



81+/- Acres Mazeppa Rd

Mooresville, NC 28117



81+/-
Acres

FOR SALE

\$5,285,000

COMPASS
COMMERCIAL

Vacant Land Available for Sale

Approximately 81± acres with ±900 feet of frontage along Mazeppa Road, offering scale, visibility, and upside in one of Mooresville's fastest-growing corridors. The surrounding development momentum and planned infrastructure investments make this a strong candidate for future rezoning and master-planned development, subject to applicable approvals.

The location provides easy access to I-77, Mazeppa Park, Trackhouse Motorplex, and the planned Mazeppa Road flyover.

Property Details

County	Iredell
Zoning	RA (County) & RLS (Mooresville)
Acreage	81+/- AC
* Within City Limits	32+/- Acres in Town of Mooresville
* Within County Limits	48+/- Acres in Iredell County
Road Frontage	900' +/-

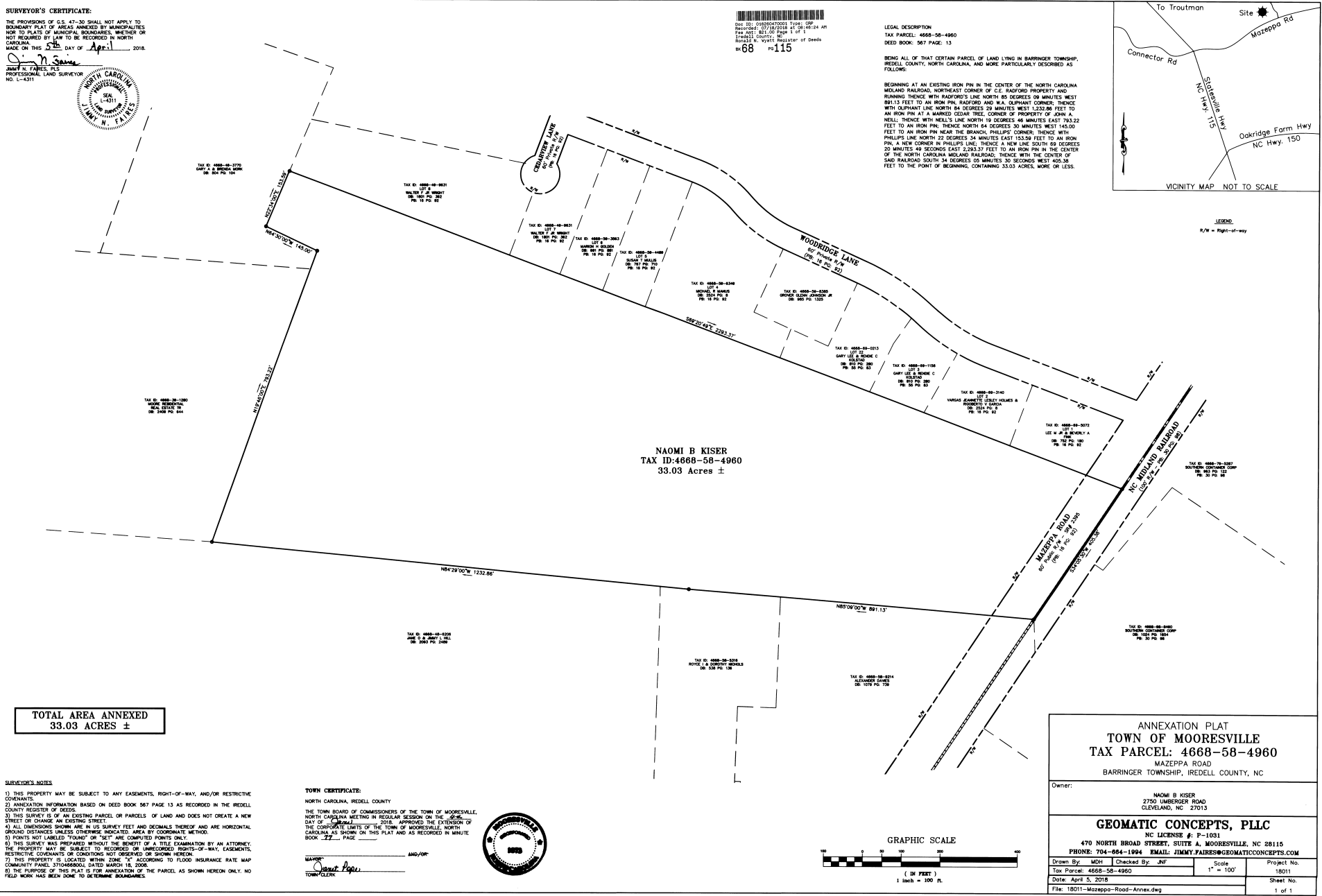
Utilities: Public water is along the road. The property is not currently served by public sewer. Buyers to independently verify availability, capacity, routing, and costs associated with any future water and/or sewer connections with the Town of Mooresville and applicable utility providers.

