

**1.45 Acres +/- BUILDING PAD SITE-APPROVED FOR UP TO 6500 SF BUILDING- Located near the Corner of Brawley School Rd and Morrison Plantation, Mooresville, NC and part of Park Plaza Shopping Center**

**INTERSTATE 77**

**LAKE NORMAN**

**RESIDENTIAL**

**PUBLIX SUPER MARKET AT BRAWLEY COMMONS**

**BRAWLEY SCHOOL RD 20,000-34,999 VPD**

**MORRISON PLANTATION PKWY**

**LOT 2 LOT 1**

**THE BRAWLEY SCHOOL**





**BUILDING PAD SITE NEAR BUSY INTERSECTION OF BRAWLEY SCHOOL RD AND MORRISON PLANTATION PARKWAY, MOORESVILLE, NC (LAKE NORMAN)!**

**APPROVED FOR UP TO 6500 SF BUILDING!**

**\*\*\*Owner is willing to discuss Build to Suit Option and/or Leasing Option Available up to 6500 SF**

**\*\*\*At a total price of \$520,000, this improved parcel of land already has a recently updated parking lot, stormwater detention pond, and stub-outs for water and sewer.**

**Asking Price \$520,000 ---PRICE IMPROVEMENT!!**

- High Residential Nearby
- Brawley School Road: 20,000-34,999 per NCDOT AADT
- 2023 Average Household Income: 112,046 (1-mile), 113,198 (3-mile), 113,457 (5-mile)
- 1.45 acres +/-
- CUCMX Zoning
- Town of Mooresville
- Public Sewer and Water
- Electric On-Site
- Building Pad Site
- Storm Detention in Place and driveway access
- Common Parking
- 2.2 miles +/- from Interstate 77
- Off Exit 35 Interstate 77
- Ideal for Office, Medical, Retail
- Part of Parkway Plaza Center
- Current Tenants: Harbor Point Animal Hospital, Napa Auto Parts, Century 21, Edward Jones and New Car Wash
- The Brawley School Next to Parcel(s)
- **Can send Alta Survey, CCR's, CMX Zoning Ordinance, Civil and a Design Proposal, Phase 1 and Title Available upon request.**
- Monument Signage Available
- .97 Acres (tax parcel # 4647029136)
- with Adjacent .48 Acre Detention Pond (# 4647121293)





