



5.98 Acres

+/- 5.98 ACRES FOR SALE

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2432 STATESVILLE HIGHWAY, MOORESVILLE NC 28115

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Demographics

Exclusively Listed By



Spencer Crigler

One Alliance Companies
Director of Brokerage Services
(704) 765-4620
spencer@onealliancecompanies.com



Paula Quickel

One Alliance Companies
VP of Brokerage
(704) 765-4620
paula@onealliancecompanies.com



ONE ALLIANCE
COMPANIES

OFFERING SUMMARY

ADDRESS	2432 Statesville Highway Mooresville NC 28115
COUNTY	Iredell
MARKET	Charlotte
SUBMARKET	Mooresville
PRICE	\$1,500,000
PRICE PSF	\$5.76
LAND SF	260,488 SF
LAND ACRES	5.98
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Hybrid Light Industrial (HLI)
# OF PARCELS	1
APN	4667088647

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	5,697	35,657	76,440
2024 Median HH Income	\$67,602	\$75,032	\$85,633
2024 Average HH Income	\$82,619	\$95,811	\$111,433

Property Highlights

- 2432 Statesville Hwy: 5.98 acres for \$1,500,000
- 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 Village Center Node in the Comprehensive Plan.
- In recent conversations with the planning department, they would be in support of medium density residential and commercial retail/office.
- 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.



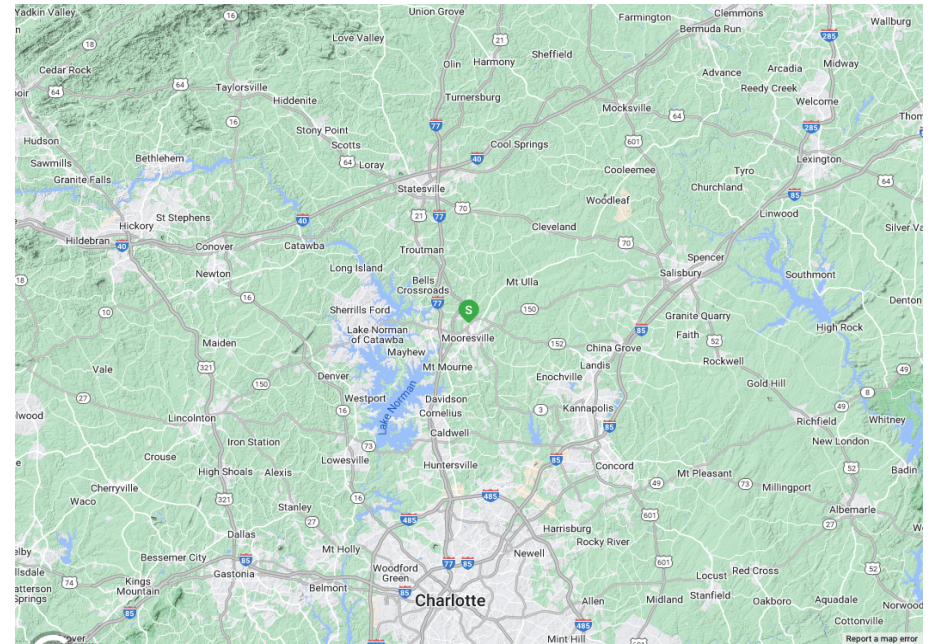
About Mooresville, NC

- 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.