Cell Tower: A portion of the property is subject to a recorded cell tower easement that is perpetual in nature and runs with the land. The easement will remain in place unless terminated by the easement holder pursuant to the terms of the agreement.

Parcel IDs	4668479343.000	4668476419.000
	4668486206.000	4668572299.000 (Portion Of)
	4668584960.000	



Plat - 33+/- Acres

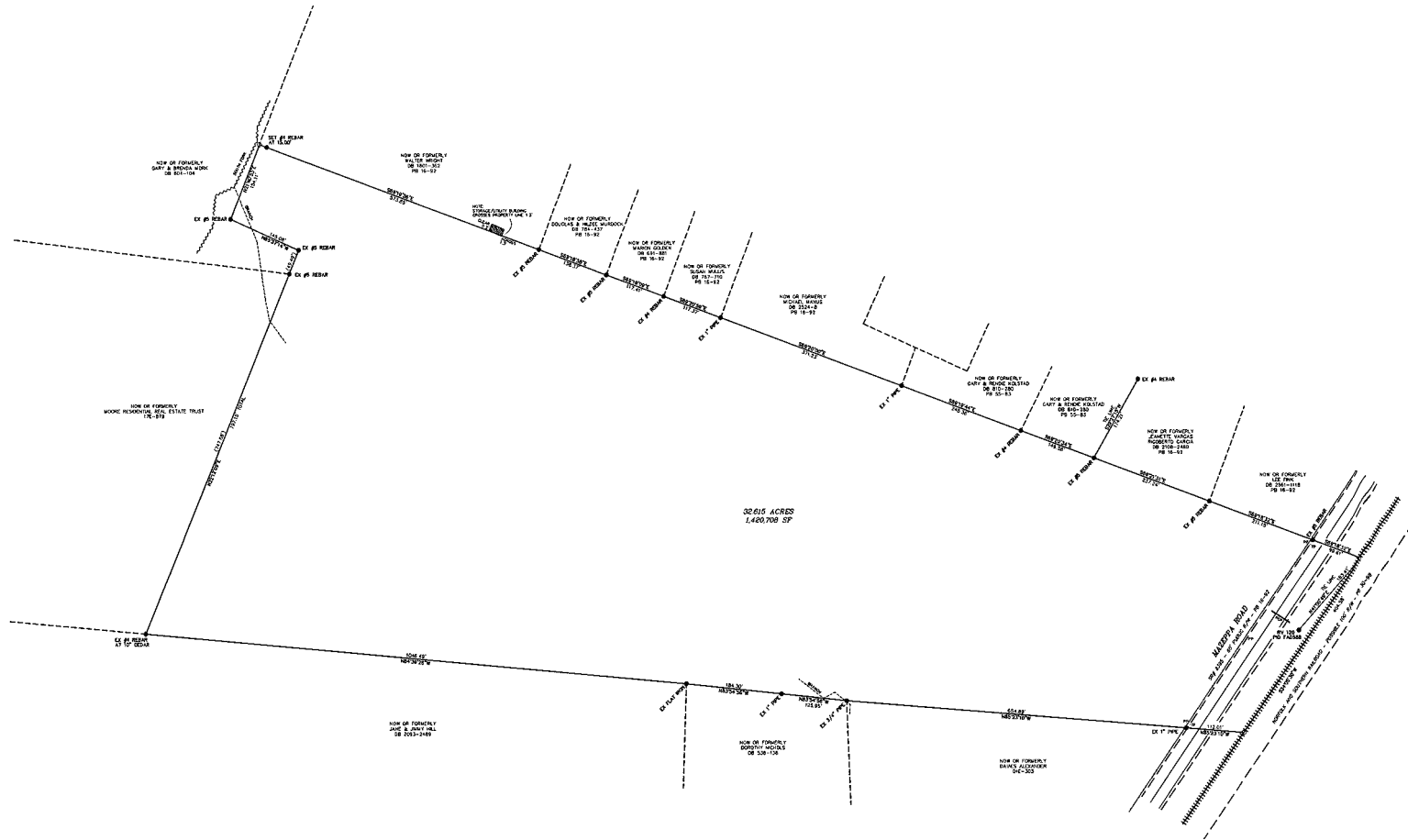


**The information presented is not intended for use during purchase. All Floor Plans, Elevations, and Options are an artistic representation and for illustration purposes only.

VICINITY MAP
NOT TO SCALE

3. Thomas C. Wilson, verify that the plot was down under my apartment
 was an actual survey made under my apartment (find description recorded in
 1981, Page 261, or other reference source) AS MOVED 2
 that the boundaries and location shown on the 8-10-81 map from the
 information Board in getting down and plots is not exact
 that the walls of section 2 is 150000; and that the plot needs the
 the boundaries and location shown on the 8-10-81 map from the
 according to North Carolina Administrative Code No. 19, Chapter 26, Section 1800
 This survey is of an existing portion or parcels of land and does not
 create a new street or change an existing street

Thu 16th day of March, 2020.



