



OFFERING MEMORANDUM

**13.76 Acres**

**+/- 13.76 ACRES FOR SALE**

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2424 STATESVILLE HIGHWAY, MOORESVILLE NC 28115

# +/- 13.76 Acres For Sale

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Demographics

*Exclusively Listed By*



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## OFFERING SUMMARY

ADDRESS	2424 Statesville Highway Mooresville NC 28115
COUNTY	Iredell
MARKET	Charlotte
SUBMARKET	Mooresville
PRICE	\$2,875,000
PRICE PSF	\$4.80
LAND SF	599,386 SF
LAND ACRES	13.76
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Hybrid Light Industrial (HLI)
# OF PARCELS	1
APN	4667080683, 4667097048

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	5,266	36,713	76,947
2024 Median HH Income	\$69,538	\$74,913	\$85,689
2024 Average HH Income	\$83,208	\$96,339	\$111,522

### Property Highlights

- 2424 Statesville Hwy: 13.76 acres for \$2,875,000
- The property is currently zoned Hybrid Light Industrial (HLI). HLI allows for a range of office, light manufacturing and warehousing development, including flex uses, in addition to supportive uses such as restaurants, hotels, recreation, personal services and other commercial and institutional development that are oriented towards and directed at clients of the primary uses.
- In the Mooresville Future Character & Land Use Plan the property is designated for a combination of Village Center and Neighborhood Residential to encourage a vibrant mixed-use development.

- The Village Center Node the falls under the Corridor Mixed-Use (CM) is intended to accommodate a mix of retail, office, hotel institutional development, as well as multifamily and townhouse dwellings at medium densities. Development is allowed increased intensity, density and heigh when located within 1/4 mile of the center of an intersection designated as a Vilage Center Node in the Comprehensive Plan.
- In recent conversations with the planning department, they would be in support of medium density residential.
- Accessible via Statesville Hwy, providing convenient connectivity to major roads (Hwy 150, I-77) and nearby cities
- High visibility from Statesville Hwy, offering significant exposure



