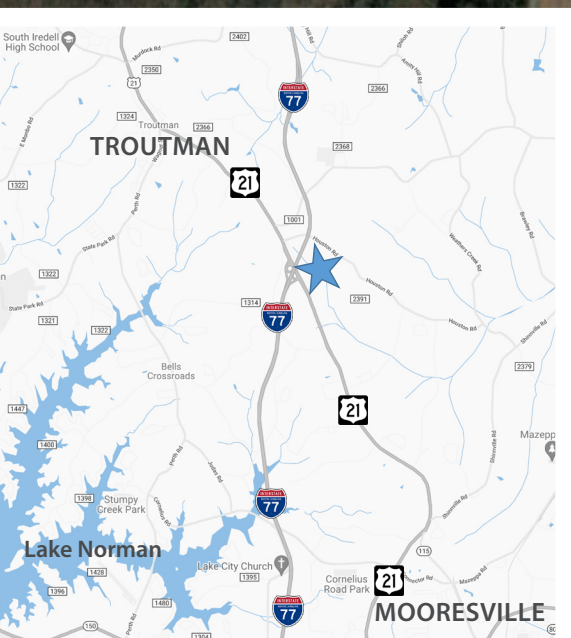


# FOR SALE TROUTMAN COMMONS NEW DEVELOPMENT

I-77 & CHARLOTTE HIGHWAY  
TROUTMAN, NC



## PROPERTY INFORMATION

- Strategically located at Northeast quadrant of I-77 & Charlotte Hwy (Hwy 21), exit 42 off I-77
- Exit 42 is the next I-77 exit from the booming Mooresville market, residential growth currently pushing north of Mooresville to Troutman
- Join now open Lowe's Home Improvement and Lowe's Planogram Facility located on adjacent parcels

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
POPULATION	24,400	130,835	242,535
2021 PROJ. POPULATION	26,393	139,905	260,227
AVG. HH INCOME	\$69,542	\$72,559	\$81,662
MEDIAN HH INCOME	\$53,417	\$52,695	\$57,205



Bill Latta - Latta Realty  
704.622.0365  
williamlatta@bellsouth.net

# FOR SALE TROUTMAN COMMONS NEW DEVELOPMENT

I-77 & CHARLOTTE HIGHWAY  
TROUTMAN, NC

## AREA HIGHLIGHTS

### Troutman Commons New Development

- **Highly visible** new development site fronting I-77
- Site located **less than 3 miles from recreational Lake Norman** which has 520 miles of active shoreline
- Strategically located in the path of residential development expansion north of Charlotte from Mooresville to Troutman
- Adjacent to Lowe's & Lowe's Planogram facility

### Corporate Culture - Charlotte MSA

- **Home to headquarters and regional headquarters for noteworthy companies** such as SPX, Harris Teeter, Resolute Forest Products, Belk, American Tire Distributors, Carlisle, CommScope, Babcock & Wilcox, Chiquita Brands International, and Curtiss-Wright Corporation among others
- **FORTUNE 500 MECCA: Eight Fortune 500 companies call Charlotte home:** Bank of America, Lowe's, Duke Energy, Nucor, Family Dollar Stores, Sonic Automotive, Domtar, and Sealed Air
- Over 50 companies on the Inc. 5000 list
- The state of **North Carolina is one of the fastest growing US economies**, adding more than 300,000 jobs since 2013

### Transportation

- Located along I-77 on Exit 42 – major traffic thoroughfare linking Charlotte MSA
- Located approximately **21 miles from I-485 Charlotte** perimeter, & approximately 32 miles from Charlotte Douglas International Airport
- **Less than 5.5 miles north of Mooresville**