32.615 ACRES
1,420,709 SF

LEGEND

- | | |
|-------------------------|--------------------------|
| PROPERTY LINE (P/L) | PROPERTY LINE (P/L) |
| RIGHT OF WAY (R/W) | RIGHT OF WAY (R/W) |
| DE LINE | DE LINE |
| ADJOINING PROPERTY LINE | ADJOINING PROPERTY LINE |
| FROM SEED OR PLAT | FROM SEED OR PLAT |
| BRANCH | BRANCH |
| POWER LINE | POWER LINE |
| RAILROAD TRACK | RAILROAD TRACK |
| CURVE | CURVE |
| BRANCH | BRANCH |
| EXIST | EXIST |
| PP | POWER POLE |
| RCP | REINFORCED CONCRETE PIPE |
| TP | TELEPHONE PEDESTAL |

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 License Number C-3633
 274 Hammond Drive, Stearnsville, NC 28683
 phone (704) 876-3006 ~ email: rls@williamslandsurveying.com
 fax: (704) 876-3006



Boundary Survey
32.615 ACRES
MAZEPPA ROAD

Town of Mooresville, Iredell County, NC
PIN# 4668-58-4960 ~ DB 2593-267 ~ PB 68-115
Property of: The Naomi Kiser Charitable Remainder Trust
Survey for: Ronnie L Smith

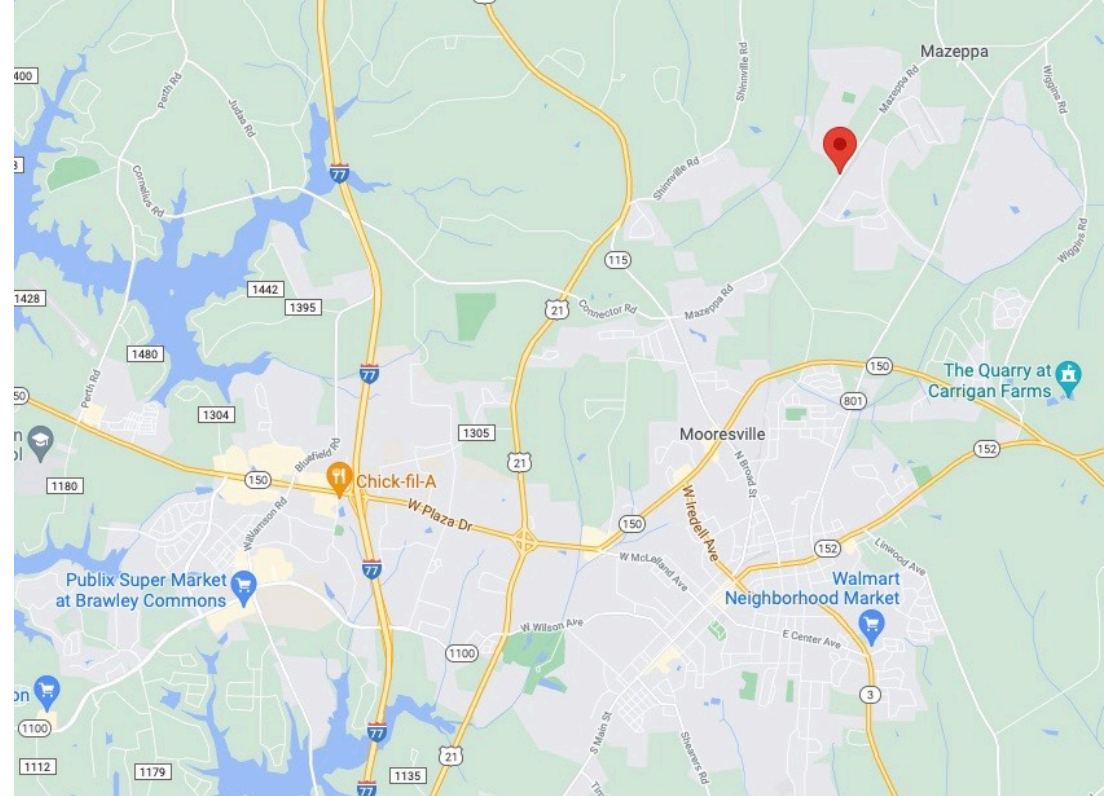
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Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Est. 2023 Population	1,814	30,200	74,263
Avg. Household Income	\$89,607	\$99,396	\$102,468
Median Household Income	\$80,392	\$81,910	\$80,716
Households	726	11,546	28,651

Mooreville, North Carolina

The fast growing city close to the notorious Lake Norman is woven with tons of attractions and excitement! With its convenient proximity to both I-77 and I-40, and approximately 30 miles north of Charlotte, Mooreville has been described as the optimum environment for living, working, and playing. Home to many NASCAR race teams and auto museums, this bustling town has earned the nickname 'Race City USA'. For those who don't have a need for speed, the drive-thru Lazy 5 Ranch, the nature trails of Lake Norman State Park, and Trump National Golf Club are a must. Come find out why popular Brawley School Rd neighborhoods like The Point and The Farms are thriving!



For More Information

Boston Reid

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