

±1.2 Acres of Land | FOR SALE | **Build-to-Suit**
15820 Northcross Drive, Huntersville, NC 28078



CONTACT FOR DETAILS
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PROPERTY OVERVIEW



AVAILABILITY	For Sale
PARCEL ID	00933120
BUILDING	Approved plans for up to 5,000 SF
ACREAGE	+/- 1.2 AC
ZONING	CB(CD)
SALE PRICE	Call for Pricing

Discover a unique land or build-to-suit opportunity at 15820 Northcross Drive in the heart of Huntersville's Northcross Business Park. Approved plans are in hand for a medical office building of up to 5,000 sq. ft., perfect for an owner/user looking to customize a space tailored to their needs. This prime location offers unbeatable visibility and easy access to I-77, surrounded by established medical and professional services. Positioned in a high-growth area near major retailers and residential communities, this site is ideal for a developer or owner/user looking to customize their space.

Up to 5,000 SF | Build-to-Suit
on **±1.2 ACRES**



PROPERTY HIGHLIGHTS

Prime Location with Ample Parking

Situated in the highly desirable Northcross Business Park with easy access to I-77, providing excellent connectivity to Charlotte and the Lake Norman area, a fast-growing region with high demand for medical services. The parking lot is already established with +/-40 spaces.

Customizable Build-to-Suit Opportunity

Approved plans for a 5,000 sq. ft. medical office, allowing flexibility for a developer or an owner/user to design a space tailored to their specific needs while benefiting from long-term investment potential.

High-Visibility & Growing Area

Located in a thriving commercial corridor with surrounding medical offices, retail centers, and residential developments, ensuring strong foot traffic and continued demand for services in the area.



Uptown Charlotte



HUNTERSVILLE, NC

Location: Just 12 miles north of Charlotte, Huntersville offers quick access to I-77, making it an attractive option for businesses and residents seeking a balance of city convenience and suburban charm.

Booming Growth: One of the fastest-growing towns in North Carolina, Huntersville boasts a strong economic landscape with a surge in new commercial and residential developments.

High Quality of Life: Known for its excellent schools, vibrant parks, and recreational amenities, Huntersville provides an ideal environment for families and professionals alike.

Business-Friendly Environment: With a thriving business community and supportive local government, Huntersville is a hotspot for new investments and expanding enterprises.

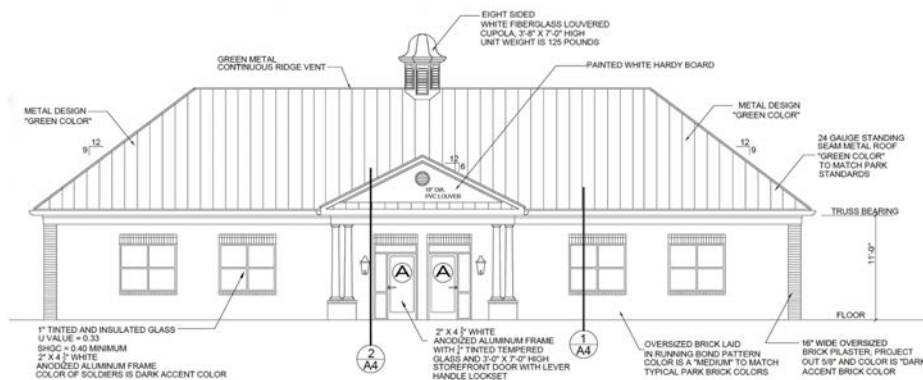
Proximity to Lake Norman: Located near the beautiful Lake Norman, the town offers waterfront dining, outdoor activities, and a scenic lifestyle that attracts both residents and tourists year-round.



The Huntersville Town Center is a mixed-use facility that serves as the home for the Town's administrative offices and features an engaging space for the highly popular Discovery Place Kids.