### Troutman Commons New Development

- **MSA Population exceeds 2.5 million** & is expected to grow 47% between 2010 -2030
- Widely recognized as the **second largest banking center in the US**
- **"No. 2 Best State for Business"** – Forbes; "No. 3 Best Business Climate for 2016" – Chief Executive magazine; "No. 7 U.S. Markets to Watch" – Urban Land Institute, 2014; "No. 9 Fastest-Growing Cities" – Forbes, 2015; "No. 23 Best Performing Cities" – Milken Institute, 2015; "No. 24 Most Popular Domestic Cities for American Travelers" – Hotels.com, 2015; "Top 50 Cities for Global Trade" - Global Trade Magazine, 2014
- **Home of the NFL Panthers and the NBA Hornets**
- Charlotte Tourist Attractions - Charlotte Nature Museum, the Charlotte Museum of History, the Carolinas Aviation Museum, Carowinds amusement park, the NASCAR Hall of Fame, the Daniel Stowe Botanical Gardens, Discover Place, the U.S. National Whitewater Center, and Lake Norman

### High Quality Healthcare & Education Charlotte MSA

- Carolina's Medical Center is the flagship hospital of the Carolinas Healthcare System with over 1,100 physicians and is home to Levine's Children Hospital, consistently ranked among the top 50 children's hospitals in the nation
- Novant Presbyterian Medical Center is a 622 bed tertiary medical center with over 700 physicians
- **The Charlotte metro area is home to 32 institutions of higher learning.** Well-recognized schools include The University of North Carolina at Charlotte, Davidson College, John C. Smith University, Wingate University, and Winthrop University

### Mooresville

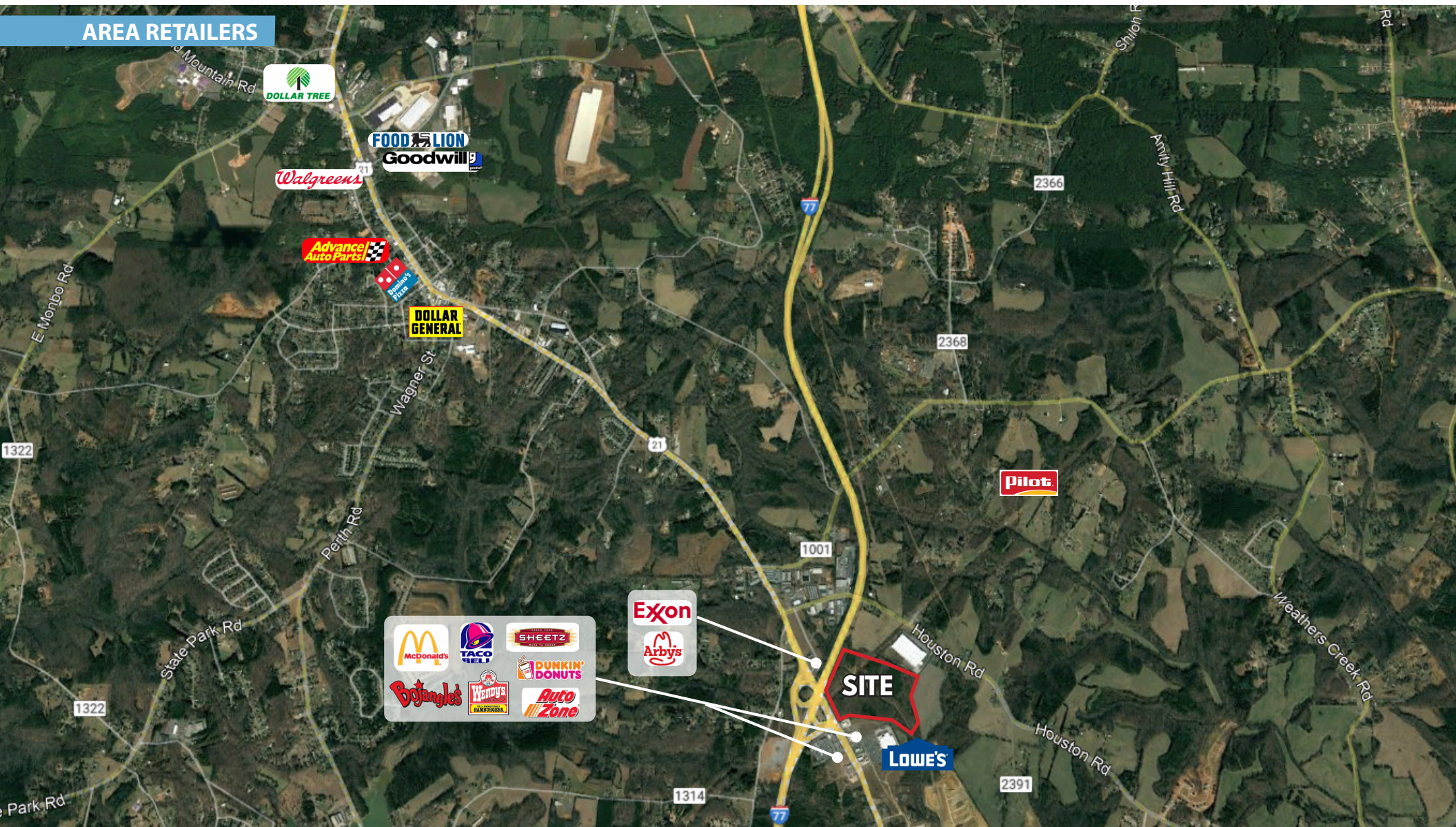
- **The largest town in Iredell County**, known as "Race City USA" housing many NASCAR teams, drivers, and racing technology suppliers eg. Penske Racing, Kyle Bush Motorsports, Kasey Kahne Racing, Richard Petty Motorsports, & Earnhardt Technologies Group
- Mooresville's residential area is less than 5.5 miles from the site and is largely built out with expansion occurring north through the I-77 corridor
- Lake Norman Medical Center, located in Mooresville, is an acute care hospital with 123 beds
- **Home to Lowe's Companies HQ**



