

1.45 Acres +/- BUILDING PAD SITE-APPROVED FOR UP TO 6500 SF BUILDING- Located near the Corner of Brawley School Rd and Morrison Plantation, Mooresville, NC and part of Park Plaza Shopping Center

INTERSTATE 77

LAKE NORMAN

RESIDENTIAL

PUBLIX SUPER MARKET AT BRAWLEY COMMONS

BRAWLEY SCHOOL RD 20,000-34,999 VPD

MORRISON PLANTATION PKWY

LOT 2 LOT 1

THE BRAWLEY SCHOOL



BUILDING PAD SITE NEAR BUSY INTERSECTION OF BRAWLEY SCHOOL RD AND MORRISON PLANTATION PARKWAY, MOORESVILLE, NC (LAKE NORMAN)!

APPROVED FOR UP TO 6500 SF BUILDING!

*****Owner is willing to discuss Build to Suit Option and/or Leasing Option Available up to 6500 SF**

*****At a total price of \$545,000, this improved parcel of land already has a recently updated parking lot, stormwater detention pond, and stub-outs for water and sewer.**

Asking Price \$545,000 ---PRICE IMPROVEMENT!!

- High Residential Nearby
- Brawley School Road: 20,000-34,999 per NCDOT AADT
- 2023 Average Household Income: 112,046 (1-mile), 113,198 (3-mile), 113,457 (5-mile)
- 1.45 acres +/-
- CUCMX Zoning
- Town of Mooresville
- Public Sewer and Water
- Electric On-Site
- Building Pad Site
- Storm Detention in Place and driveway access
- Common Parking
- 2.2 miles +/- from Interstate 77
- Off Exit 35 Interstate 77
- Ideal for Office, Medical, Retail
- Part of Parkway Plaza Center
- Current Tenants: Harbor Point Animal Hospital, Napa Auto Parts, Century 21, Edward Jones and New Car Wash
- The Brawley School Next to Parcel(s)
- **Can send Alta Survey, CCR's, CMX Zoning Ordinance, Civil and a Design Proposal, Phase 1 and Title Available upon request.**
- Monument Signage Available
- .97 Acres (tax parcel # 4647029136)
- with Adjacent .48 Acre Detention Pond (# 4647121293)



