

# MULTI-FAMILY/RETAIL DEVELOPMENT

LAND FOR SALE



## PROPERTY DESCRIPTION

±0.82 acre site approved for 37 units with parking. Just steps from downtown Mooresville’s main retail thoroughfare, restaurants, and night life. Well-suited as for sale or for rent condos. Site is within the Mooresville Graded School District, which is a top ranked district in North Carolina. Owner will sell, joint venture, or owner finance.

## PROPERTY HIGHLIGHTS

- ±0.82 acre site approved for 37 units with parking
- Steps from downtown Mooresville’s retail thoroughfare, restaurants, and nightlife
- Well-suited for sale or for rent condos
- Within the Mooresville Graded School District, a top-ranked district in North Carolina
- Owner open to selling, joint venture, or owner financing

## OFFERING SUMMARY

|             |             |
|-------------|-------------|
| Sale Price: | \$1,100,000 |
| Lot Size:   | 0.82 Acres  |

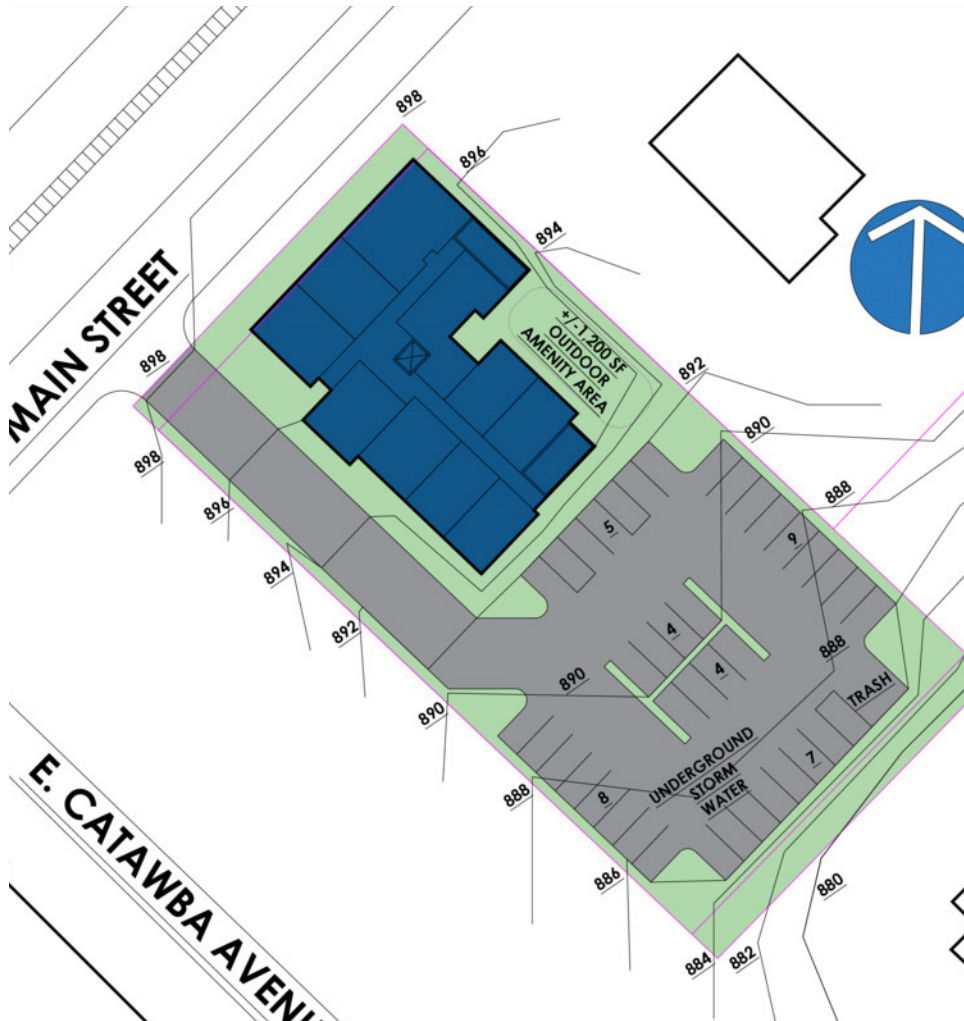
Nick Gonzalez

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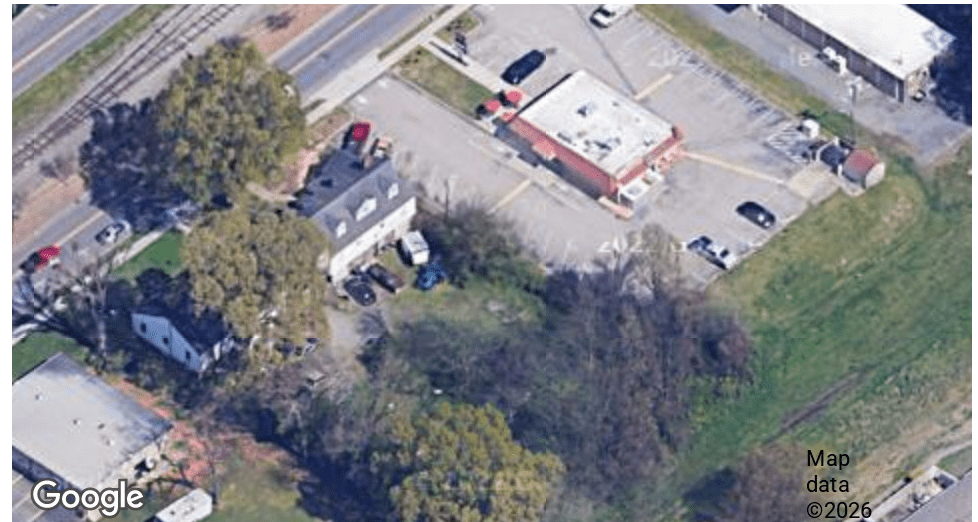
LAND FOR SALE



Proposed Plan Option 1

## PLAN DETAILS

|                |                      |
|----------------|----------------------|
| Unit Type      | For Sale or For Rent |
| Land Size      | 0.82 Acres           |
| Total Floors   | 4                    |
| Unit Count     | 37                   |
| Total Size     | 31,869 SF            |
| Parking Spaces | 40                   |



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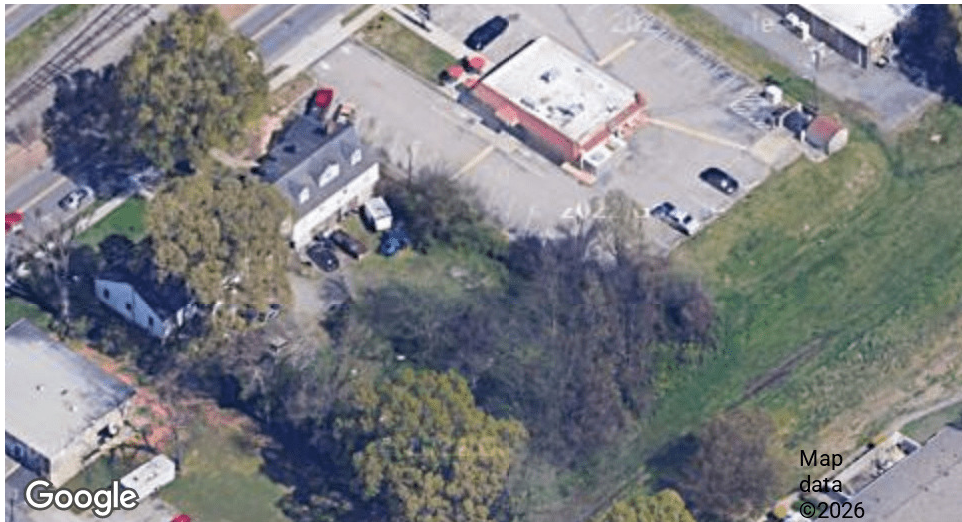
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## PLAN DETAILS

|                |            |
|----------------|------------|
| Land Size      | 0.82 Acres |
| Total Floors   | 4          |
| Unit Count     | 23         |
| Total Size     | 33,847 SF  |
| Parking Spaces | 37         |