**WILLIAMSON RD 20,000-34,999 VPD**

**BRAWLEY SCHOOL RD 20,000-34,999 VPD**

**LOT 2**

**LOT 1**





Point Blank Range

Hope Park

McCrary Creek

Site

Brawley Middle School

Dental  
oreville

2D



**LAKE NORMAN**

**RIVER HWY 150**

**THE MARQUIS AT  
MORRISON PLANTATION  
APARTMENTS**

**MORRISON PLANTATION**

**BRAWLEY SCHOOL RD 20,000-34,999 VPD**

**LOT 1**

**LOT 2**





# Pad Ready Site with Parking, Utilities, and Storm Detention in Place





# Existing Tenants

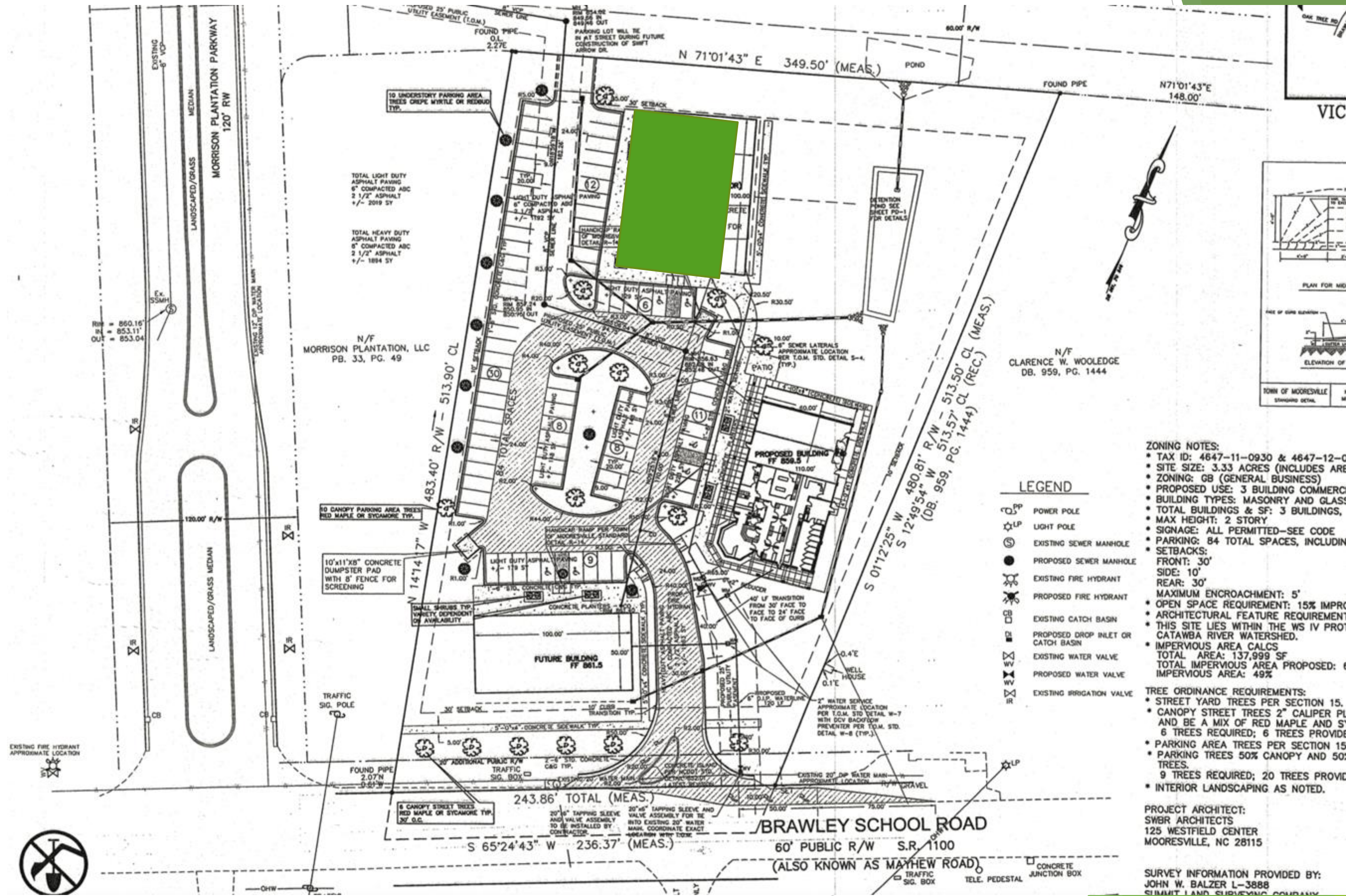


Century 21, Edward Jones, & Napa Auto Parts

Harbor Point Animal Hospital



# Approved for 6,500 Sq. Ft. Retail, Office, or Medical



### LEGEND

- POWER POLE
- LIGHT POLE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING CATCH BASIN
- PROPOSED DROP INLET OR CATCH BASIN
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING IRRIGATION VALVE

- ### ZONING NOTES:
- TAX ID: 4647-11-0930 & 4647-12-0
  - SITE SIZE: 3.33 ACRES (INCLUDES ARE)
  - ZONING: GB (GENERAL BUSINESS)
  - PROPOSED USE: 3 BUILDING COMMERC
  - BUILDING TYPES: MASONRY AND GLASS
  - TOTAL BUILDINGS & SF: 3 BUILDINGS,
  - MAX HEIGHT: 2 STORY
  - SIGNAGE: ALL PERMITTED—SEE CODE
  - PARKING: 84 TOTAL SPACES, INCLUDING
  - SETBACKS:
    - FRONT: 30'
    - SIDE: 10'
    - REAR: 30'
  - MAXIMUM ENCROACHMENT: 5'
  - OPEN SPACE REQUIREMENT: 15% IMPRO
  - ARCHITECTURAL FEATURE REQUIREMENT
  - THIS SITE LIES WITHIN THE WS IV PROT
  - CATAWBA RIVER WATERSHED.
  - IMPERVIOUS AREA CALCS
    - TOTAL AREA: 137,999 SF
    - TOTAL IMPERVIOUS AREA PROPOSED: 6
    - IMPERVIOUS AREA: 49%