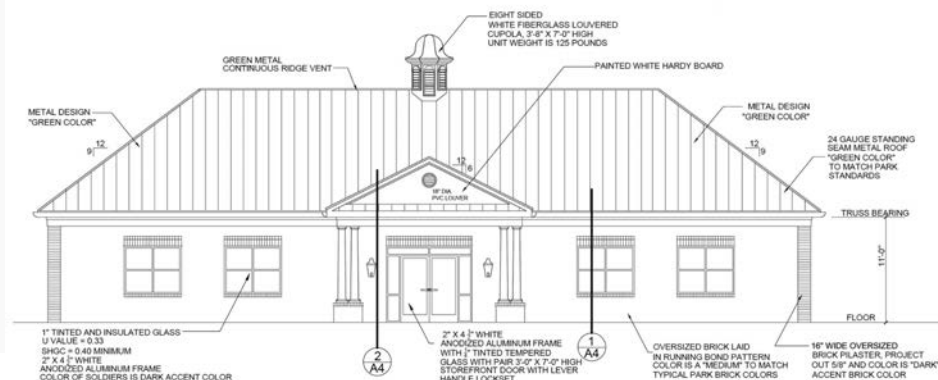


Lake Norman, North Carolina's largest man-made lake, offers 520 miles of shoreline just 20 minutes from Charlotte. Known for boating, fishing, and waterfront dining, it's an ideal spot for recreation and lakefront living.



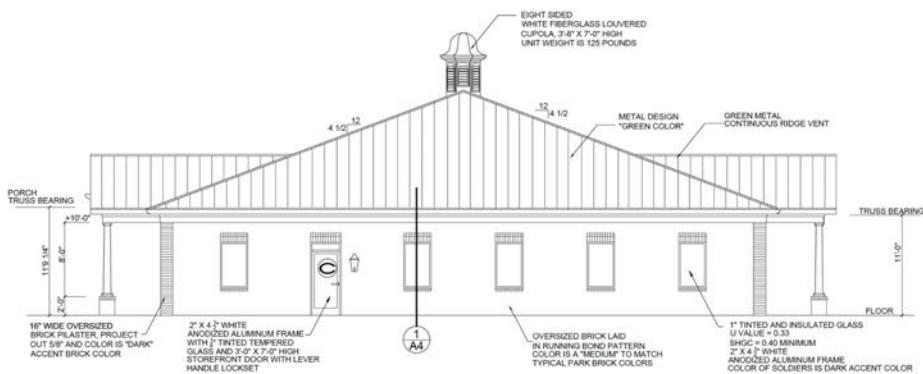
FRONT ELEVATION NORTHCROSS DRIVE

SCALE: 3/16" = 1'-0"



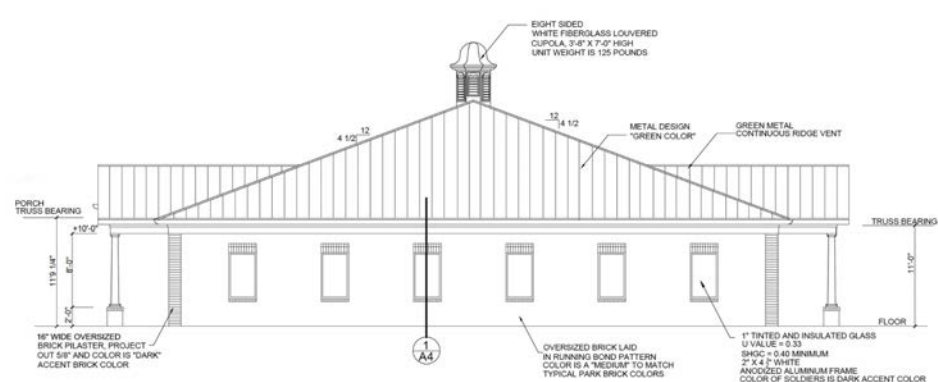
REAR ELEVATION (AT PARKING LOT)

SCALE: 3/16" = 1'-0"