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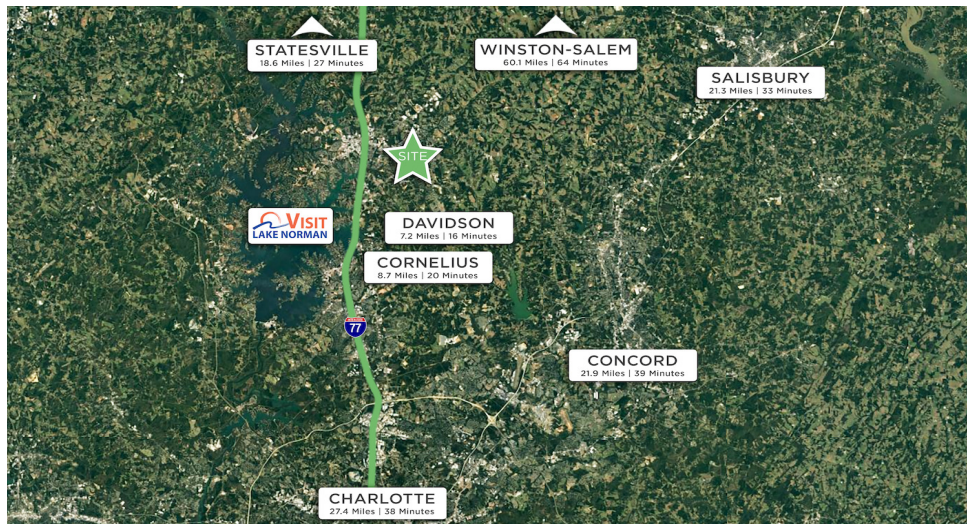
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## LOCATION DESCRIPTION

Mooresville 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. Mooresville 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. Mooresville 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. Mooresville 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.



## MOORESVILLE, NORTH CAROLINA

- # 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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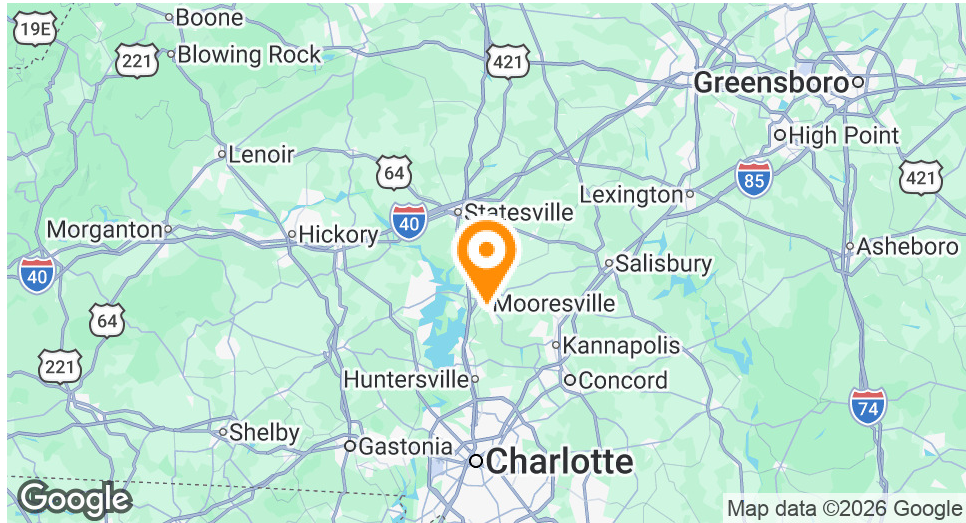


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|                      |                                 |
|----------------------|---------------------------------|
| <b>Building Name</b> | Multi-Family/Retail Development |
| <b>Lot Size</b>      | 0.82 Acres                      |

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## LOCATION INFORMATION

|                  |                                 |
|------------------|---------------------------------|
| Building Name    | Multi-Family/Retail Development |
| Street Address   | 260 S. Main Street              |
| City, State, Zip | Mooresville, NC 28115           |
| County           | Iredell                         |

Sale Price

**\$1,100,000**

## PROPERTY INFORMATION

|                  |                    |
|------------------|--------------------|
| Property Type    | Land               |
| Property Subtype | Multifamily/Retail |
| Lot Size         | 0.82 Acres         |



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