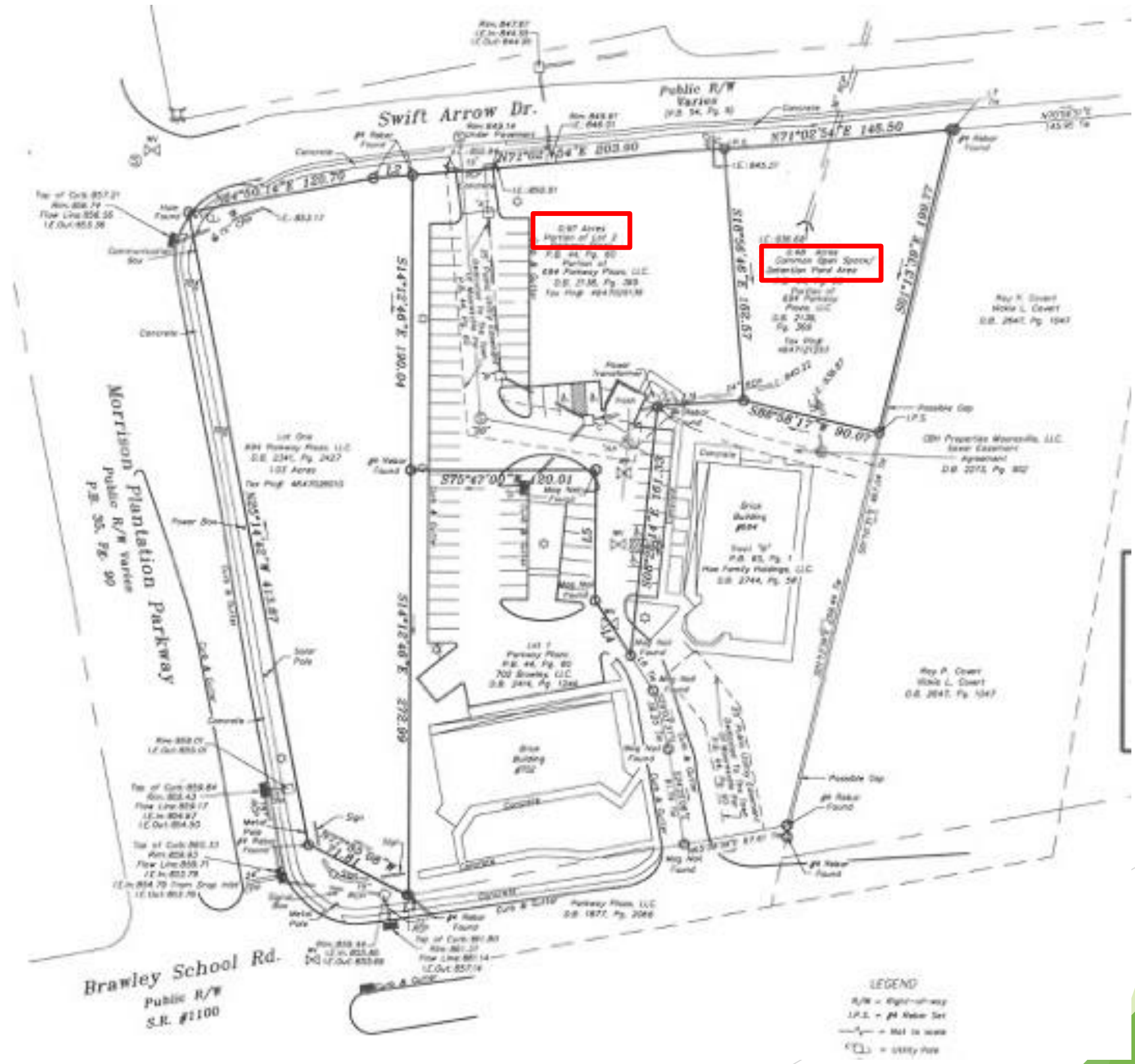
- ### TREE ORDINANCE REQUIREMENTS:
- STREET YARD TREES PER SECTION 15.
  - CANOPY STREET TREES 2" CALIPER PL
  - AND BE A MIX OF RED MAPLE AND SY
  - 6 TREES REQUIRED; 6 TREES PROVIDE
  - PARKING AREA TREES PER SECTION 15
  - PARKING TREES 50% CANOPY AND 50%
  - TREES.
  - 9 TREES REQUIRED; 20 TREES PROVIDE
  - INTERIOR LANDSCAPING AS NOTED.