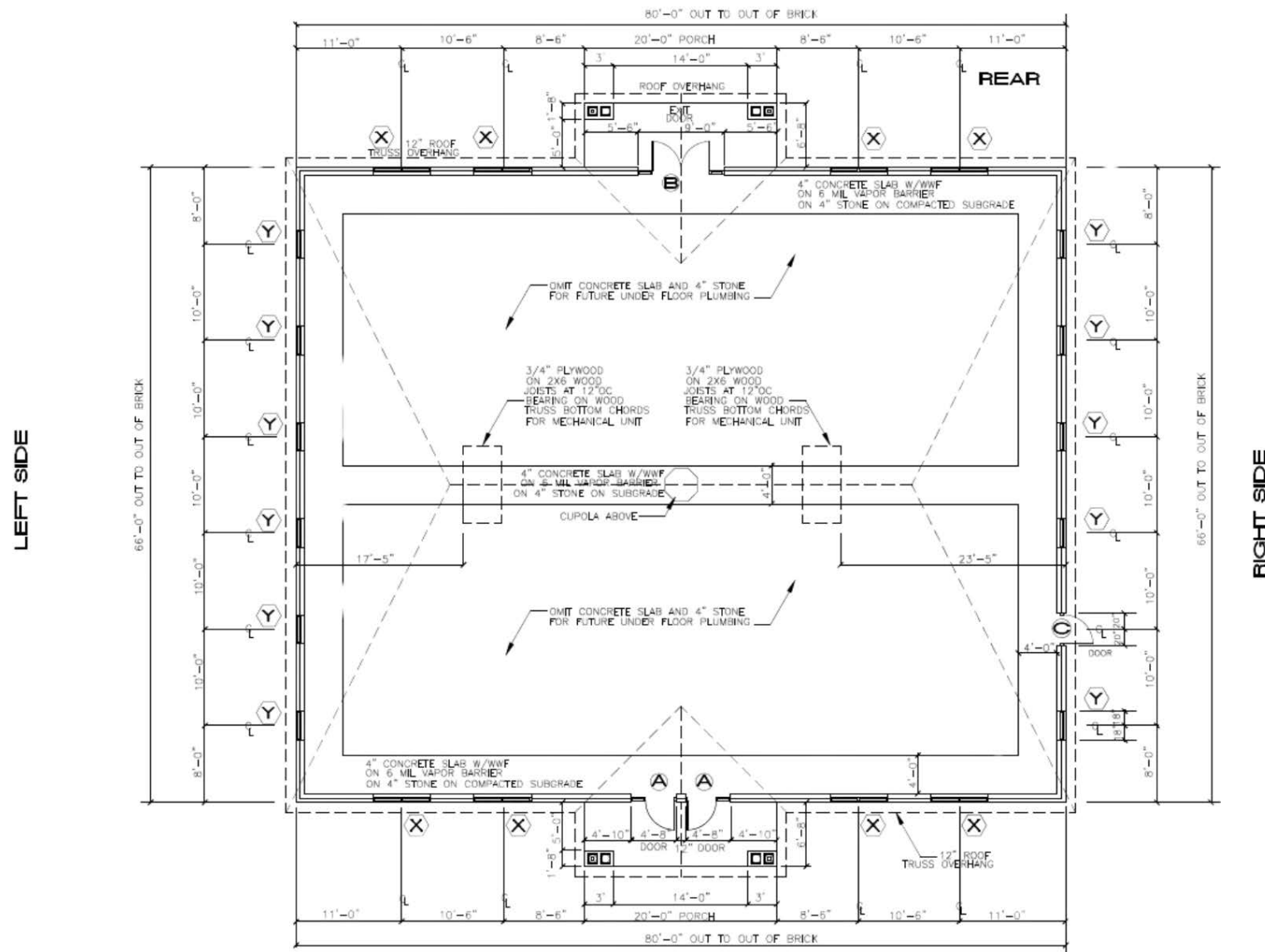
RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



SHELL FLOOR PLAN

SCALE 3/16" = 1'-0"

FRONT



AREA MAP & AMENITIES

Food & Drink

- 1 | Antico Italian Restaurant
- 2 | BaoBao: Dim Sum & Chinese Cuisine
- 3 | Bob Evans
- 4 | Carrabba's Italian Grill
- 5 | Chick-fil-A
- 6 | Crumbl - Huntersville
- 7 | Duckworth's Grill & Taphouse
- 8 | Link & Pin NorthCross
- 9 | LongHorn Steakhouse
- 10 | Moe's Southwest Grill
- 11 | Outback Steakhouse
- 12 | Panda Express
- 13 | Starbucks
- 14 | Thai Emerald

