



118 Alexander Bank Dr.

Mooresville, North Carolina, 28117

Site

Foundation Ct

Alexander Bank Dr

Available for Sale

+/- 0.515 AC Land near I-77

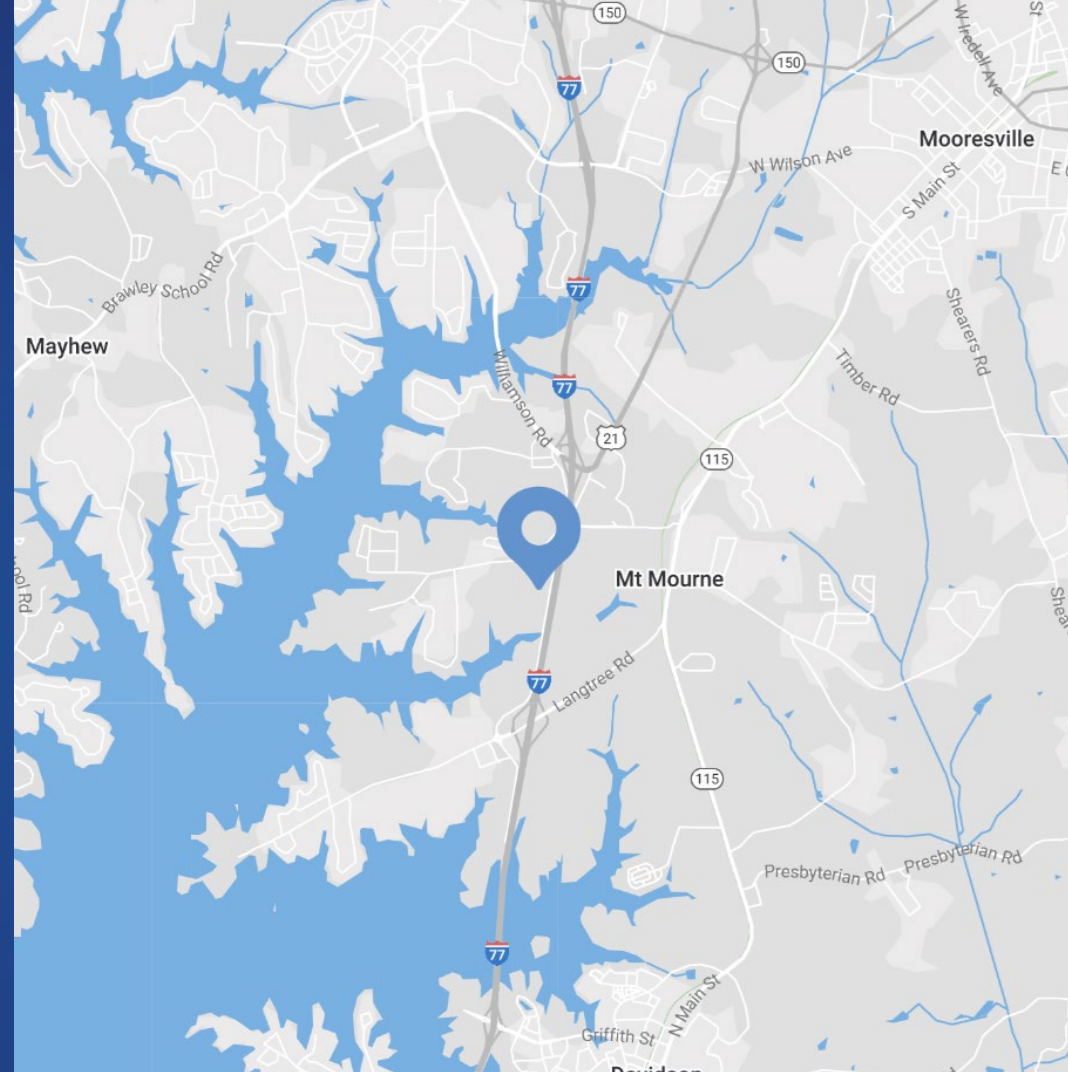
Property Overview

118 Alexander Bank Dr. Available for Sale

The property at 118 Alexander Bank Dr is located in Mooresville, North Carolina, within a Village Center development. It is surrounded by medical offices, Langtree Charter Academy, and residential areas, making it an ideal location for medical or professional offices. Additionally, it is located 1.5 miles from Exit 33, providing access to I-77, and 3 miles from Mecklenburg Hwy, which will offer connectivity to the Lynx Red Line rail. The land is currently available for sale.