**PROJECT ARCHITECT:**  
 SWBR ARCHITECTS  
 125 WESTFIELD CENTER  
 MOORESVILLE, NC 28115

**SURVEY INFORMATION PROVIDED BY:**  
 JOHN W. BALZER L-3888  
 SUMMIT LAND SURVEYING COMPANY



.97 Acres (tax parcel # 4647029136)  
with Adjacent .48 Acre Detention Pond (# 4647121293)





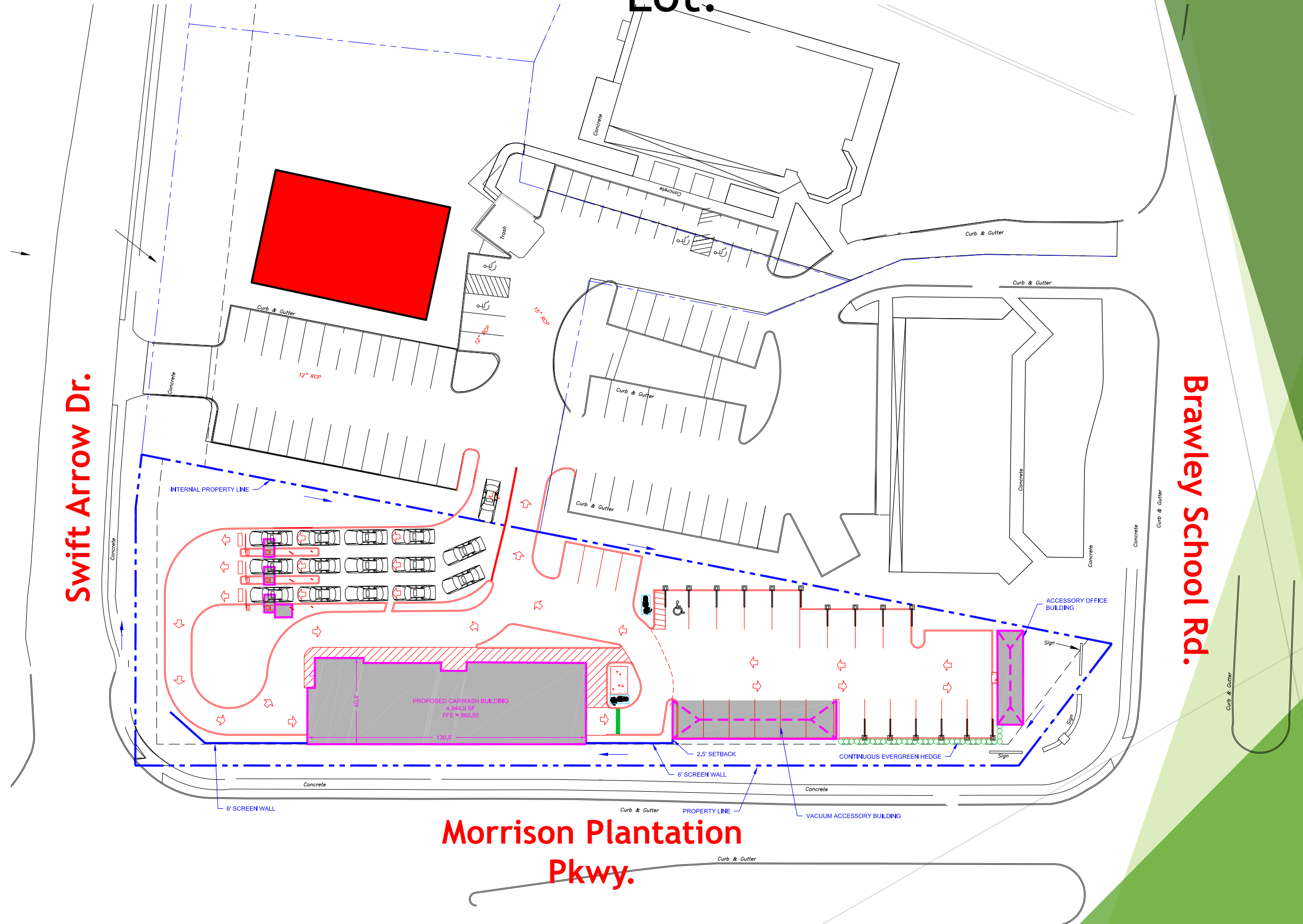
# Address to Be Assigned

Search for 659 Morrison Plantation Pkwy., Mooresville, NC





# Express Car Wash under Construction on Corner Lot.







Picture of Shopping Center, Car Wash  
Across from Listing, and Parking Lot





New Car Wash across from Listing



# Newly Redone Parking Lot





For more information Contact:

Kristen Ingram

[Kristen.ingram@gbrokerage.com](mailto:Kristen.ingram@gbrokerage.com)

910-297-4577

Gordon Allebach

[Gordon@gbrokerage.com](mailto:Gordon@gbrokerage.com)

704-737-1270