Hotels | Travel

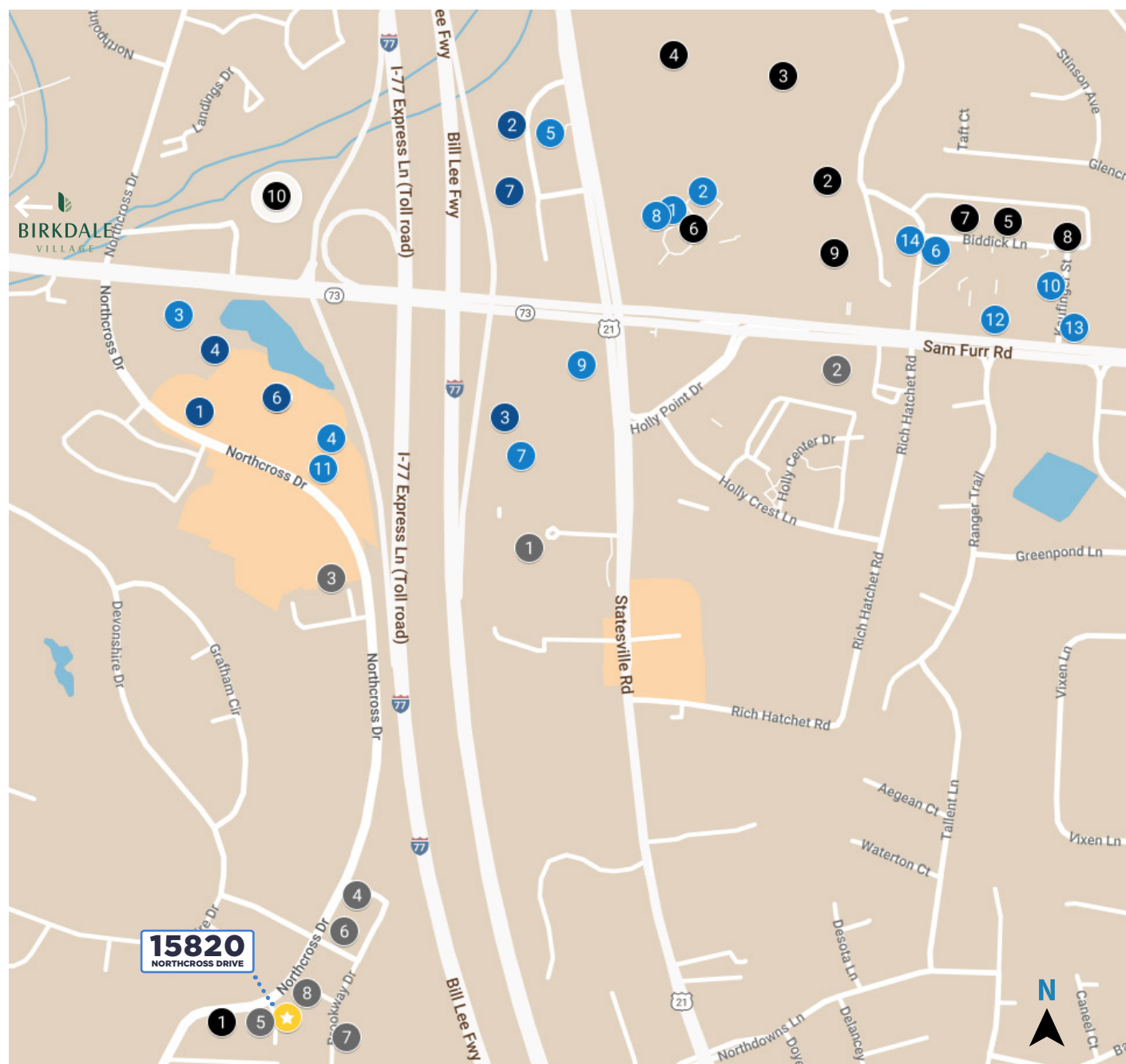
- 1 | Candlewood Suites
- 2 | Comfort Suites
- 3 | Country Inn & Suites by Radisson
- 4 | Courtyard Charlotte
- 5 | Four Points by Sheraton
- 6 | Huntersville Inn & Suites
- 7 | Quality Inn Huntersville

Medical Offices/Offices

- 1 | Atrium Health Huntersville
- 2 | Atrium Northcross Family Medicine
- 3 | Carolina Age Management Institute
- 4 | Carolina Asthma & Allergy Center
- 5 | Harbor Pediatric Dentistry
- 6 | Movement Matters Physical Therapy
- 7 | Michael P. Girouard, M.D. Weight Loss & Wellness Clinic, P.L.L.C.
- 8 | NC Farm Bureau Insurance

Shopping

- 1 | Concept Nails Studio & Panache Styling Studios, Inc.
- 2 | Harris Teeter
- 3 | Kohl's
- 4 | Lowe's Home Improvement
- 5 | Marshalls & HomeGoods
- 6 | Northcross Shopping Center
- 7 | Petco
- 8 | Plato's Closet Huntersville, NC
- 9 | Target
- 10 | Whole Foods Market