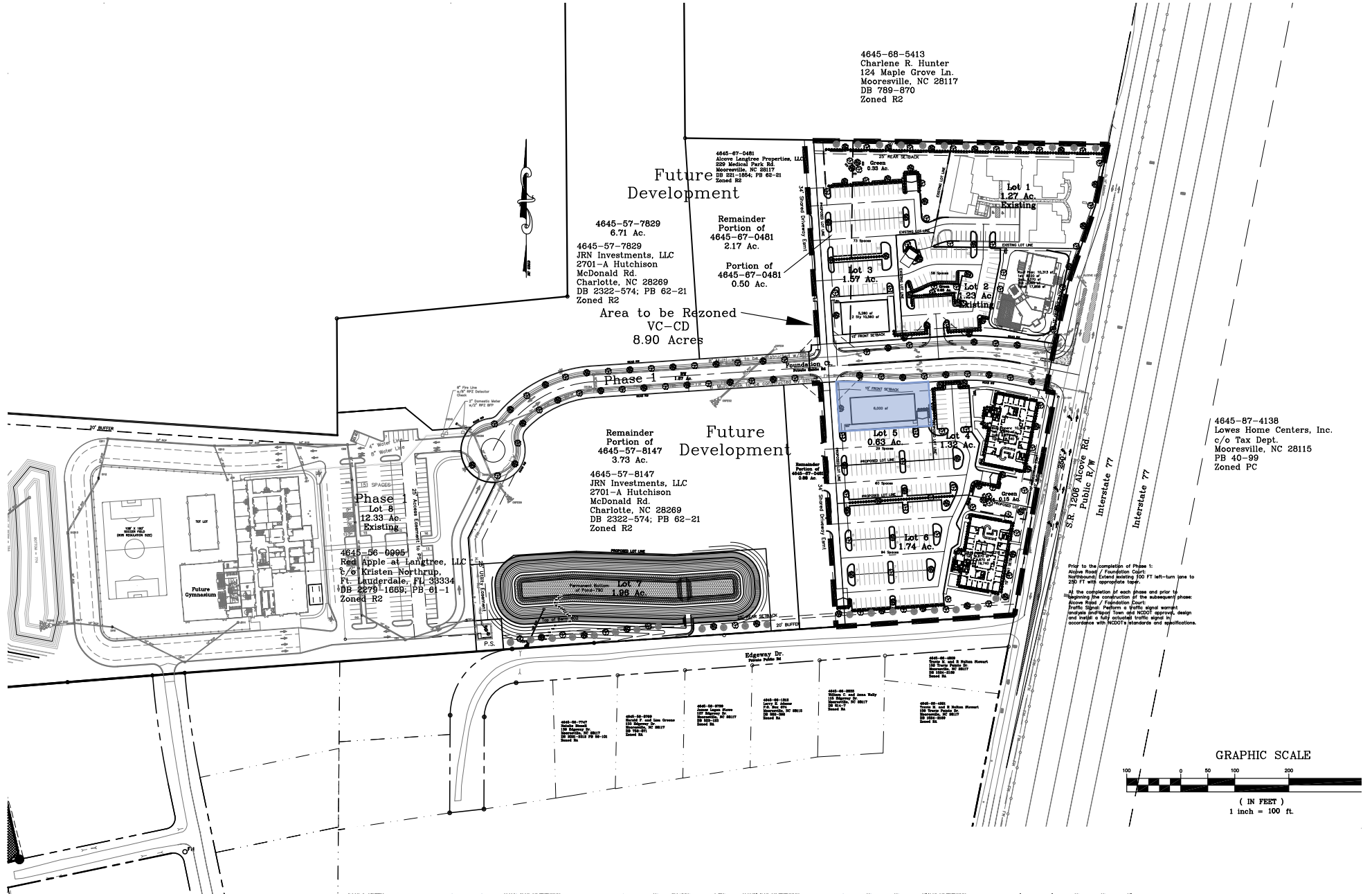
Property Details

Address	118 Alexander Bank Dr. Mooresville, NC, 28117
Availability	+/- 0.515 AC Available for Sale
Use	Land
Parcel ID	4645672383
Zoning	CM: Corridor Mixed-Use
Traffic Counts	I-77 77,000 VPD
Sale Price	\$650,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	3,075	29,226	95,960
Avg. Household Income	\$156,873	\$134,373	\$143,860
Median Household Income	\$107,032	\$101,531	\$101,857
Households	1,422	12,102	38,623
Daytime Employees	2,840	15,727	49,933



4645-68-5413
 Charlene R. Hunter
 124 Maple Grove Ln.
 Mooresville, NC 28117
 DB 789-870
 Zoned R2

Future
 Development

4645-57-7829
 6.71 Ac.
 4645-57-7829
 JRN Investments, LLC
 2701-A Hutchison
 McDonald Rd.
 Charlotte, NC 28269
 DB 2322-574; PB 62-21
 Zoned R2

Remainder
 Portion of
 4645-67-0481
 2.17 Ac.
 Portion of
 4645-67-0481
 0.50 Ac.

Area to be Rezoned
 VC-CD
 8.90 Acres

Phase 1

Remainder
 Portion of
 4645-57-8147
 3.73 Ac.
 4645-57-8147
 JRN Investments, LLC
 2701-A Hutchison
 McDonald Rd.
 Charlotte, NC 28269
 DB 2322-574; PB 62-21
 Zoned R2

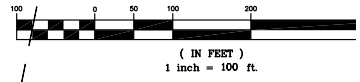
Future
 Development

Phase 1
 Lot 8
 12.33 Ac.
 Existing
 4645-56-0905
 Red Apple at Langtree, LLC
 c/o Kristen Northrup,
 Ft. Lauderdale, FL 33334
 DB 2279-1689; PB 61-1
 Zoned R2

Prior to the completion of Phase 1:
 Above Road / Foundation C/PT:
 Non-Residential, Leland heading 100 FT left-turn lane to
 250 FT with appropriate taper.
 At the completion of each phase and prior to
 beginning the construction of the subsequent phase:
 Above Road / Foundation Court
 Traffic Signal, perform a traffic signal warrant
 (provide and prepare) Town and NCDOT approval, design
 and install a fully actuated traffic signal in
 accordance with NCDOT's standards and specifications.

4645-87-4138
 Lowes Home Centers, Inc.
 c/o Tax Dept.
 Mooresville, NC 28115
 PB 40-99
 Zoned PC

