

DEVELOPMENT OPPORTUNITY

1.68 ACRES FOR SALE



PROPERTY DESCRIPTION

Exceptional ± 1.68 acre development opportunity located just off East Plaza Street / NC Highway 150 in the heart of Mooresville's thriving commercial corridor. Zoned Community Commercial (CC), the property supports a wide range of retail, service, and commercial uses. Surrounded by established restaurants, national retailers, and growing residential communities, this site offers outstanding visibility and accessibility in a high-demand area.

A concept plan has already been approved under the Mooresville UDO for a 3-story $\pm 60,000$ SF self-storage facility, providing a streamlined path to development. Extensive due diligence has been completed, including assessments, surveys, site plans, and regulatory reports. Flexible deal structure available - owner will consider sale, joint venture, or owner financing.

OFFERING SUMMARY

Sale Price:	\$850,000
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Lot Size:	1.68 Acres
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,853	14,720	29,697
Total Population	4,729	37,748	77,057
Average HH Income	\$80,167	\$96,042	\$115,579

Nick Gonzalez

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Property Type	Self Storage
Total Size	±60,000 SF
Size Per Floor	±20,000 SF
Office Space	±900 SF
Floors	3
Loading Dock	1

- Daycare/School
- Special Purpose
- Urgent Care
- Veterinary
- Bank or Office
- Brewery/Restaurant
- Automotive
- Self Storage & Small Bay Storage

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Representative Rendering



Representative Rendering

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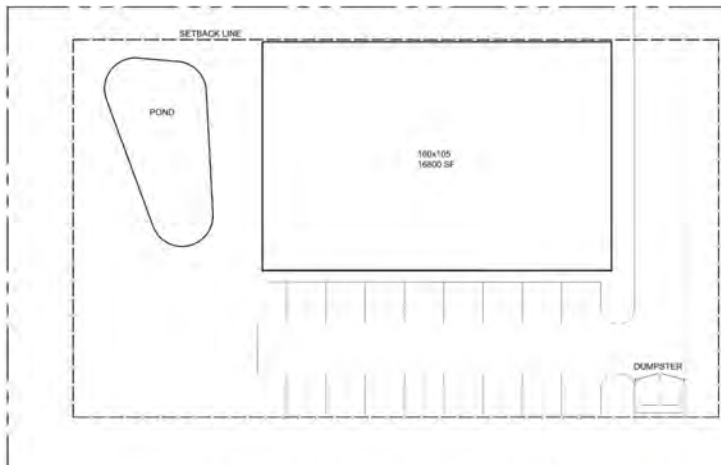
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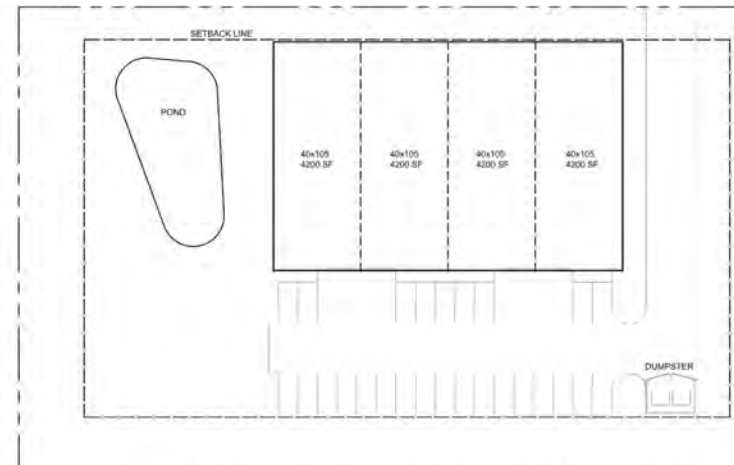
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LAND FOR SALE



Proposed Site Plan - Office/Single Tenant



Proposed Site Plan - Flex/Multi-Tenant



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LAND FOR SALE

MOORESVILLE, NORTH CAROLINA

Mooreville is located in the southwestern section of Iredell County, North Carolina, and is a part of the fast-growing Charlotte metropolitan area. The city is the most populous municipality in Iredell County. It is located approximately 25 miles north of Charlotte. Mooreville is the corporate headquarters of Lowe's Companies, Inc., one of the largest home improvement retailers in the world. Lowe's has a significant presence in the town, employing thousands of residents and contributing to the local economy. Mooreville is also known as the home of many NASCAR racing teams and drivers, along with an IndyCar team and its drivers, as well as racing technology suppliers. Mooreville is situated on the shores of Lake Norman, a large man-made lake created by the construction of the Cowans Ford Dam on the Catawba River. Lake Norman offers various recreational activities, including boating, fishing, and water sports, and it attracts many visitors and residents who enjoy its scenic beauty.

