



# 2148 CHARLOTTE HWY

Mooresville, NC 28117



## PROPERTY DESCRIPTION

This property is prime for redevelopment with three parcels totaling approximately 3.12 acres. Convenient proximity to area hubs, with Downtown Mooresville ~ 5 minutes, Lake Norman ~ 5-7 minutes and Uptown Charlotte ~ 30 minutes.

## PROPERTY HIGHLIGHTS

- Designated for full commercial use under the 2030 Land Use Plan, with Cornelius Road slated to become the future Exit 37 off I-77
- Direct ingress/egress from Charlotte Hwy
- Signalized hard corner location with new turn lane
- Zoning falls under both the Town of Mooresville (CM) and Iredell County ( NB, RA)
- Increasing traffic counts

## OFFERING SUMMARY

Sale Price:	\$1,295,000
Lot Size:	+/- 3.12 Acres
Zoning:	CM, NB, RA
PIN:	4658544342.000 (2148) 4658545511.000 (2138) 4658542556.000 (vacant lot)

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**MATTHEW HAGLER**  
Broker  
O: 704.408.8867  
C: 704.408.8867  
mhagler@kwcommercial.com  
NC #206869

**MIKE ENZWILER**  
Broker  
O: 704.507.3235  
mikeenzwiler@kw.com  
NC #326031

**SCOTT STEVENS**  
Broker  
O: 704.887.6600  
C: 704.400.5040  
scottstevens@kw.com

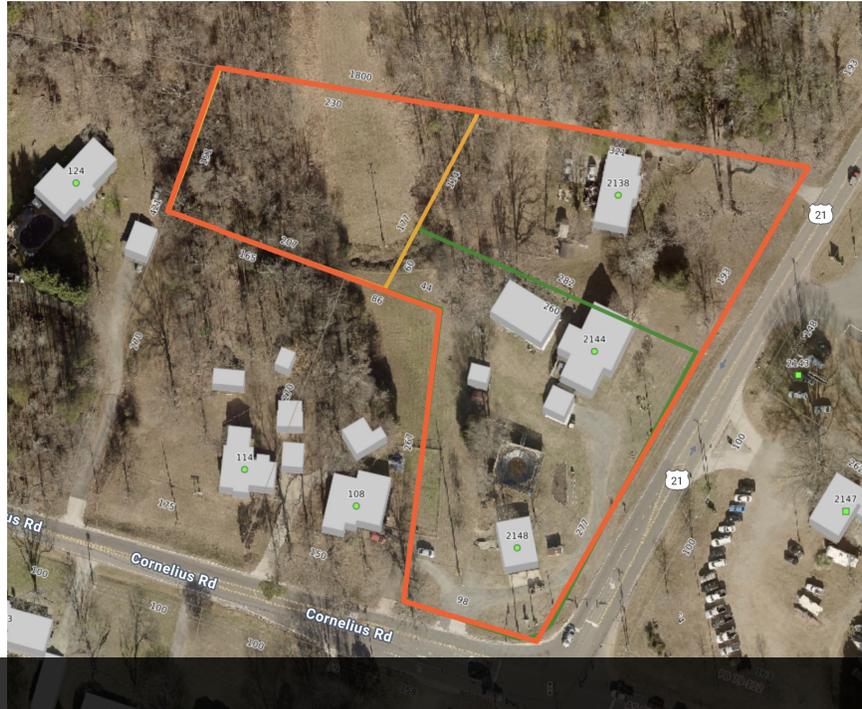
**KW COMMERCIAL**  
14045 Ballantyne Corporate Place  
Suite 500  
Charlotte, NC 28277