WILLIAMSON RD 20,000-34,999 VPD

BRAWLEY SCHOOL RD 20,000-34,999 VPD

LOT 2

LOT 1



Point Blank Range

Hope Park

McCrary Creek

Site

Brawley Middle School

Dental
oreville

2D

- +

LAKE NORMAN

RIVER HWY 150

**THE MARQUIS AT
MORRISON PLANTATION
APARTMENTS**

MORRISON PLANTATION

BRAWLEY SCHOOL RD 20,000-34,999 VPD

LOT 1

LOT 2



Pad Ready Site with Parking, Utilities, and Storm Detention in Place



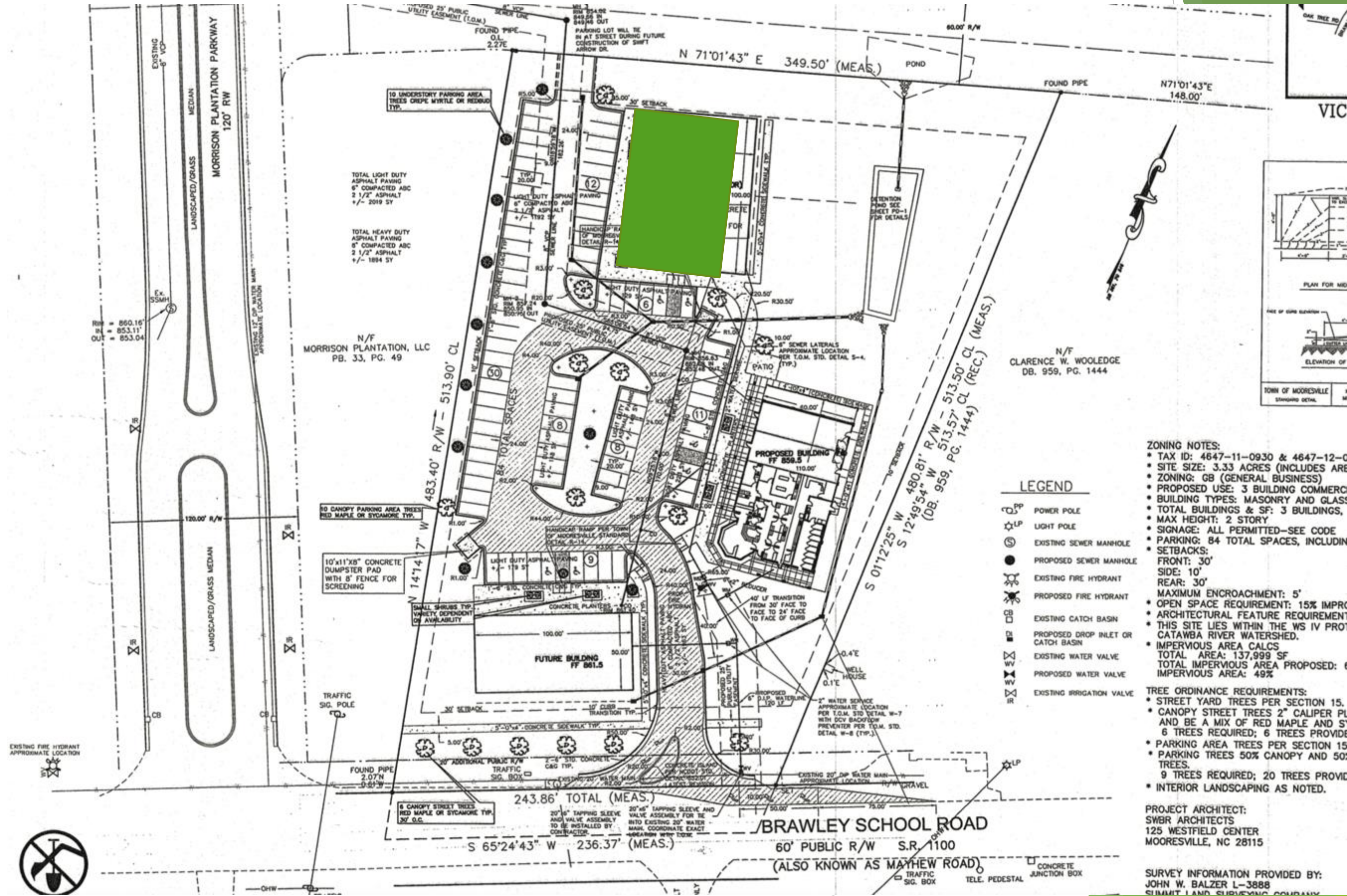
Existing Tenants



Century 21, Edward Jones, & Napa Auto Parts

Harbor Point Animal Hospital

Approved for 6,500 Sq. Ft. Retail, Office, or Medical



LEGEND

- ⊙ P POWER POLE
- ⊙ L LIGHT POLE
- ⊙ S EXISTING SEWER MANHOLE
- ⊙ P PROPOSED SEWER MANHOLE
- ⊙ F EXISTING FIRE HYDRANT
- ⊙ P PROPOSED FIRE HYDRANT
- ⊙ CB EXISTING CATCH BASIN
- ⊙ DI PROPOSED DROP INLET OR CATCH BASIN
- ⊙ WV EXISTING WATER VALVE
- ⊙ P WV PROPOSED WATER VALVE
- ⊙ IR EXISTING IRRIGATION VALVE