DEMOGRAPHICS

Total Population	54,578
8 Year Population Growth	43.24%
Average Household Income	\$101,643

AWARDS & RECOGNITIONS

- # Fastest Growing City in North Carolina (GoBankingRates, 2023)
- #2 Fastest NC County Population Growth (Charlotte Business Journal, 2023)
- #1 Lowest Tax Rate in Charlotte Region (NC Department of Commerce, 2023)
- #2 Fastest Growing Retail Sector in NC (NC Department of Commerce, 2023)
- #1 County for Economic Growth | Charlotte Metro (Charlotte Business Journal, 2023)
- #14 Best Counties to Live in NC (Niche, 2023)



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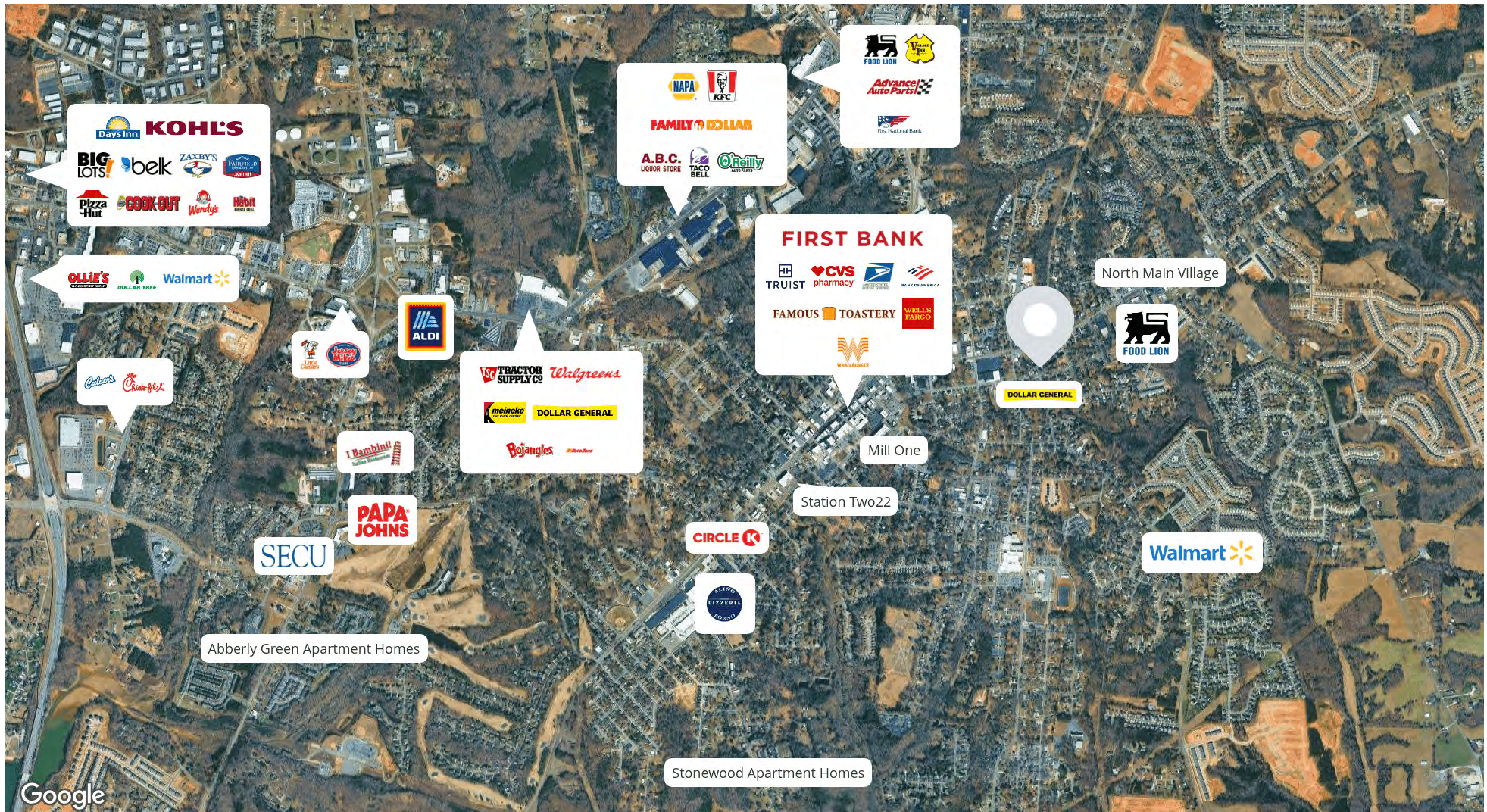