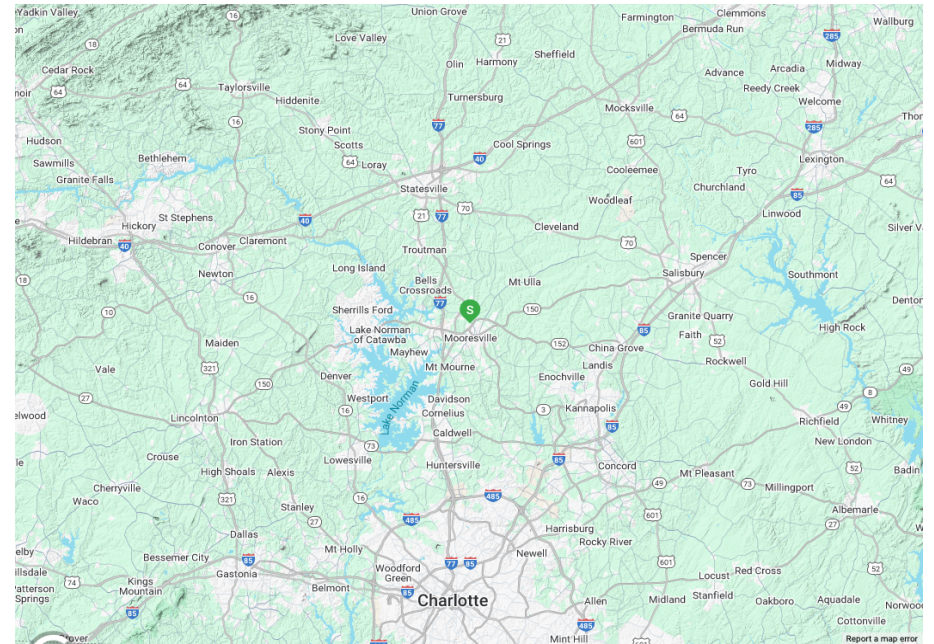
## About Mooresville, NC

- Located about 25 miles north of Charlotte, Mooresville offers convenient access to a major city while maintaining a smaller-town charm. Easy access to Interstate 77, which connects Mooresville to Charlotte and other regional hubs.
- Known for its business-friendly environment, Mooresville is home to a variety of companies, including NASCAR teams, technology firms, and manufacturing businesses. Notable employers include Lowe's Companies Inc. (headquartered nearby in Mooresville), various NASCAR teams, and a range of local businesses.
- The property's proximity to Lake Norman provides ample recreational activities such as boating, fishing, and watersports. Lake Norman's picturesque setting adds to the area's appeal, offering beautiful views and outdoor leisure options.
- Mooresville has a rapidly growing population, which can drive demand for real estate and development. Known for its family-friendly atmosphere, good schools, and community events, Mooresville offers a high quality of life.

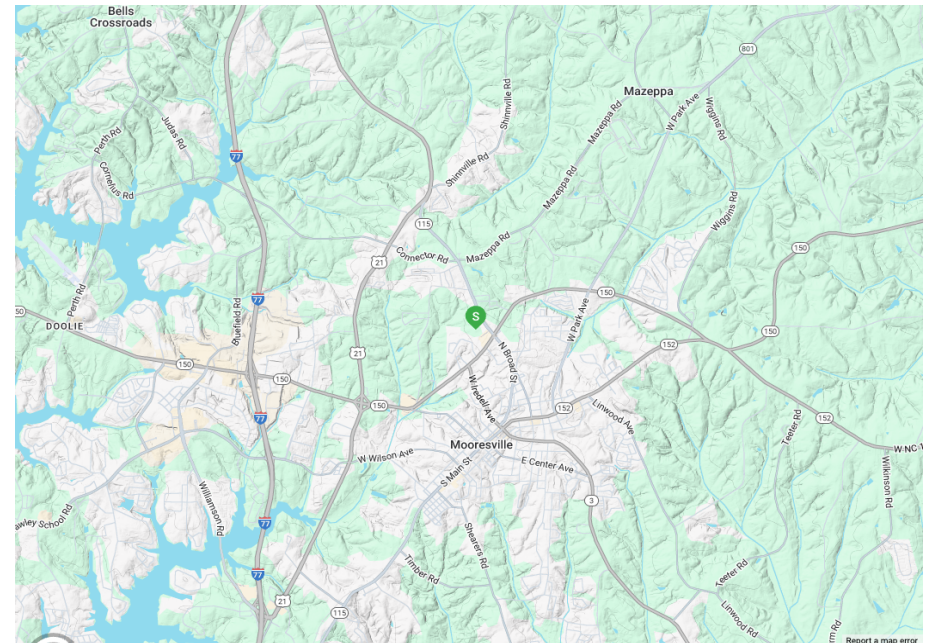
## Rapid Growth in Mooresville

- According to the NY Post, Mooresville is the fastest growing suburb in the U.S. Mooresville has seen a 27% increase in population over the last decade.
- Factors that contribute to the growth of Mooresville include affordable housing compared to nearby Charlotte, attractive to families and professionals seeking suburban life, and strong local economy and job opportunities.
- In response to such rapid population growth, Mooresville has had significant real estate development and new amenities. Continued growth is expected due to ongoing investments and desirability.

Regional Map



Locator Map



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## PROPERTY FEATURES

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LAND SF	599,386
LAND ACRES	13.76
# OF PARCELS	1
ZONING TYPE	Hybrid Light Industrial (HLI)
TOPOGRAPHY	Gently Rolling
LOCATION CLASS	B
TRAFFIC COUNTS	12500

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## UTILITIES

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WATER	Available
SEWER	Available

