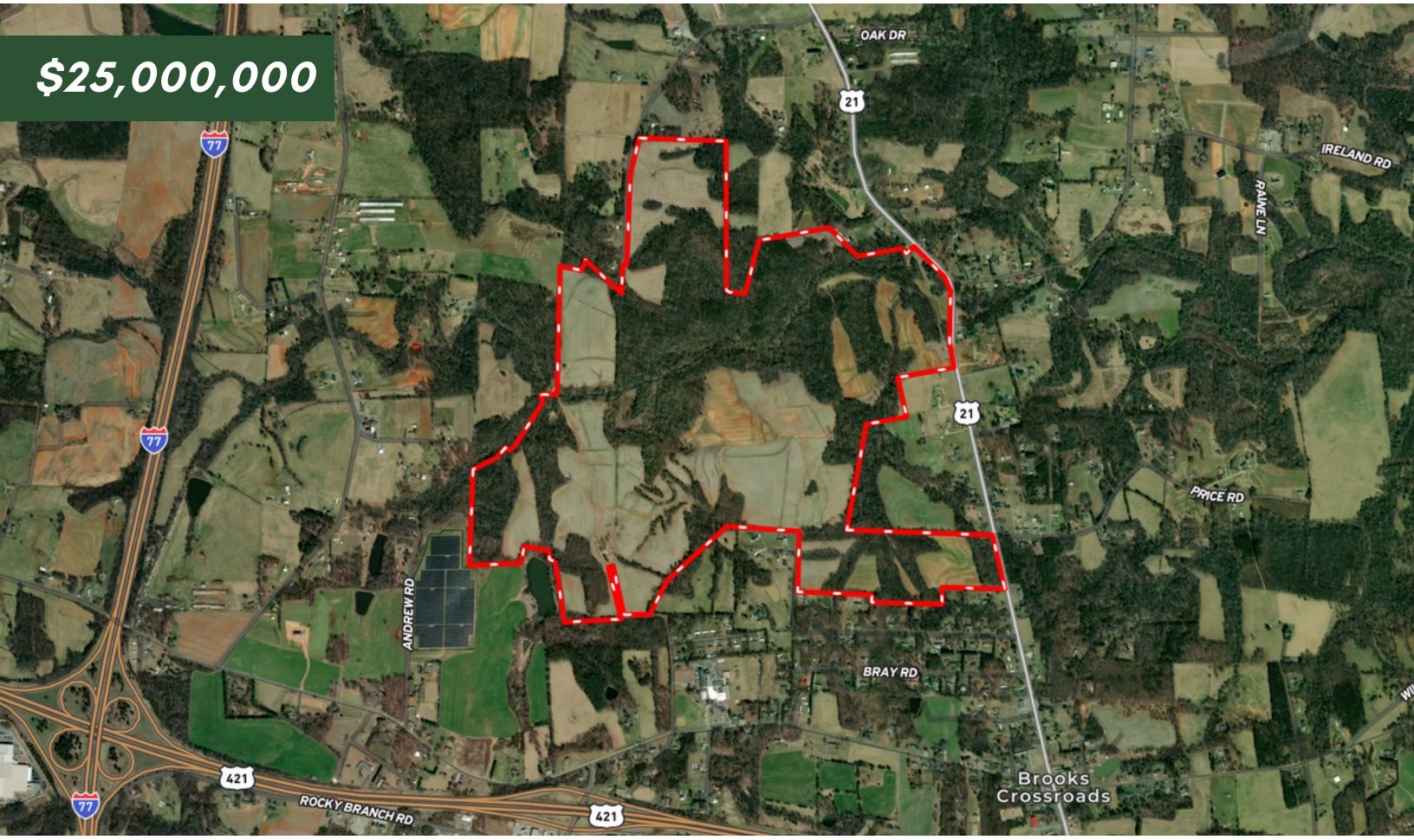
3641 US HIGHWAY 21

HAMPTONVILLE, NORTH CAROLINA

MOSSY OAK PROPERTIES
LAND AND LUXURY



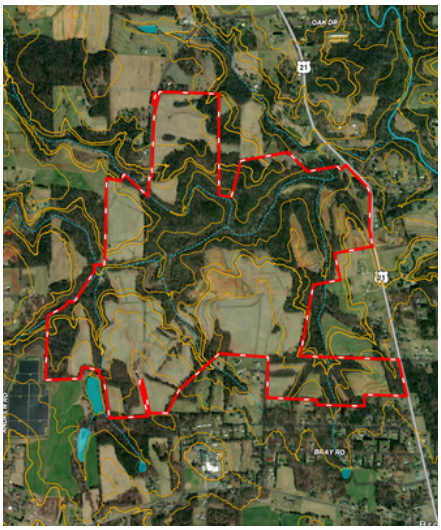
STRATEGIC DATA CENTER & INDUSTRIAL DEVELOPMENT OPPORTUNITY

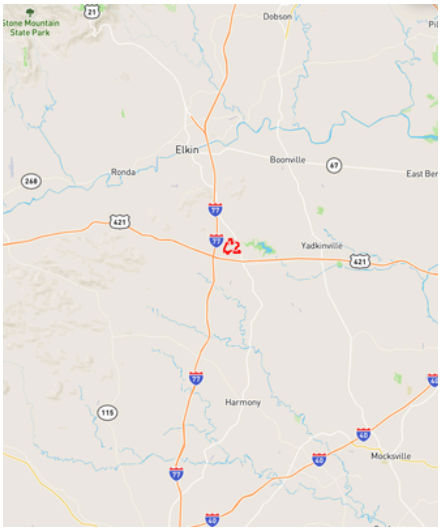
500± ACRES IN YADKIN COUNTY, NORTH CAROLINA

An exceptional opportunity to acquire approximately 500 contiguous acres in Yadkin County, North Carolina, offering significant potential for large-scale data center development, technology infrastructure, and other industrial or commercial uses. With approximately 3,880 feet of paved US Highway 21 frontage, this expansive property provides substantial acreage for a potential campus-style development, with a predominantly open landscape, agricultural fields, and two creeks running through the property. County water infrastructure includes a 12-inch water main, and Zirrus fiber optic service is available in the area, offering important infrastructure considerations for prospective technology and industrial users. The property also adjoins an established solar farm, creating a compelling opportunity for developers evaluating proximity to existing energy infrastructure.

- ✔ 500± CONTIGUOUS ACRES
- ✔ US HIGHWAY ACCESS
- ✔ 12-INCH WATER MAIN
- ✔ 3 ON-SITE WELLS
- ✔ ZIRRUS FIBER OPTIC
- ✔ ADJACENT SOLAR FARM











3641 US HIGHWAY 21

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MOSSY OAK® PROPERTIES LAND AND LUXURY

Strategically located with access to US Highway 21, US Highway 421, and I-77, the property offers regional connectivity and practical access for construction equipment, materials, and future site development. The scale of this unbroken tract presents flexibility for evaluating site layout, infrastructure planning, and phased development. Currently zoned RA, the property will require buyers to independently verify zoning compatibility, land-use approvals, utility capacity and interconnection, water availability, fiber service specifications, environmental conditions, and all applicable development requirements. Offered at $25,000,000, this is a rare opportunity to explore a substantial landholding for data center, industrial, technology, or other large-scale development in North Carolina.



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