Population

1 MILE RADIUS	8,656 people
3 MILE RADIUS	57,093 people
5 MILE RADIUS	104,979 people



Households

1 MILE RADIUS	3,221 households
3 MILE RADIUS	22,341 households
5 MILE RADIUS	40,228 households



Average Household Income

1 MILE RADIUS	\$151,687
3 MILE RADIUS	\$128,559
5 MILE RADIUS	\$136,009



Workforce Density

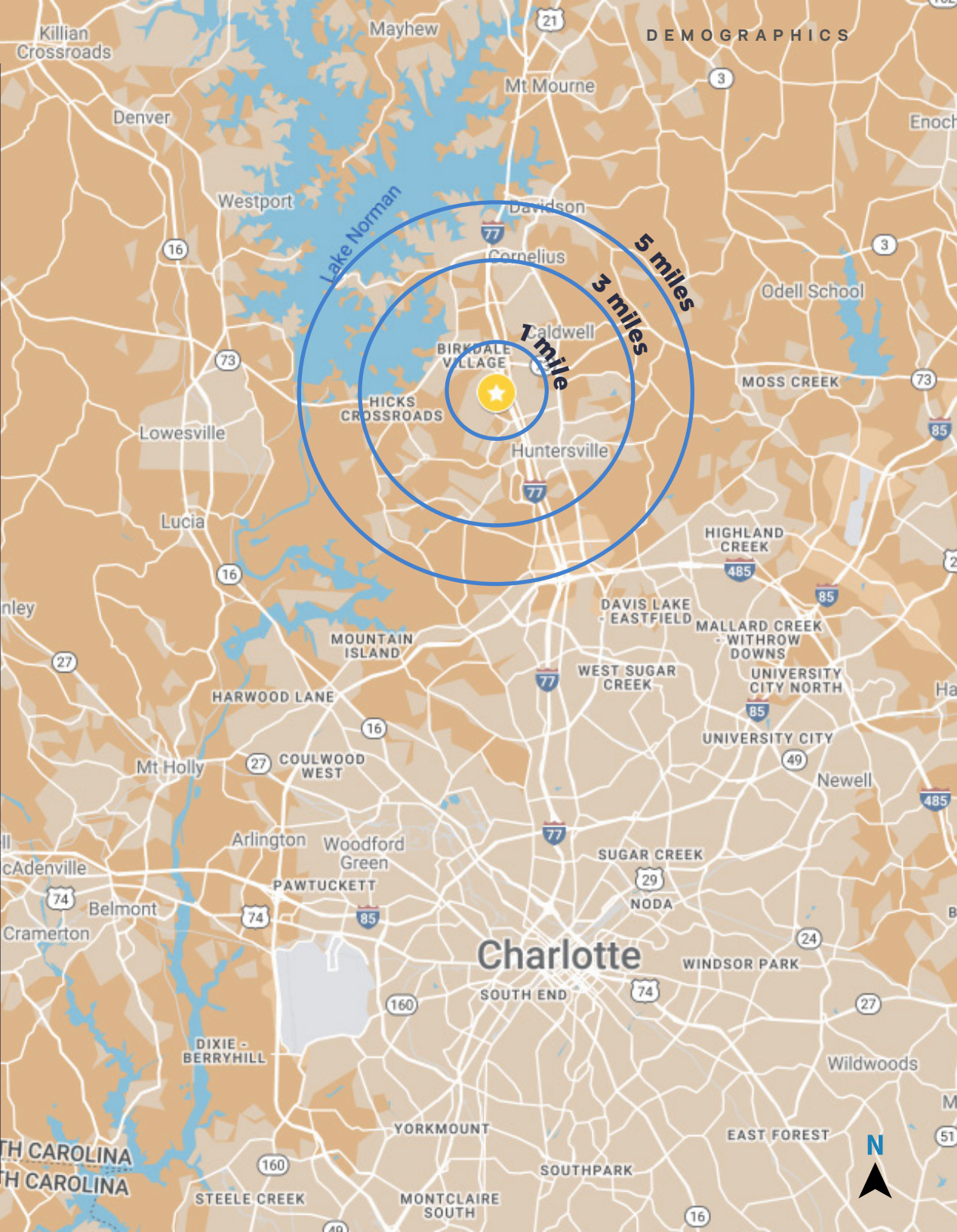
1 MILE RADIUS	5,764 employees
3 MILE RADIUS	28,037 employees
5 MILE RADIUS	46,792 employees



Traffic Volume

±11,500 vehicles per day
*from Northcross Drive at Sam Furr Road

NORTH CAROLINA
SOUTH CAROLINA





15820 Northcross Drive |

HUNTERSVILLE, NC 28078

For more information about sale opportunities and to schedule a tour, please contact:



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ADVISORS

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