GRAPHIC SCALE



Market Overview



Lynx Red Line

Highlights

Current Status
DESIGN STAGE

25
Miles

10
Stations

Uses
**Upgraded
Norfolk
Southern
Rail**

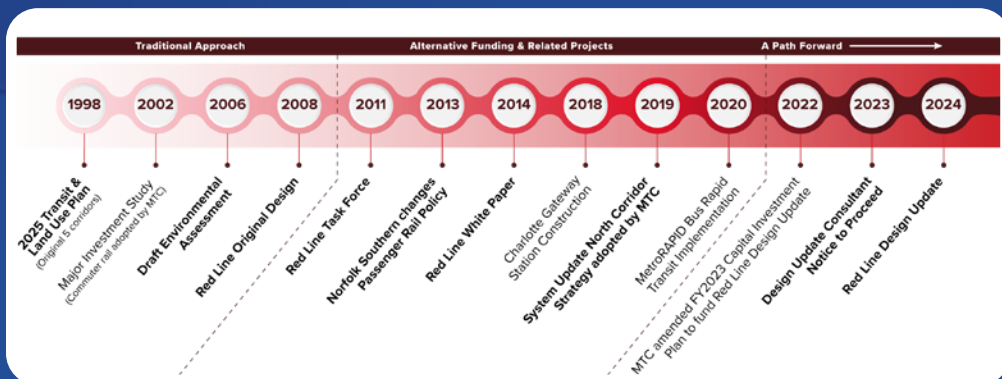
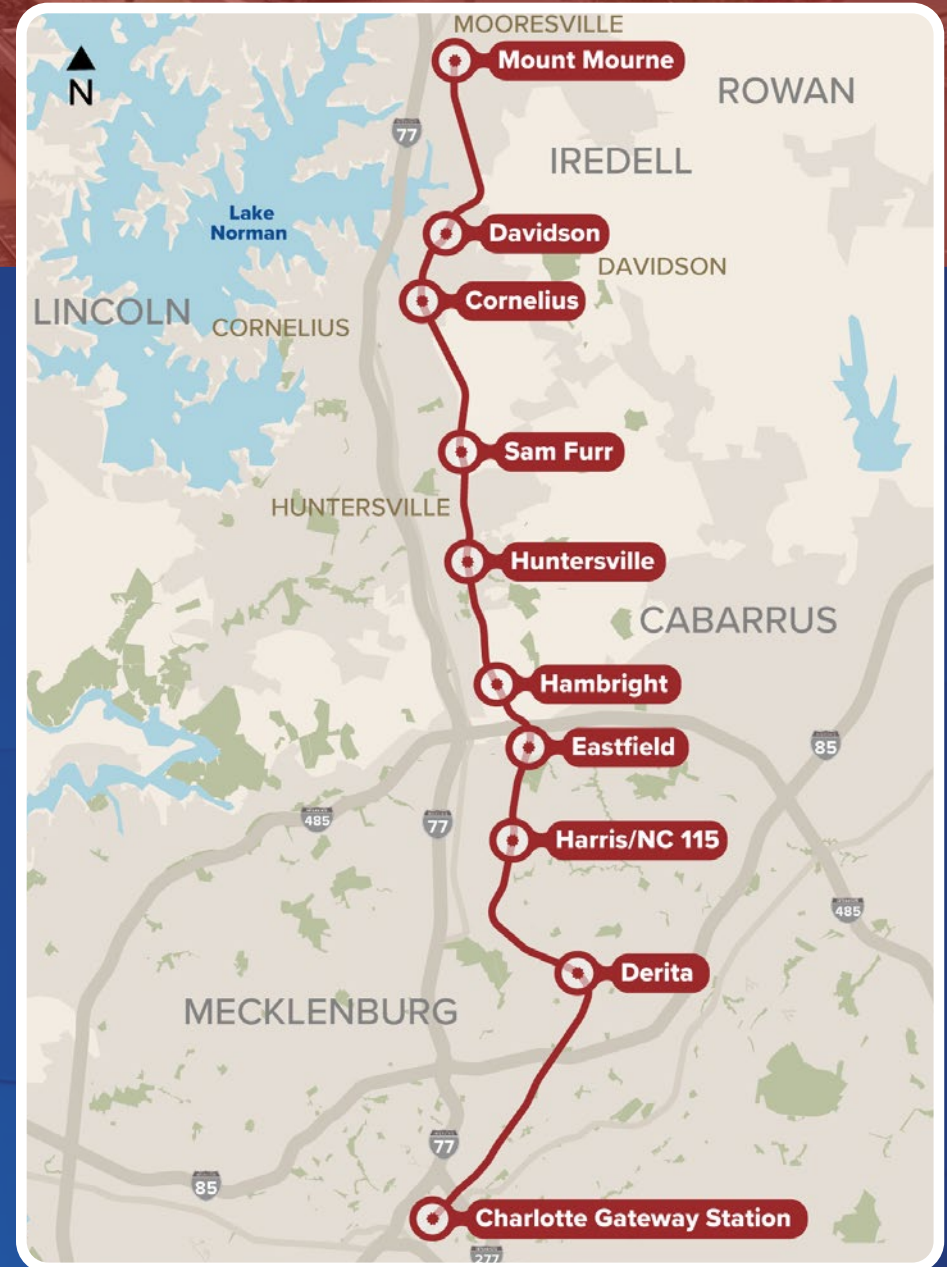
25 Miles

North Corridor
Connecting Mt Mourne to Uptown

Overview

The 2030 Transit Corridor System Plan consists of multiple transit modes in five corridors, a series of improvements in Charlotte's transportation infrastructure to link our area's key centers of economic activity.