# FOR SALE TROUTMAN COMMONS NEW DEVELOPMENT

I-77 & CHARLOTTE HIGHWAY  
TROUTMAN, NC

## AREA RETAILERS



"No liability is assumed for errors or omissions. The information contained herein was obtained from sources believed reliable; however, no warranties, guarantees, or representations have been made as to the completeness or accuracy thereof."



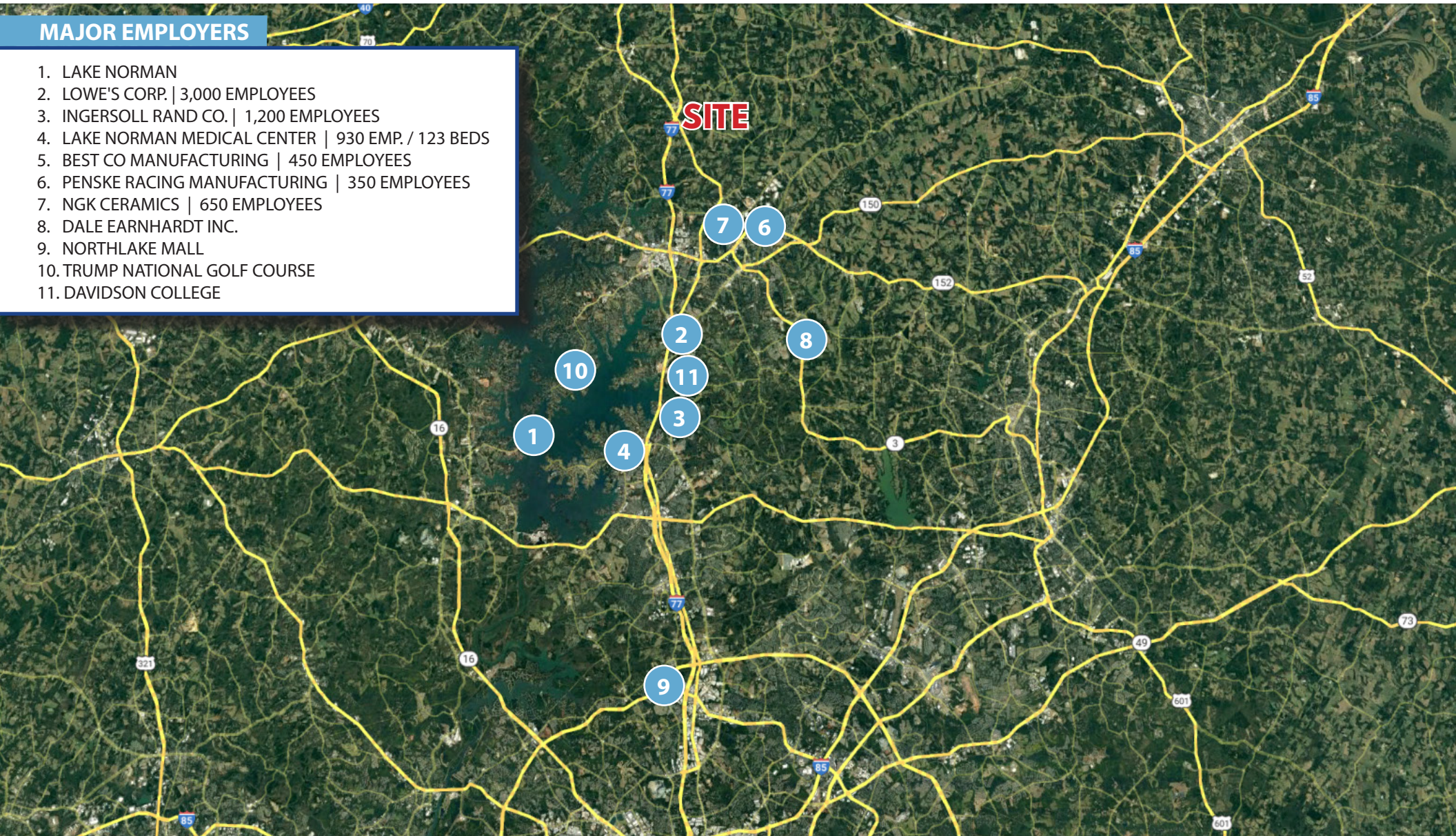
Bill Latta  
Latta Realty  
704.622.0365  
willamlatta@bellsouth.net

# FOR SALE TROUTMAN COMMONS NEW DEVELOPMENT

I-77 & CHARLOTTE HIGHWAY  
TROUTMAN, NC

## MAJOR EMPLOYERS

1. LAKE NORMAN
2. LOWE'S CORP. | 3,000 EMPLOYEES
3. INGERSOLL RAND CO. | 1,200 EMPLOYEES
4. LAKE NORMAN MEDICAL CENTER | 930 EMP. / 123 BEDS
5. BEST CO MANUFACTURING | 450 EMPLOYEES
6. PENSKE RACING MANUFACTURING | 350 EMPLOYEES
7. NGK CERAMICS | 650 EMPLOYEES
8. DALE EARNHARDT INC.
9. NORTHLAKE MALL
10. TRUMP NATIONAL GOLF COURSE
11. DAVIDSON COLLEGE



"No liability is assumed for errors or omissions. The information contained herein was obtained from sources believed reliable; however, no warranties, guarantees, or representations have been made as to the completeness or accuracy thereof."