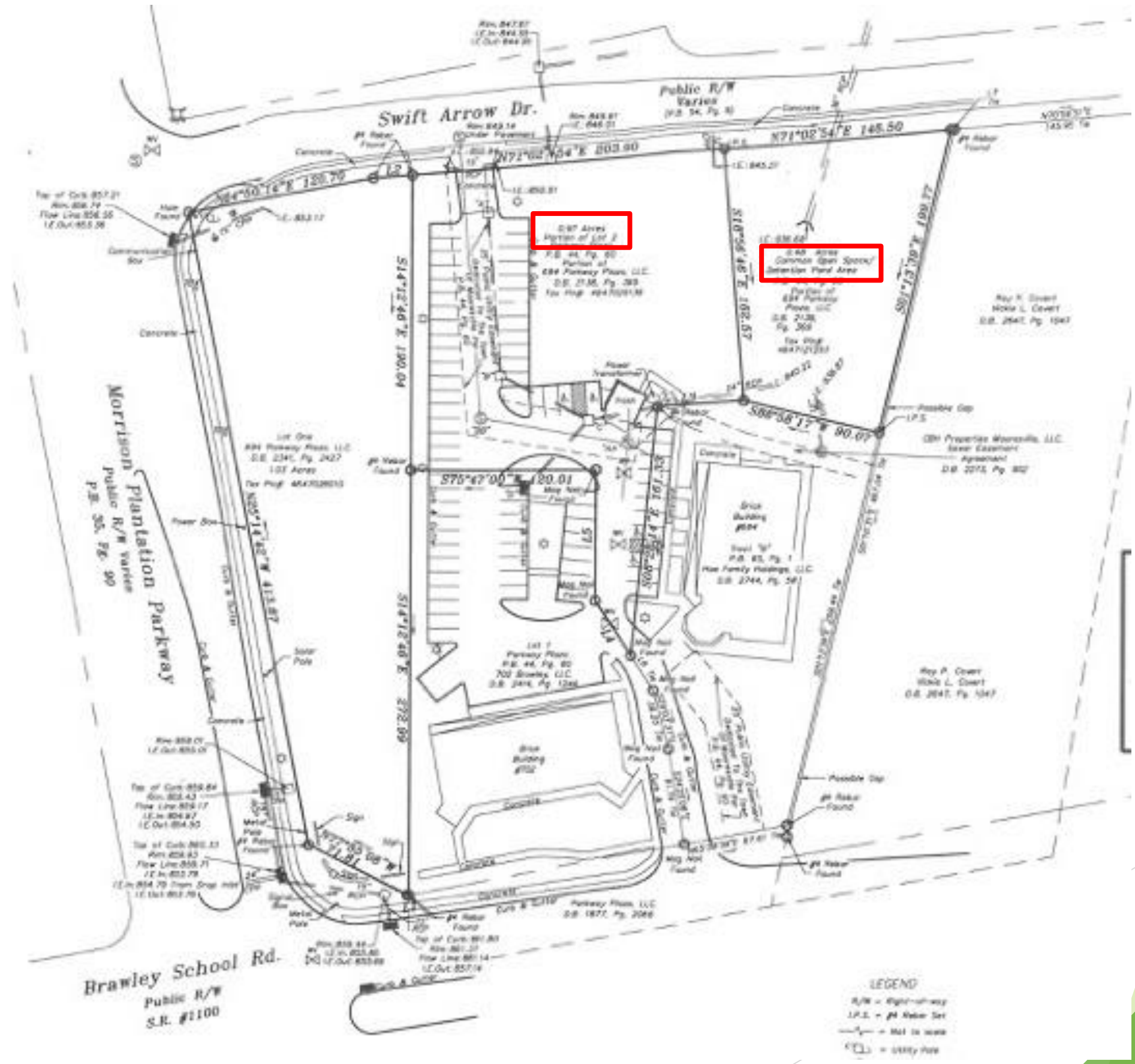
- ### ZONING NOTES:
- TAX ID: 4647-11-0930 & 4647-12-0
 - SITE SIZE: 3.33 ACRES (INCLUDES ARE)
 - ZONING: GB (GENERAL BUSINESS)
 - PROPOSED USE: 3 BUILDING COMMERC
 - BUILDING TYPES: MASONRY AND GLASS
 - TOTAL BUILDINGS & SF: 3 BUILDINGS,
 - MAX HEIGHT: 2 STORY
 - SIGNAGE: ALL PERMITTED—SEE CODE
 - PARKING: 84 TOTAL SPACES, INCLUDING
 - SETBACKS:
 - FRONT: 30'
 - SIDE: 10'
 - REAR: 30'
 - MAXIMUM ENCROACHMENT: 5'
 - OPEN SPACE REQUIREMENT: 15% IMPRO
 - ARCHITECTURAL FEATURE REQUIREMENT
 - THIS SITE LIES WITHIN THE WS IV PROT
 - CATAWBA RIVER WATERSHED.
 - IMPERVIOUS AREA CALCS
 - TOTAL AREA: 137,999 SF
 - TOTAL IMPERVIOUS AREA PROPOSED: 6
 - IMPERVIOUS AREA: 49%

- ### TREE ORDINANCE REQUIREMENTS:
- STREET YARD TREES PER SECTION 15.
 - CANOPY STREET TREES 2" CALIPER PL
 - AND BE A MIX OF RED MAPLE AND SY
 - 6 TREES REQUIRED; 6 TREES PROVIDE
 - PARKING AREA TREES PER SECTION 15
 - PARKING TREES 50% CANOPY AND 50%
 - TREES.
 - 9 TREES REQUIRED; 20 TREES PROVIDE
 - INTERIOR LANDSCAPING AS NOTED.