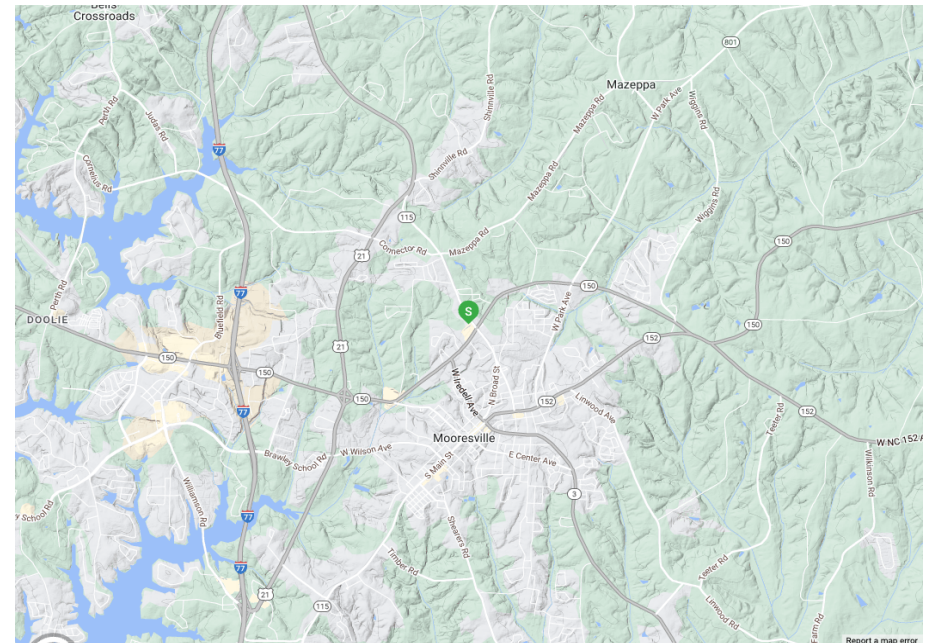
Rapid Growth in Mooresville

- 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



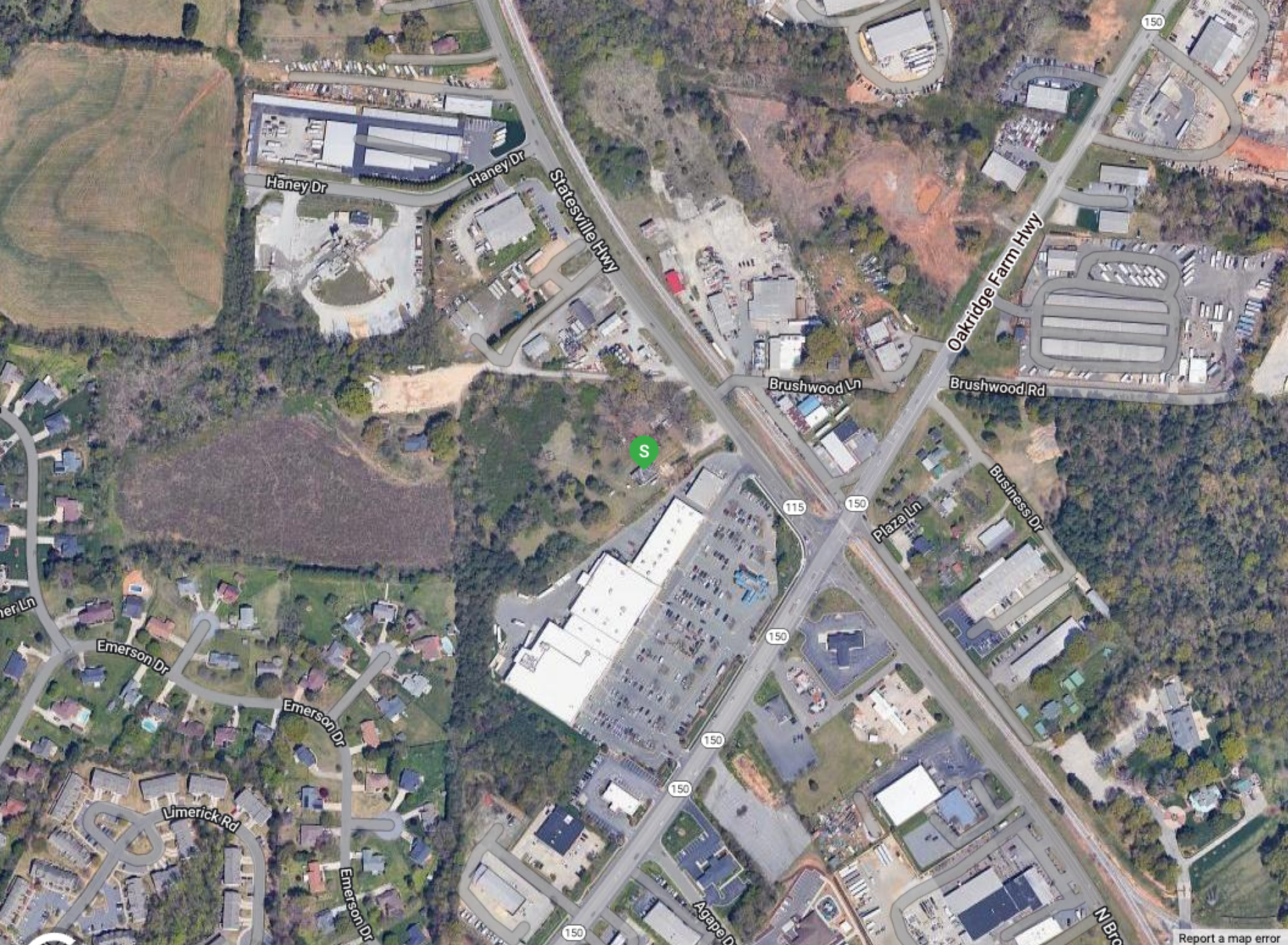
PROPERTY FEATURES

LAND SF	260,488
LAND ACRES	5.98
# OF PARCELS	1
ZONING TYPE	Hybrid Light Industrial (HLI)
TOPOGRAPHY	Gently Rolling
LOCATION CLASS	B
TRAFFIC COUNTS	12500