Through development of rapid commuter rail service, the LYNX Red Line aims to connect the northern towns of Mecklenburg County and southern Iredell County to Uptown Charlotte. The 25-mile commuter rail would bring a complementary rapid-transit corridor to the region, helping move passengers and driving economic development.





**FORTUNE
500**

12,000
Charlotte MSA
Employees

10,000
 Mooresville
Corporate Employees

400,000 SF
Corporate Campus

Lowe's Home Improvement is the Charlotte region's highest-ranked company on the Fortune 500 list. With Lowe's headquartered in Mooresville and their new tech hub in South End, the home improvement company has expanded in a way that takes technology to new heights. Lowe's has long supported its home state's workforce, encouraging homegrown success and operating as a key partner in the Charlotte region's growth.

"Lowe's is an admired FORTUNE® 500 company, whose leadership is deeply engaged in our community. We appreciate that Lowe's continues to invest in the Charlotte region and together with the state, county, city, education and workforce partners look forward to supporting their growth here."

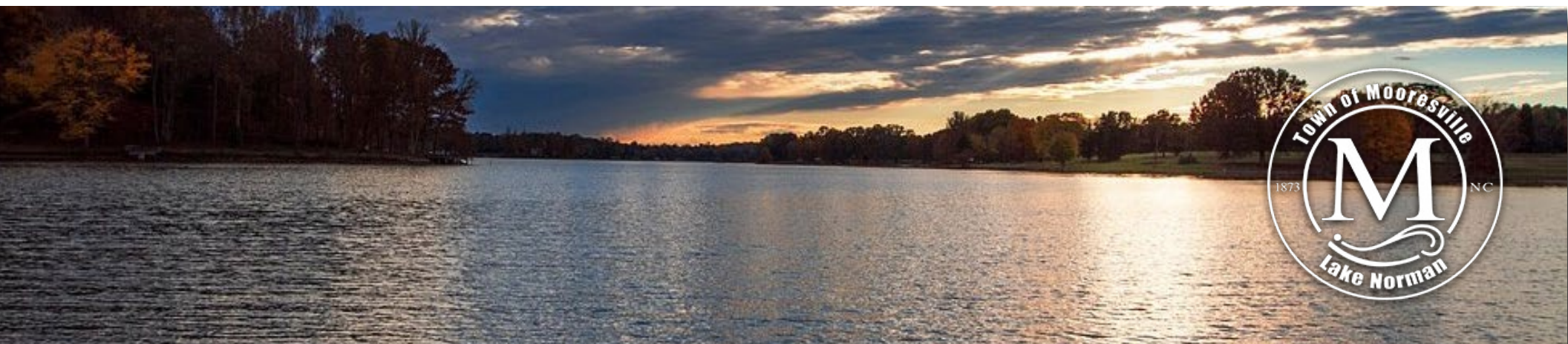
Janet LaBar, Charlotte Regional Business Alliance CEO



Mooresville

North Carolina

Mooresville is approximately a 35-minute drive north from Charlotte. With a growing population of nearly 40,000 people, Mooresville has become one of the top places to live outside of the Queen City. The town is near I-77, making it an easy commute for residents who work in Charlotte. Lake Norman is Mooresville's main attraction. With 520 miles of shoreline, the lake offers beautiful beaches, fishing, boating, hiking, camping, trails, and more.



LAKE NORMAN
REGIONAL MEDICAL CENTER

LOWE'S

Corporate Office HQ
Up to 10,000 Employees

Contact for Details

Hannah Maeda

(704) 979 - 4207

hannah@thenicholscompany.com

Site



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.