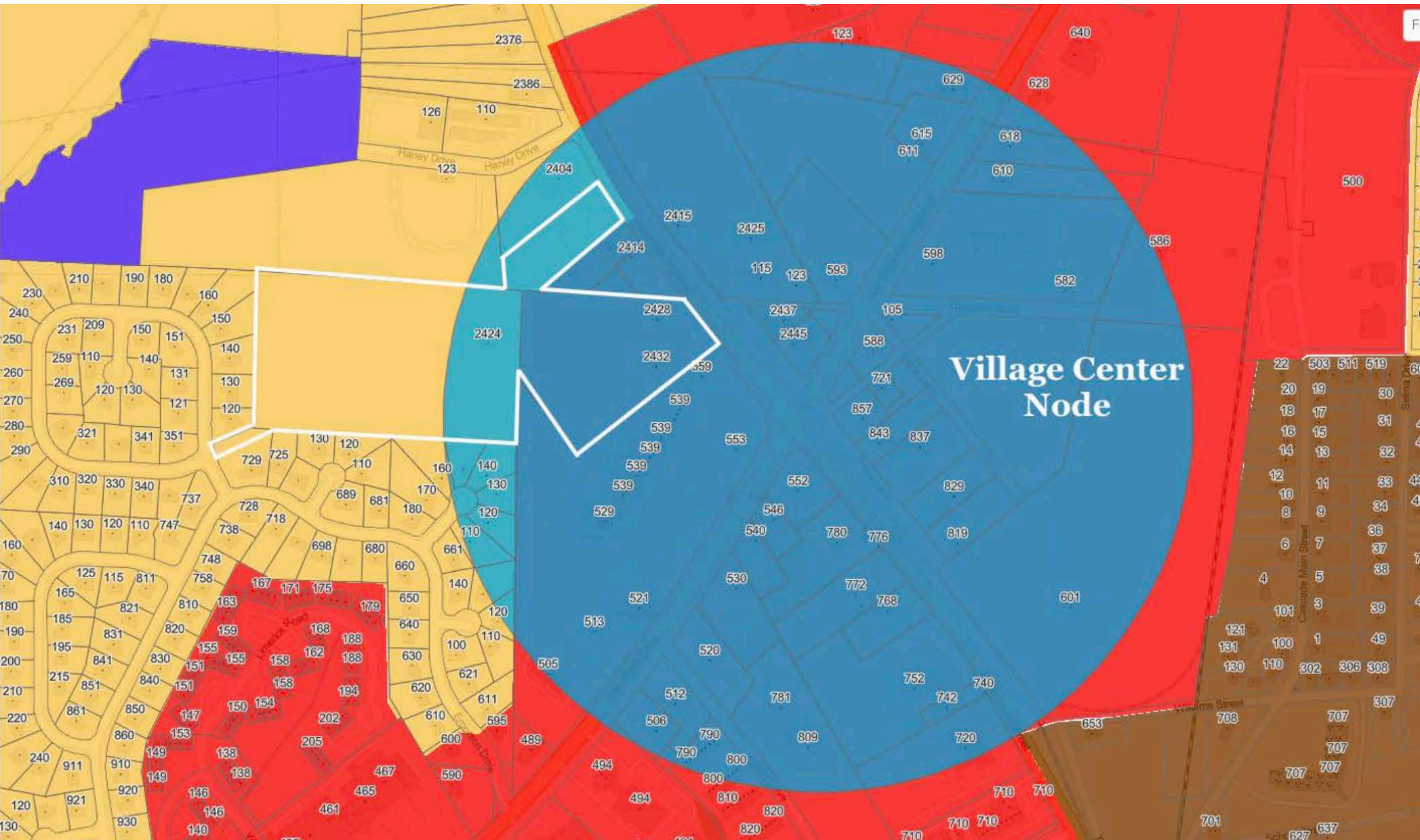
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[Report a map error](#)





