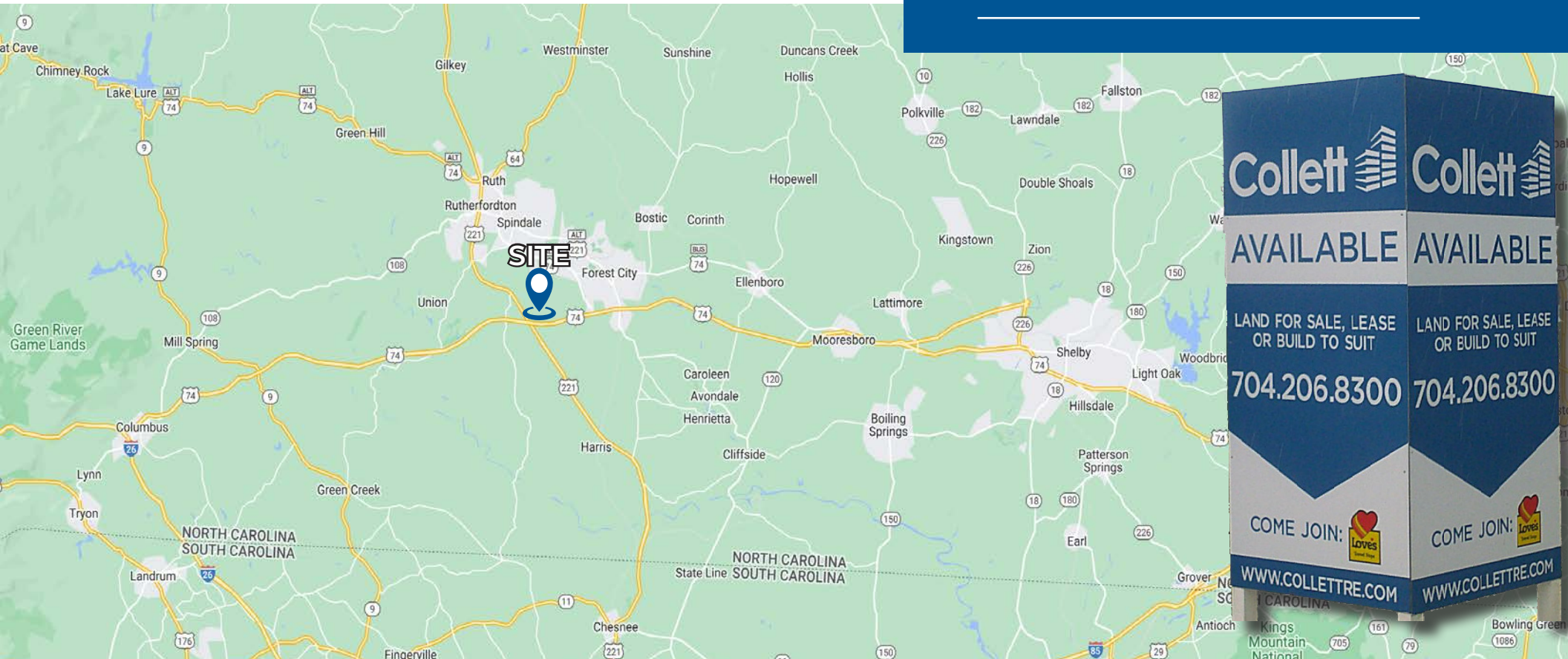
## DEMOGRAPHICS (2023)

	3 mile	5 miles	10 miles
Population	8,676	26,700	53,261
Households	3,659	11,051	22,183
Avg. HH Income	\$69,724	\$75,020	\$78,045