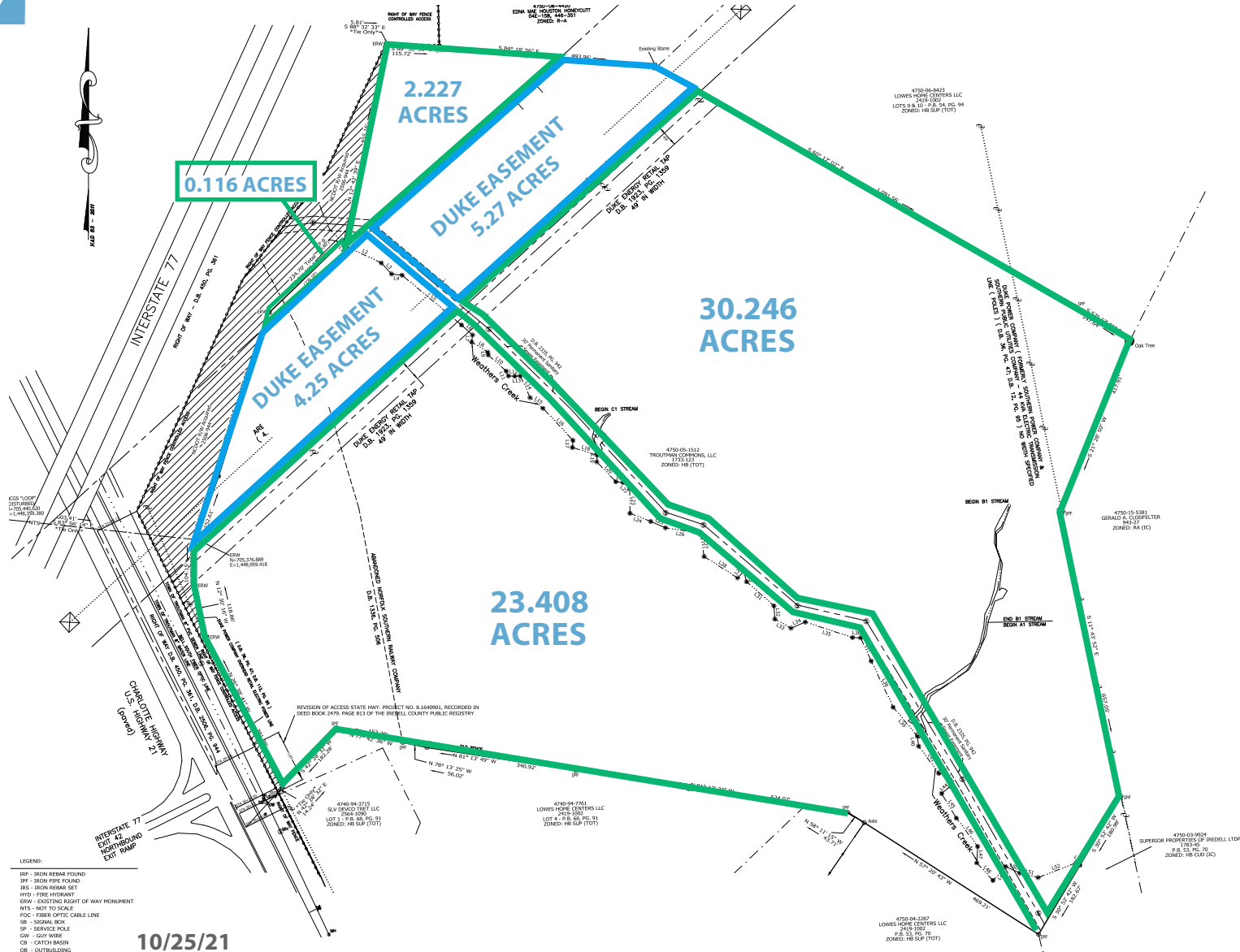


Bill Latta  
Latta Realty  
704.622.0365  
[williamlatta@bellsouth.net](mailto:williamlatta@bellsouth.net)

# FOR SALE TROUTMAN COMMONS NEW DEVELOPMENT

I-77 & CHARLOTTE HIGHWAY  
TROUTMAN, NC

## SURVEY



"No liability is assumed for errors or omissions. The information contained herein was obtained from sources believed reliable; however, no warranties, guarantees, or representations have been made as to the completeness or accuracy thereof."