UTILITIES

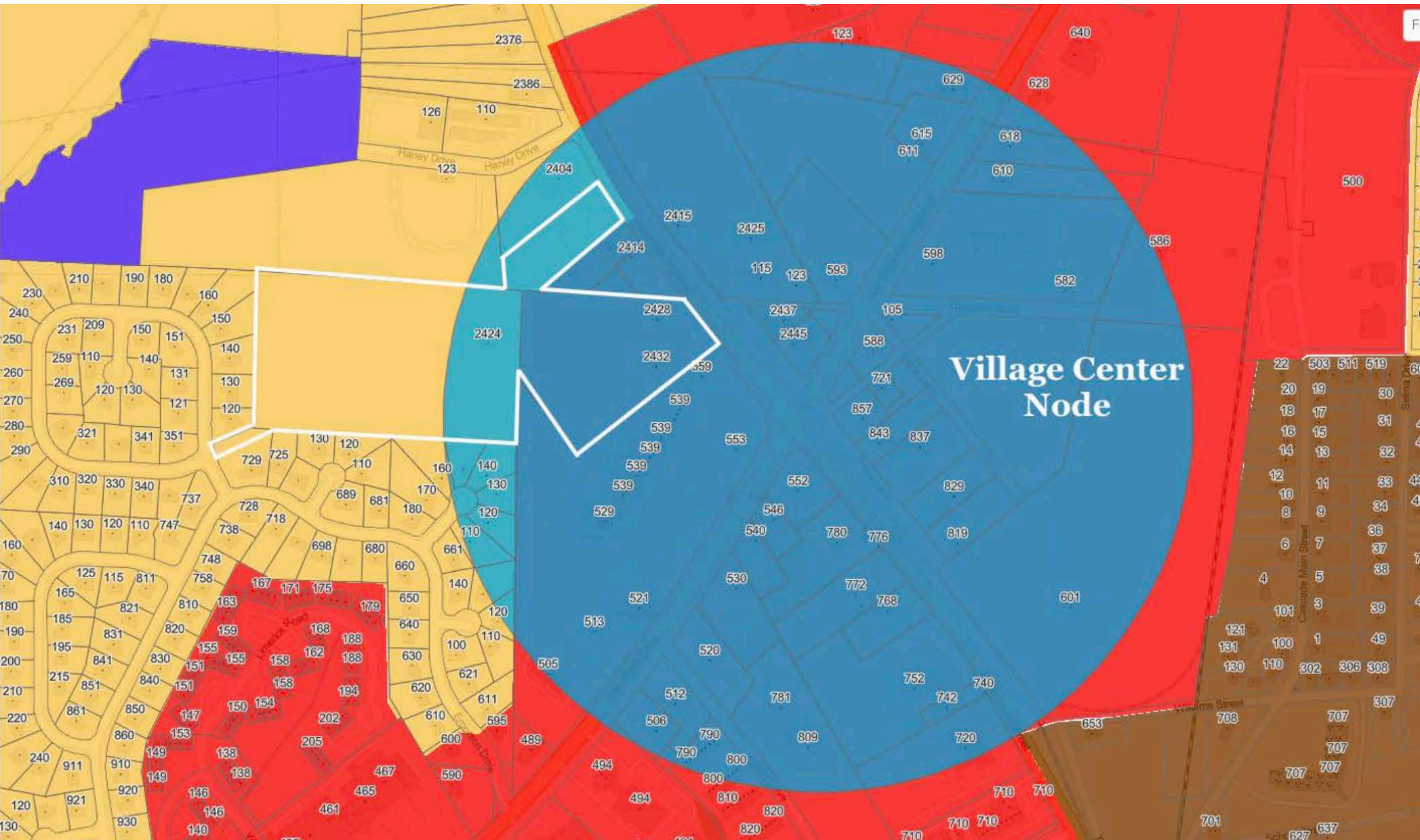
WATER	Available
SEWER	Available





[Report a map error](#)