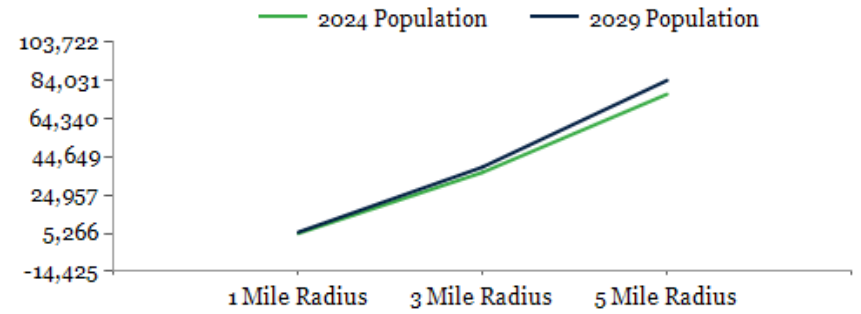




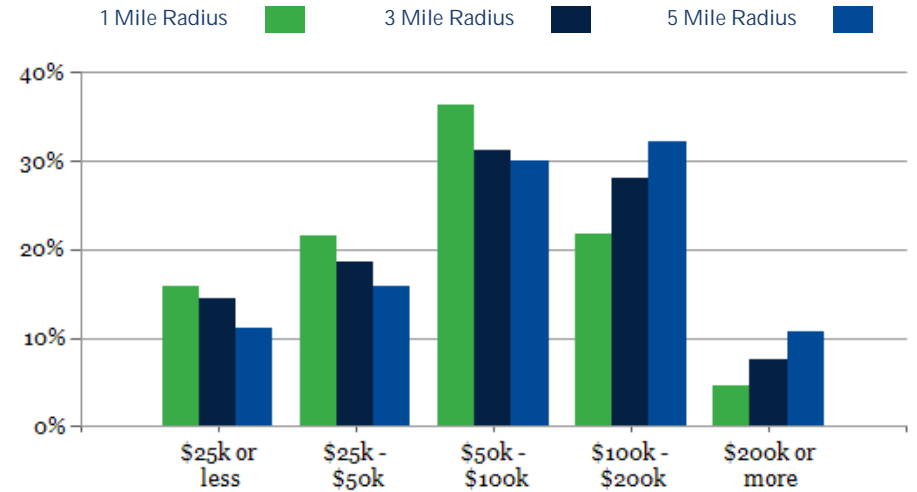
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,280	18,983	32,951
2010 Population	4,407	27,254	51,215
2024 Population	5,266	36,713	76,947
2029 Population	5,911	39,457	84,031
2024-2029: Population: Growth Rate	11.70%	7.25%	8.90%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	177	967	1,623
\$15,000-\$24,999	166	1,103	1,758
\$25,000-\$34,999	261	1,151	1,938
\$35,000-\$49,999	207	1,535	2,828
\$50,000-\$74,999	328	2,440	4,804
\$75,000-\$99,999	459	2,044	4,281
\$100,000-\$149,999	339	2,782	6,554
\$150,000-\$199,999	134	1,260	3,146
\$200,000 or greater	98	1,098	3,240
Median HH Income	\$69,538	\$74,913	\$85,689
Average HH Income	\$83,208	\$96,339	\$111,522

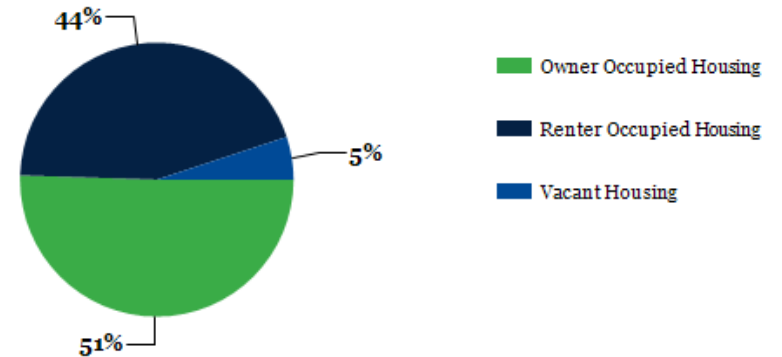
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,460	8,000	13,877
2010 Total Households	1,812	10,658	19,617
2024 Total Households	2,170	14,380	30,173
2029 Total Households	2,462	15,732	33,507
2024 Average Household Size	2.43	2.53	2.54
2024-2029: Households: Growth Rate	12.80%	9.05%	10.60%