PROJECT ARCHITECT:
 SWBR ARCHITECTS
 125 WESTFIELD CENTER
 MOORESVILLE, NC 28115

SURVEY INFORMATION PROVIDED BY:
 JOHN W. BALZER L-3888
 SUMMIT LAND SURVEYING COMPANY

.97 Acres (tax parcel # 4647029136)
with Adjacent .48 Acre Detention Pond (# 4647121293)

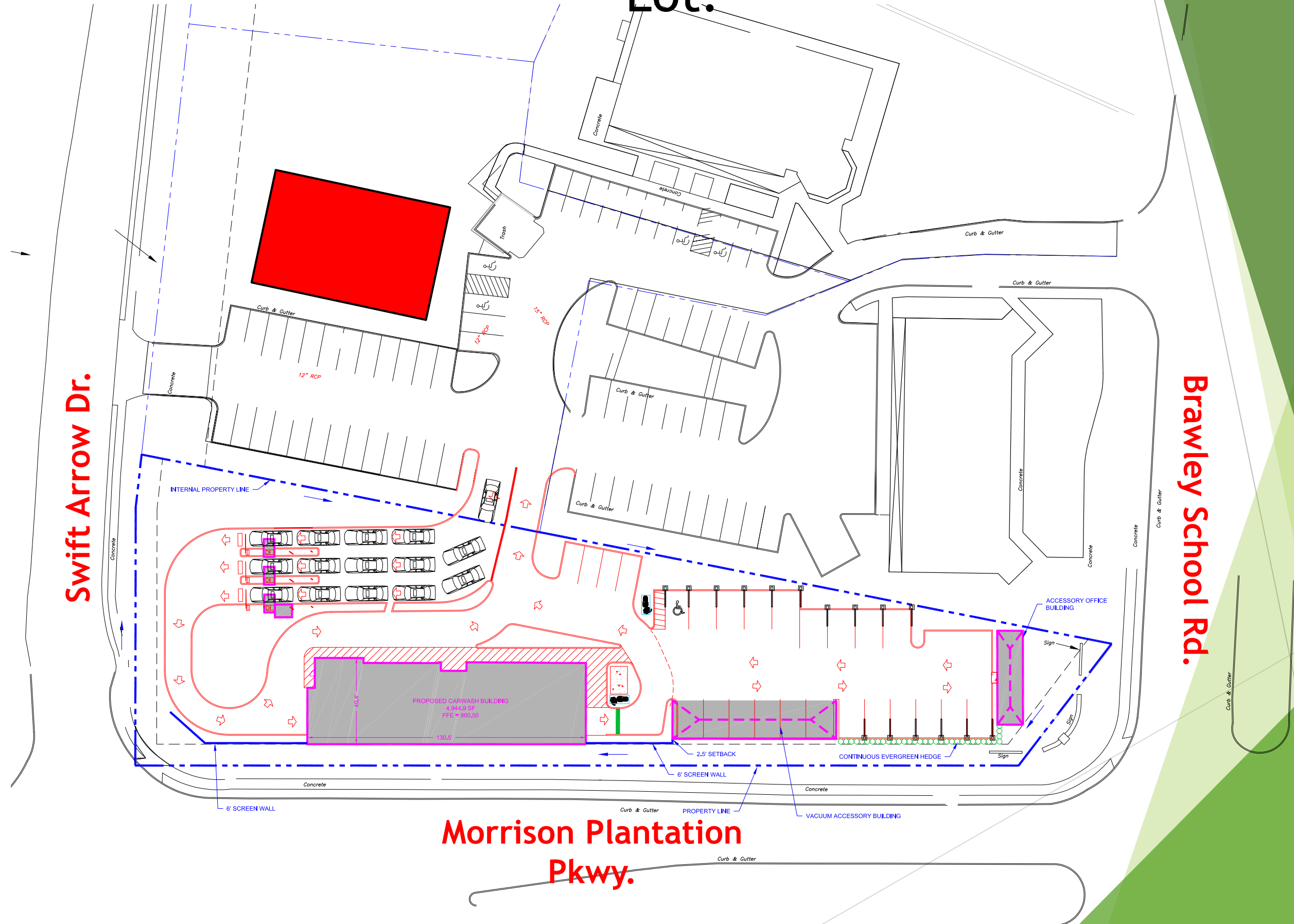


Address to Be Assigned

Search for 659 Morrison Plantation Pkwy., Mooresville, NC



Express Car Wash under Construction on Corner Lot.





Picture of Shopping Center, Car Wash
Across from Listing, and Parking Lot



New Car Wash across from Listing

Newly Redone Parking Lot



For more information Contact:

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