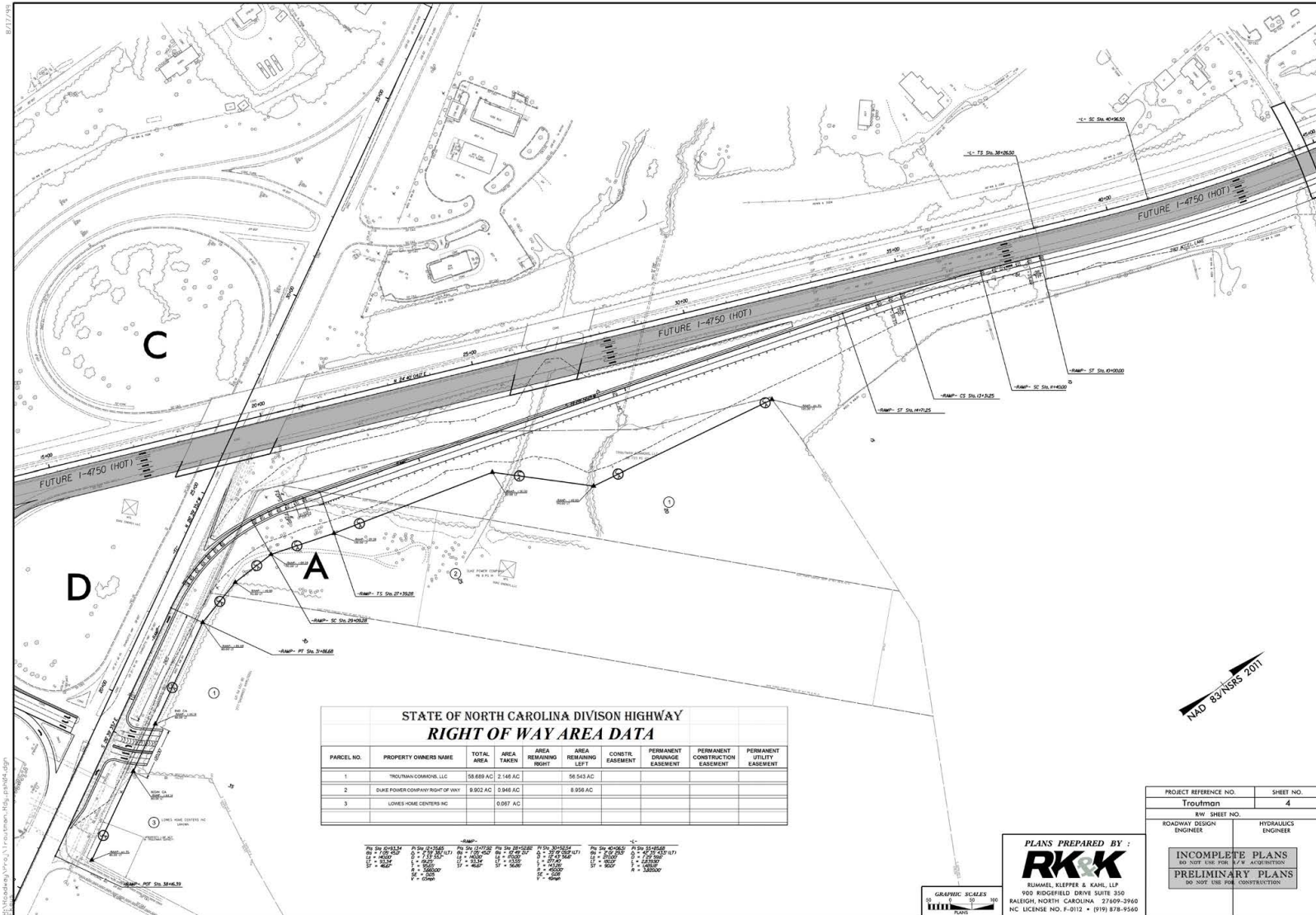


Bill Latta  
Latta Realty  
704.622.0365  
willamlatta@bellsouth.net

# FOR SALE TROUTMAN COMMONS NEW DEVELOPMENT

I-77 & CHARLOTTE HIGHWAY  
TROUTMAN, NC

## RAMP ACCESS



"No liability is assumed for errors or omissions. The information contained herein was obtained from sources believed reliable; however, no warranties, guarantees, or representations have been made as to the completeness or accuracy thereof."



Bill Latta  
Latta Realty  
704.622.0365  
williamlatta@bellsouth.net