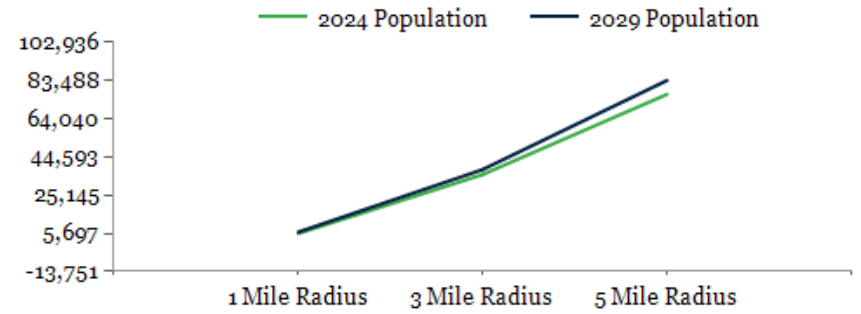




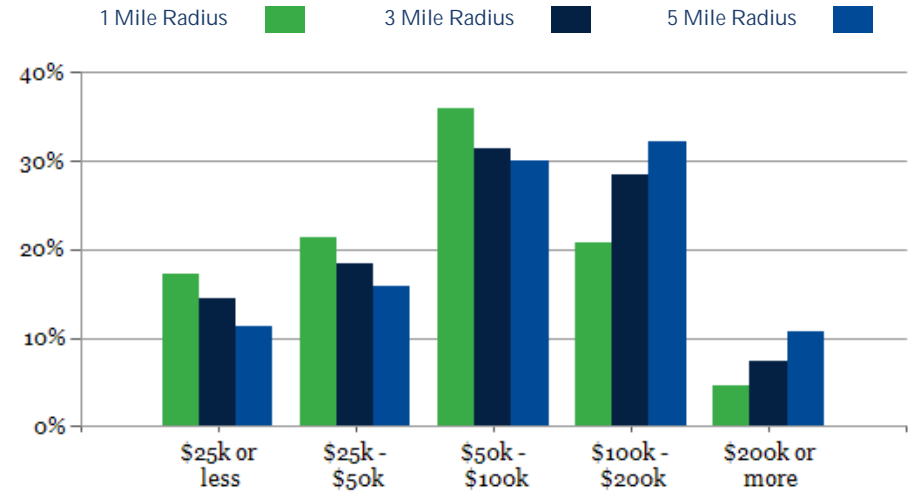
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,617	18,473	32,796
2010 Population	4,778	26,432	50,914
2024 Population	5,697	35,657	76,440
2029 Population	6,367	38,187	83,488
2024-2029: Population: Growth Rate	11.25%	6.90%	8.90%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	203	948	1,617
\$15,000-\$24,999	199	1,063	1,755
\$25,000-\$34,999	279	1,116	1,928
\$35,000-\$49,999	217	1,450	2,808
\$50,000-\$74,999	345	2,385	4,775
\$75,000-\$99,999	493	1,996	4,254
\$100,000-\$149,999	333	2,708	6,518
\$150,000-\$199,999	149	1,241	3,124
\$200,000 or greater	109	1,024	3,211
Median HH Income	\$67,602	\$75,032	\$85,633
Average HH Income	\$82,619	\$95,811	\$111,433

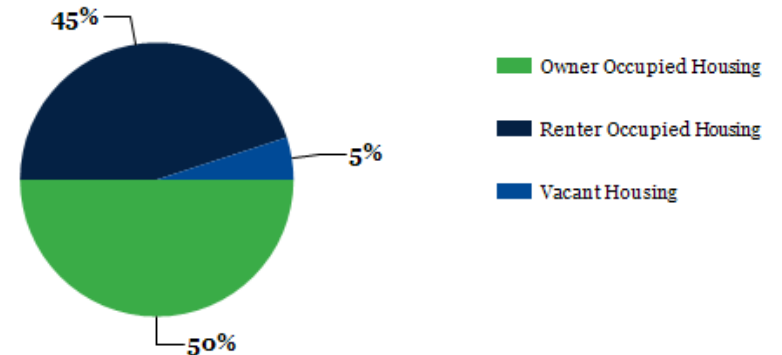
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,592	7,832	13,808
2010 Total Households	1,965	10,327	19,518
2024 Total Households	2,328	13,931	29,989
2029 Total Households	2,630	15,172	33,307
2024 Average Household Size	2.45	2.54	2.53
2024-2029: Households: Growth Rate	12.35%	8.60%	10.60%



