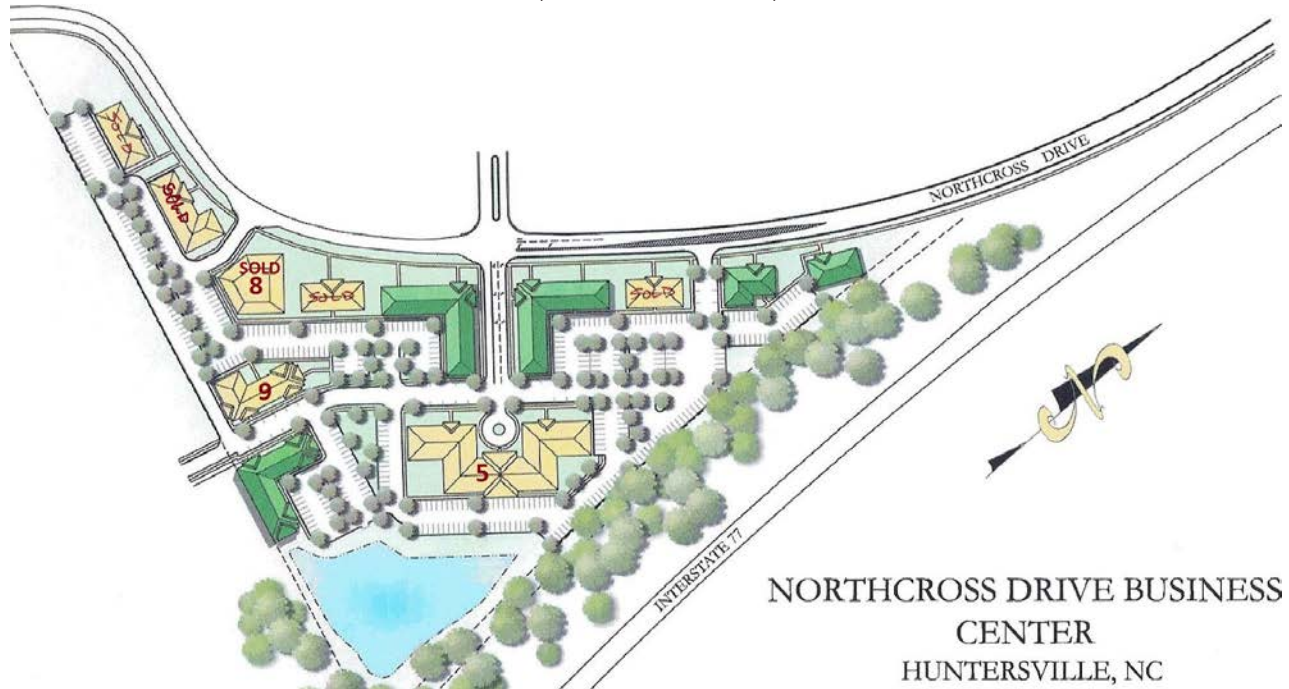


Northcross Business Center – Site Plan

Northcross Drive, Huntersville, North Carolina



Only 1 Lot Left

- Prime 19 acre commercial (office/retail) development
- Exceptional visibility and frontage on Northcross Drive
- Master planned development already approved
- Reciprocal easements throughout development allow for seamless integration of infrastructure
- Zoning: “Neighborhood Center Conditional District” (Huntersville)
- Remaining lot is suitable for 26,700 sf
- Low POA Dues



Location:

- Great Exposure to Northcross Drive frontage
- Easy Access to I-77 via Exit 25 (SW quadrant)
- 2.8 miles to Novant Hospital - Huntersville
- 9.5 miles to Lake Norman Regional Medical Center
- 16 miles to center of Downtown Charlotte
- Adjacent to Birkdale development

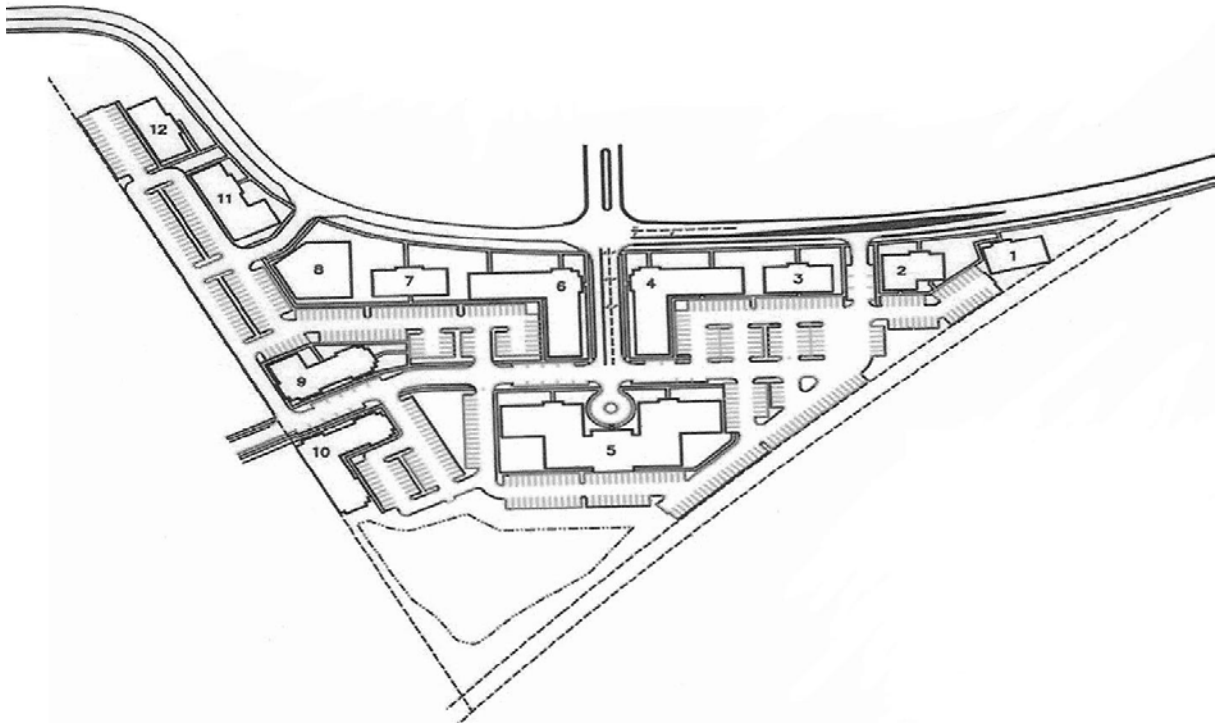
For additional information, contact Lisa Dula:

704-895-1011 704-576-5109

lisadula@dularealestate.com

This information was obtained from sources deemed reliable. While we do not doubt its accuracy, no liability is assumed for errors or omissions. This offering is subject to prior sale, lease, change or withdrawal without prior notice.

Available Building Lots Northcross Business Center



<u>Lot #</u>	<u>Tax Parcel #</u>	<u>Approved Square Ft.</u>	<u>Max. Height</u>	<u>Acreage</u>	<u>Asking Price</u>
5	009-331-23	26,700 sf	4 stories	3.69	\$2,250,000
9	JUST SOLD				

Notes: Lot #9 just sold to office user
 Building on lot #11 was sold to Pediatric Dentist
 Lot #8 sold to a local orthodontist

For additional information, contact Lisa Dula:
704-895-1011 704-576-5109 lisadula@dularealestate.com

Dula Real Estate, LLC

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