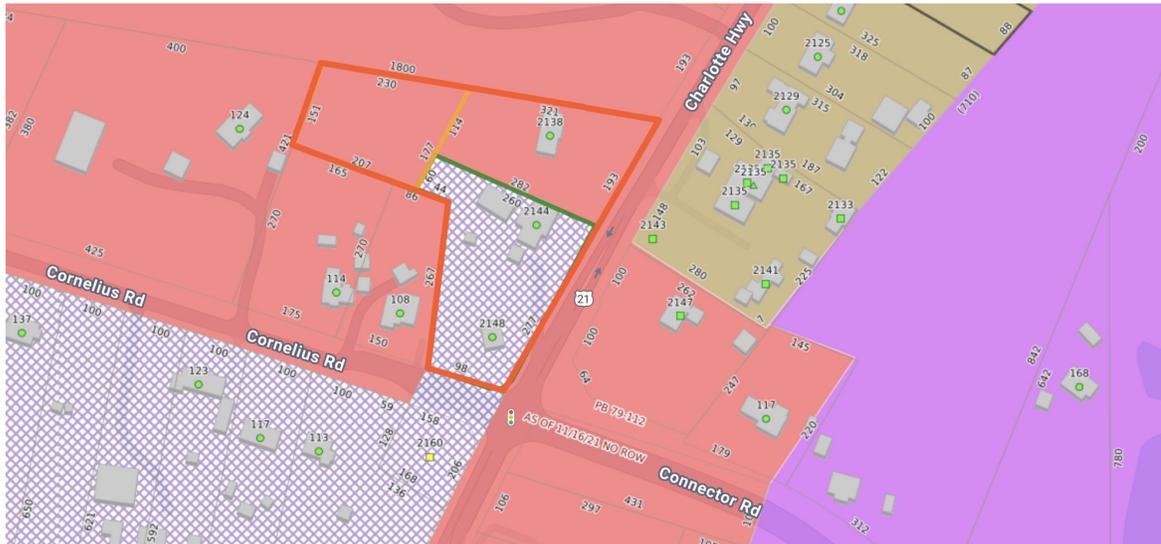
**LAND FOR SALE**

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Aerial View



- AGRICULTURAL RESIDENTIAL
- CORRIDOR COMMERCIAL
- EMPLOYMENT CENTER-INDUSTRIAL/FLEX/OFFICE
- EMPLOYMENT CENTER-OFFICE/INSTITUTIONAL
- HIGH-DENSITY RESIDENTIAL/ MIXED-USE
- HIGHWAY INTERCHANGE COMMERCIAL
- INSTITUTIONAL
- LOW-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- OPEN SPACE/ PARK
- RURAL COMMERCIAL
- RURAL CONSERVATION
- RURAL INDUSTRIAL
- TRANSITIONAL COMMERCIAL
- STATESVILLE MUNICIPAL PLANNING AREA
- HARMONY MUNICIPAL PLANNING AREA
- LOVE VALLEY MUNICIPAL PLANNING AREA
- TROUTMAN MUNICIPAL PLANNING AREA
- MOORESVILLE MUNICIPAL PLANNING AREA
- DAVIDSON MUNICIPAL PLANNING AREA

Land Use - 2030 Horizon Plan

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Each Office Independently Owned and Operated

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Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

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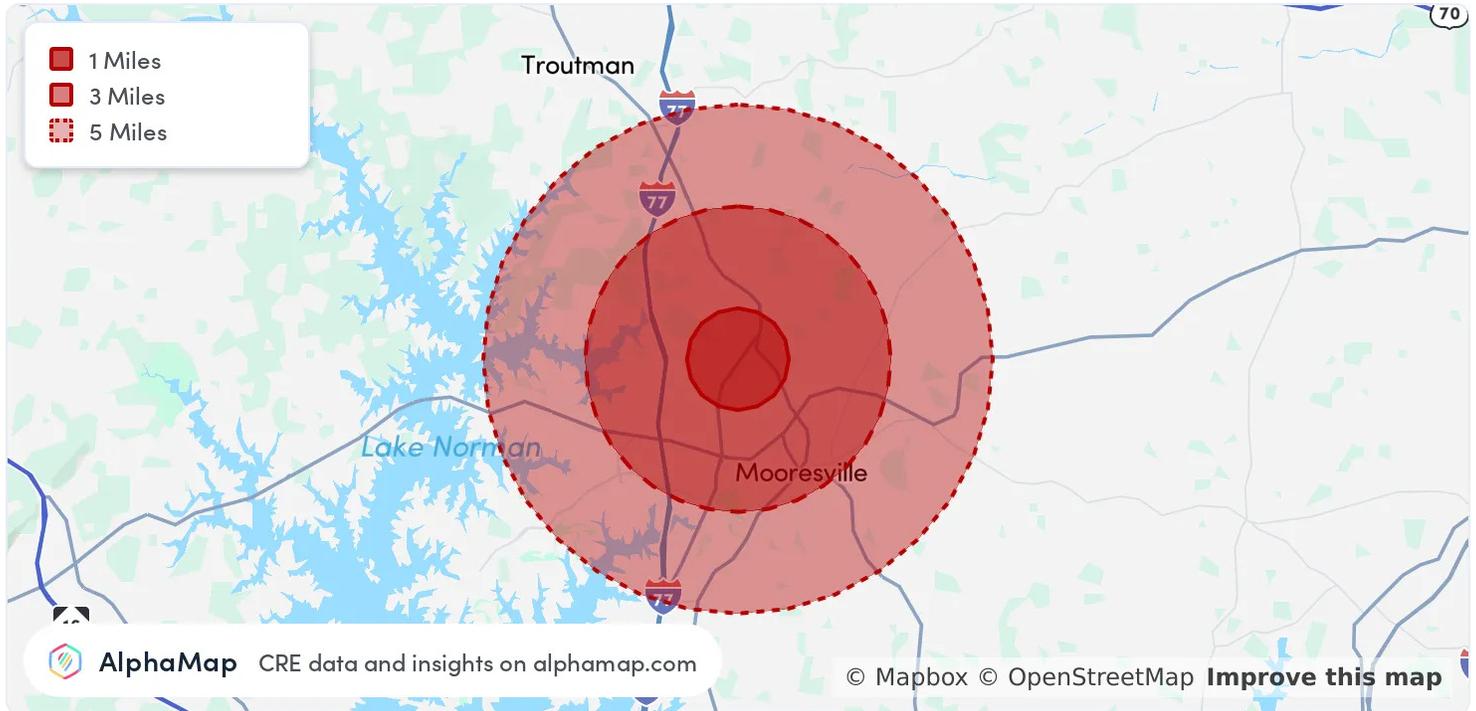
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,595	28,974	71,086
Average Age	38	39	40
Average Age (Male)	37	37	39
Average Age (Female)	39	40	41

<b>HOUSEHOLD &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,402	11,234	27,703
Persons per HH	2.6	2.6	2.6
Average HH Income	\$88,290	\$95,872	\$116,469
Average House Value	\$275,480	\$329,433	\$427,243
Per Capita Income	\$33,957	\$36,873	\$44,795

Map and demographics data derived from AlphaMap

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