2024 Household Income



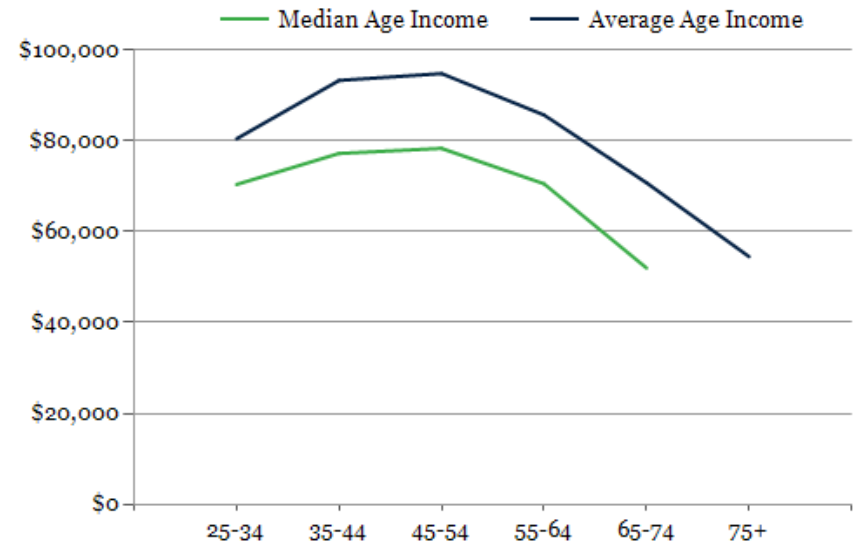
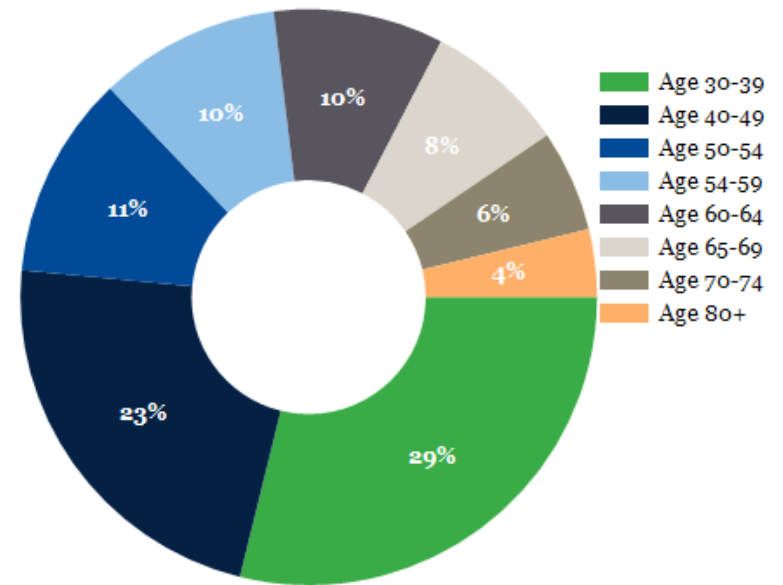
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	461	2,551	5,195
2024 Population Age 35-39	434	2,548	5,271
2024 Population Age 40-44	376	2,534	5,420
2024 Population Age 45-49	327	2,243	5,095
2024 Population Age 50-54	354	2,400	5,515
2024 Population Age 55-59	315	2,135	4,879
2024 Population Age 60-64	296	2,110	4,554
2024 Population Age 65-69	245	1,742	3,811
2024 Population Age 70-74	177	1,347	2,973
2024 Population Age 75-79	118	1,056	2,371
2024 Population Age 80-84	71	628	1,349
2024 Population Age 85+	44	546	1,145
2024 Population Age 18+	4,223	27,230	59,016
2024 Median Age	34	38	39
2029 Median Age	35	39	40

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,406	\$72,224	\$81,460
Average Household Income 25-34	\$80,491	\$90,659	\$105,167
Median Household Income 35-44	\$77,252	\$90,915	\$103,788
Average Household Income 35-44	\$93,333	\$112,629	\$126,437
Median Household Income 45-54	\$78,360	\$98,874	\$108,189
Average Household Income 45-54	\$94,850	\$117,132	\$134,961
Median Household Income 55-64	\$70,568	\$78,836	\$94,508
Average Household Income 55-64	\$85,715	\$100,670	\$122,446
Median Household Income 65-74	\$52,014	\$57,433	\$67,982
Average Household Income 65-74	\$70,792	\$80,950	\$93,537
Average Household Income 75+	\$54,518	\$57,335	\$65,802



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