## TRAFFIC COUNTS (May 2021)

US Highway 74  
 West of US 221 17,155 AADT  
 East of US 221 17,309 AADT

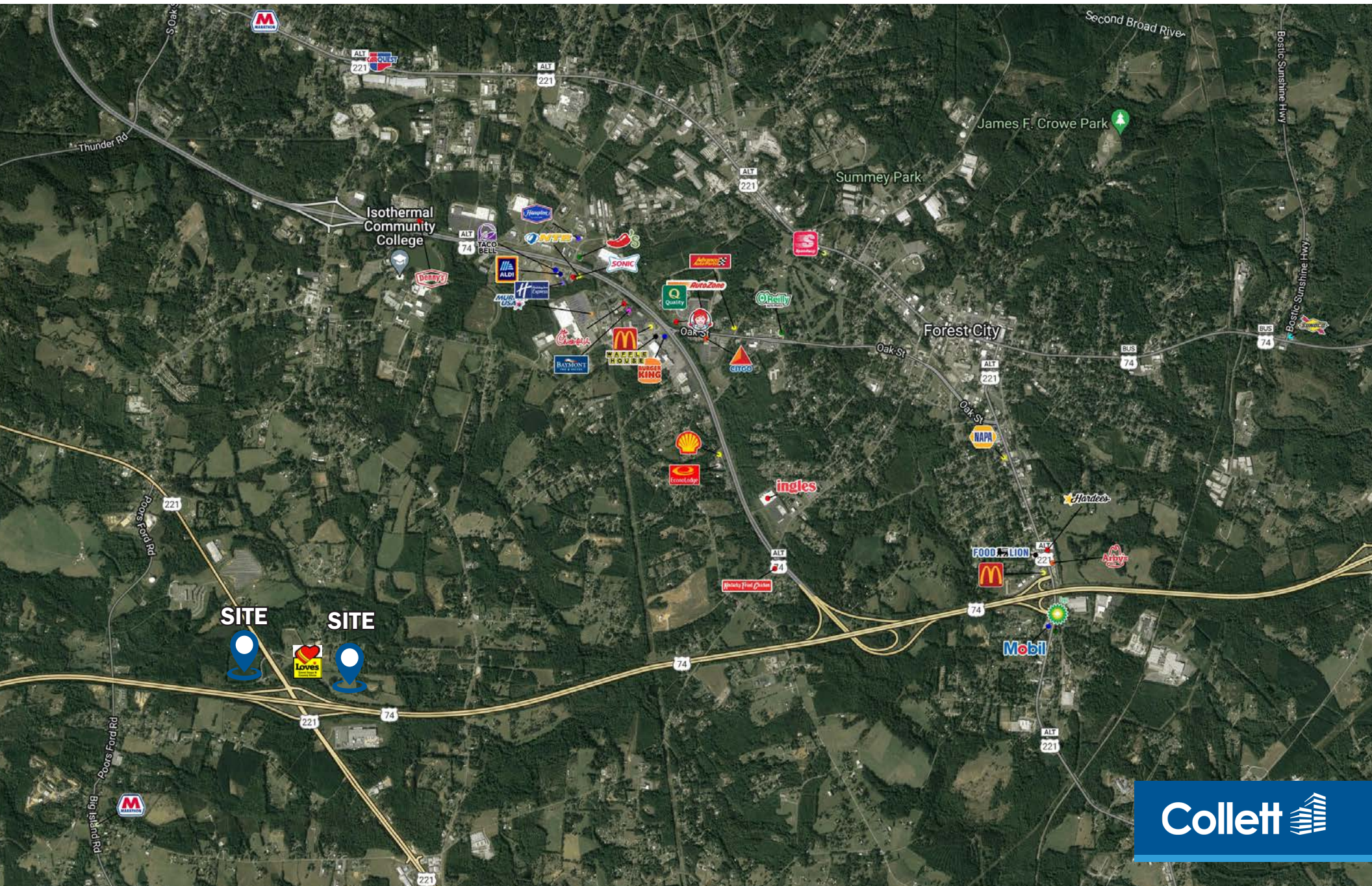
US Highway 221  
 North of US 74 6,639 AADT  
 South of US 74 5,940 AADT