2024 Household Income

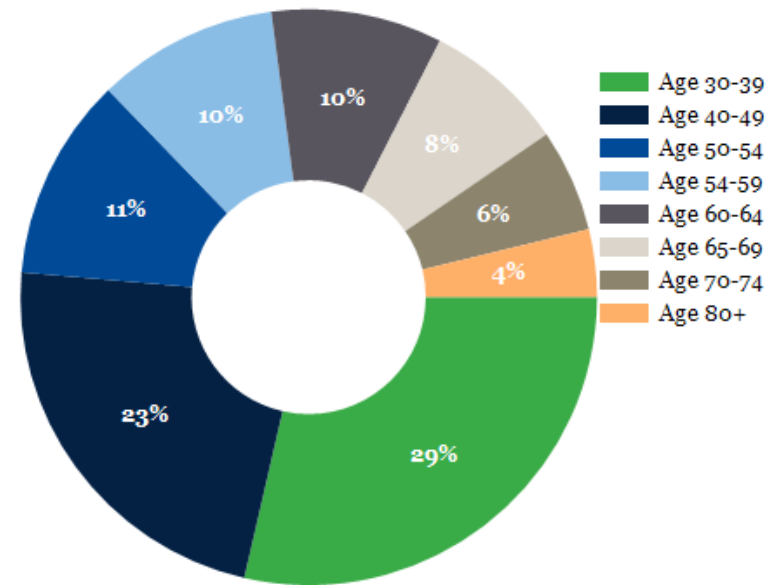


2024 Own vs. Rent - 1 Mile Radius

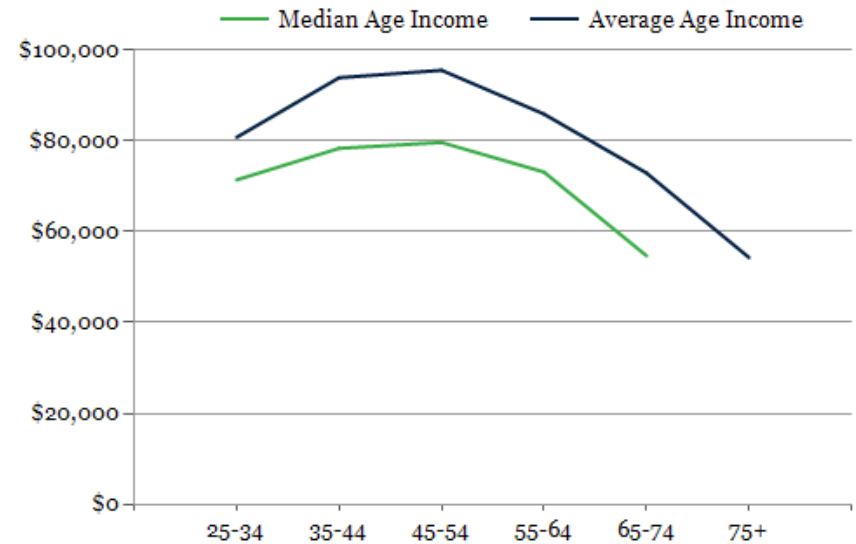


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	427	2,601	5,228
2024 Population Age 35-39	401	2,600	5,303
2024 Population Age 40-44	349	2,600	5,453
2024 Population Age 45-49	311	2,317	5,127
2024 Population Age 50-54	330	2,484	5,556
2024 Population Age 55-59	294	2,211	4,915
2024 Population Age 60-64	278	2,175	4,586
2024 Population Age 65-69	229	1,790	3,837
2024 Population Age 70-74	167	1,382	2,995
2024 Population Age 75-79	110	1,097	2,389
2024 Population Age 80-84	65	662	1,360
2024 Population Age 85+	43	575	1,155
2024 Population Age 18+	3,927	28,094	59,417
2024 Median Age	34	38	39
2029 Median Age	36	39	40



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,412	\$71,943	\$81,481
Average Household Income 25-34	\$80,801	\$91,052	\$105,250
Median Household Income 35-44	\$78,371	\$90,756	\$103,832
Average Household Income 35-44	\$93,924	\$112,831	\$126,475
Median Household Income 45-54	\$79,663	\$98,702	\$108,243
Average Household Income 45-54	\$95,568	\$117,612	\$135,055
Median Household Income 55-64	\$73,141	\$79,488	\$94,611
Average Household Income 55-64	\$85,915	\$102,138	\$122,561
Median Household Income 65-74	\$54,714	\$57,617	\$68,136
Average Household Income 65-74	\$72,936	\$81,789	\$93,689
Average Household Income 75+	\$54,323	\$57,456	\$65,912



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