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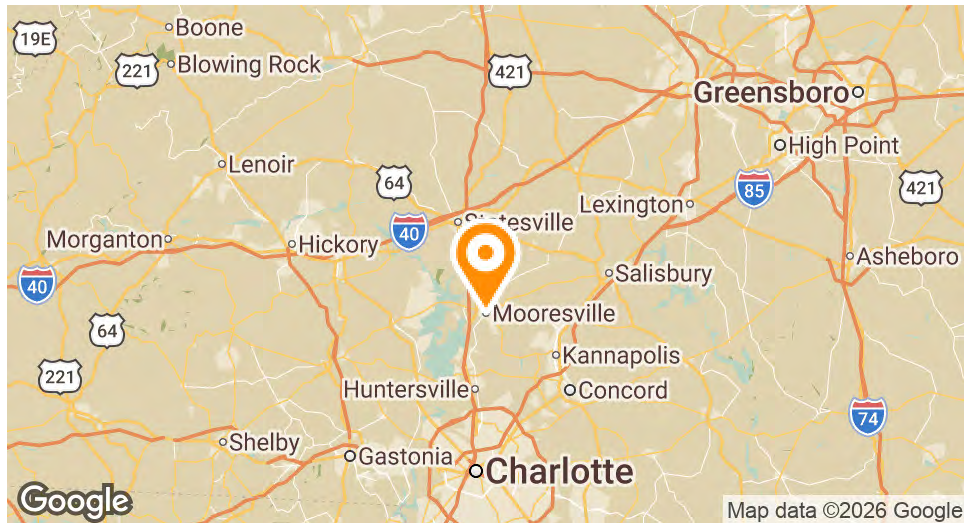
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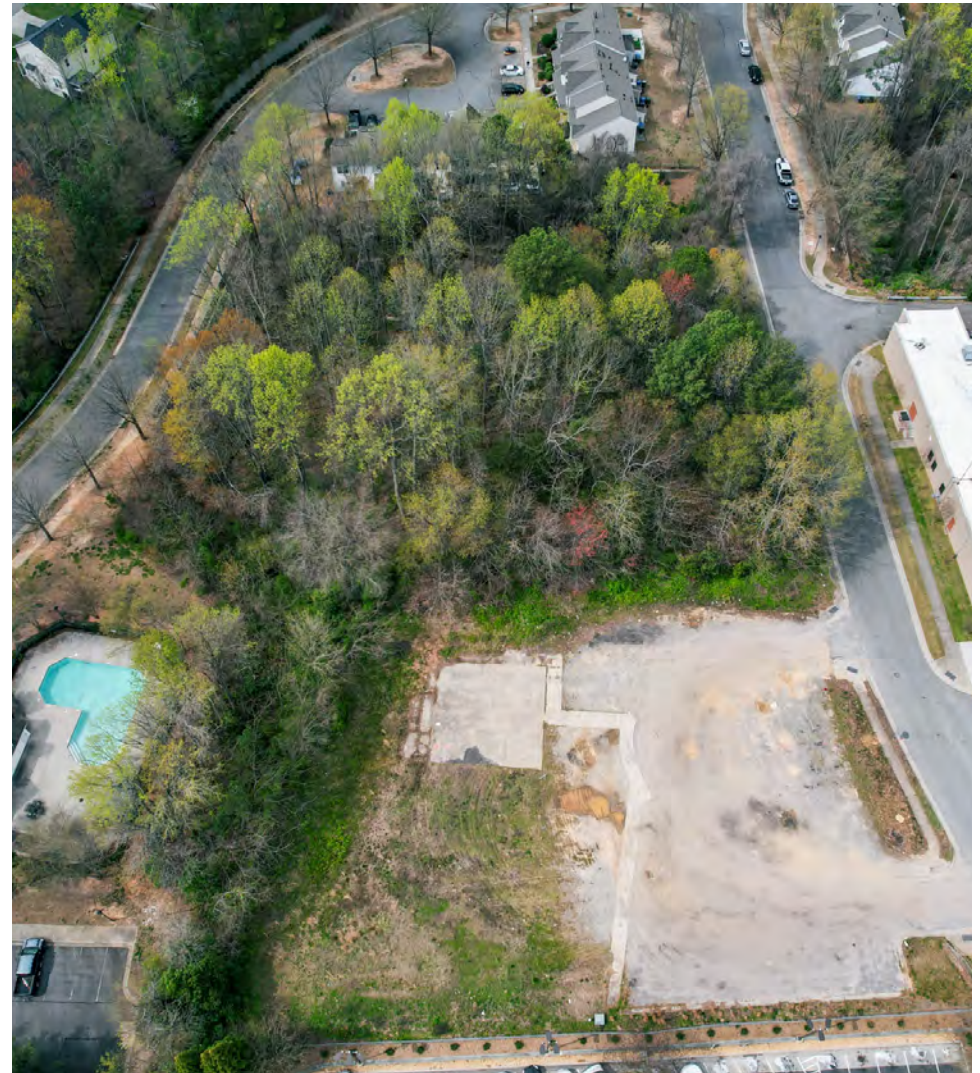
Property Type

Land

Lot Size

1.68 Acres

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LOCATION INFORMATION

Street Address	115 Limerick Road
City, State, Zip	Mooreville, NC 28115

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Property Use	Development
Zoning	Community Commercial
Lot Size	1.68 Acres

**SALE PRICE:** \$850,000**Nick Gonzalez**

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