# Creekside Crossing

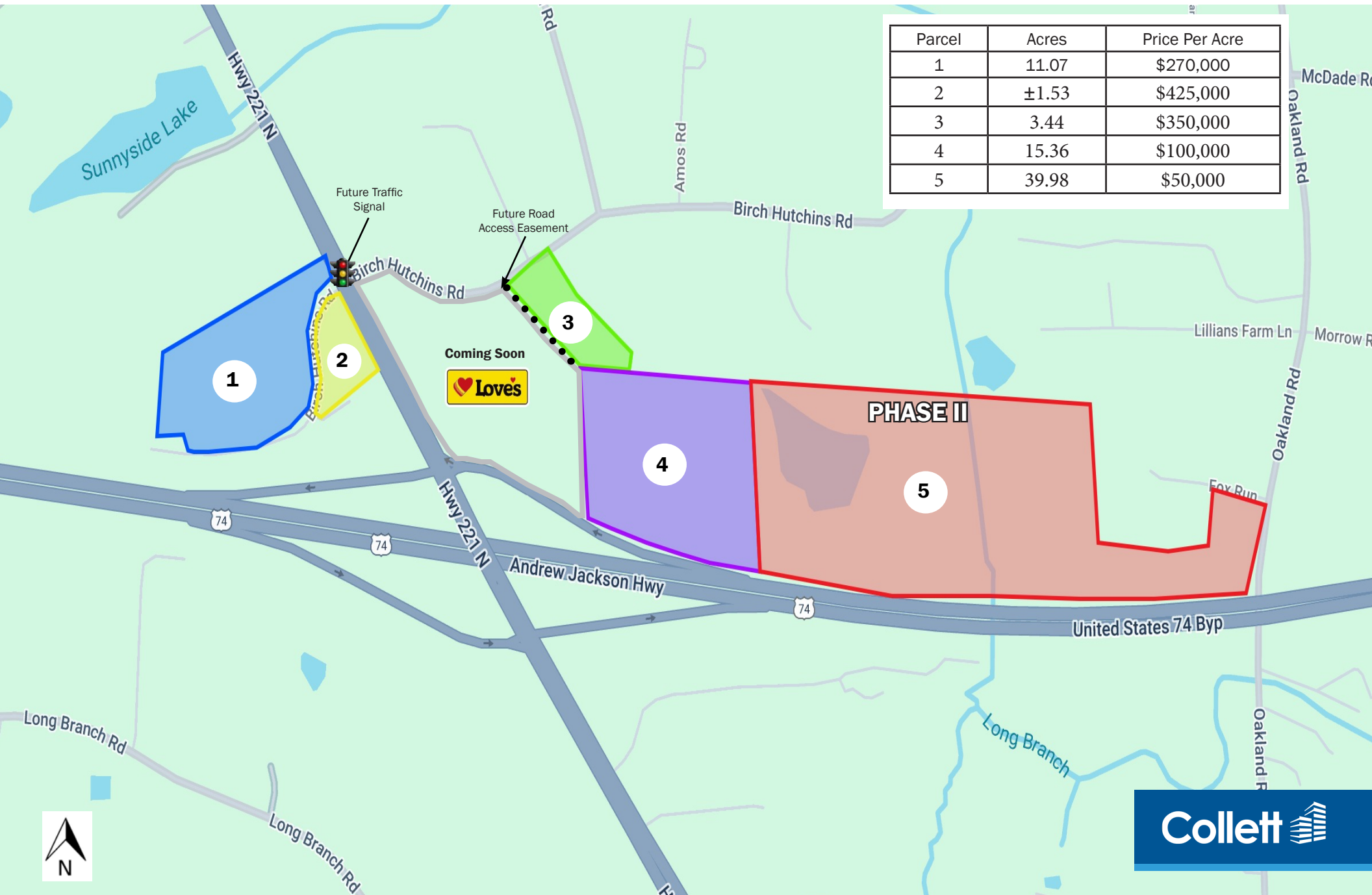
## Aerial





# Creekside Crossing Parcels

Parcel	Acres	Price Per Acre
1	11.07	\$270,000
2	±1.53	\$425,000
3	3.44	\$350,000
4	15.36	\$100,000
5	39.98	\$50,000





# Creekside Crossing Survey

