

Retail/Office/Mixed-Use



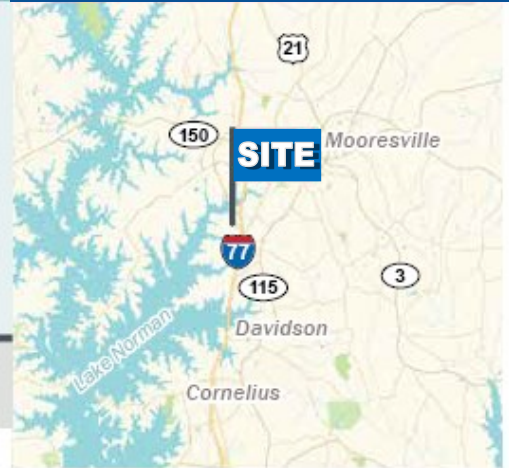
Williamson Road Parcels

Williamson Rd. at I-77, Mooresville, NC 28117



Retail and Office Parcels For Sale

- Prime location near I-77 Exit 33.
- Sites available from 1 - 8.67 Acres contiguous.
- Convenient access to retail, restaurants, and I-77.
- Town of Mooresville Zoning: Neighborhood Mixed Use (NMX).
- Located off Williamson Rd. across from Watermark Shopping Center



Pricing See Page 4.

Demographics	1 mile	3 mile	5 mile
2016 Population	2,406	28,942	78,787
2010 - 2016 Growth Rate	2.21%	1.96%	2.05%
2016 Avg. HH Income	\$105,849	\$91,675	\$96,458
Traffic Count	AADT		
Williamson Rd.	24,000 (2014)		
I-77	83,000 (2015)		



Market Aerial

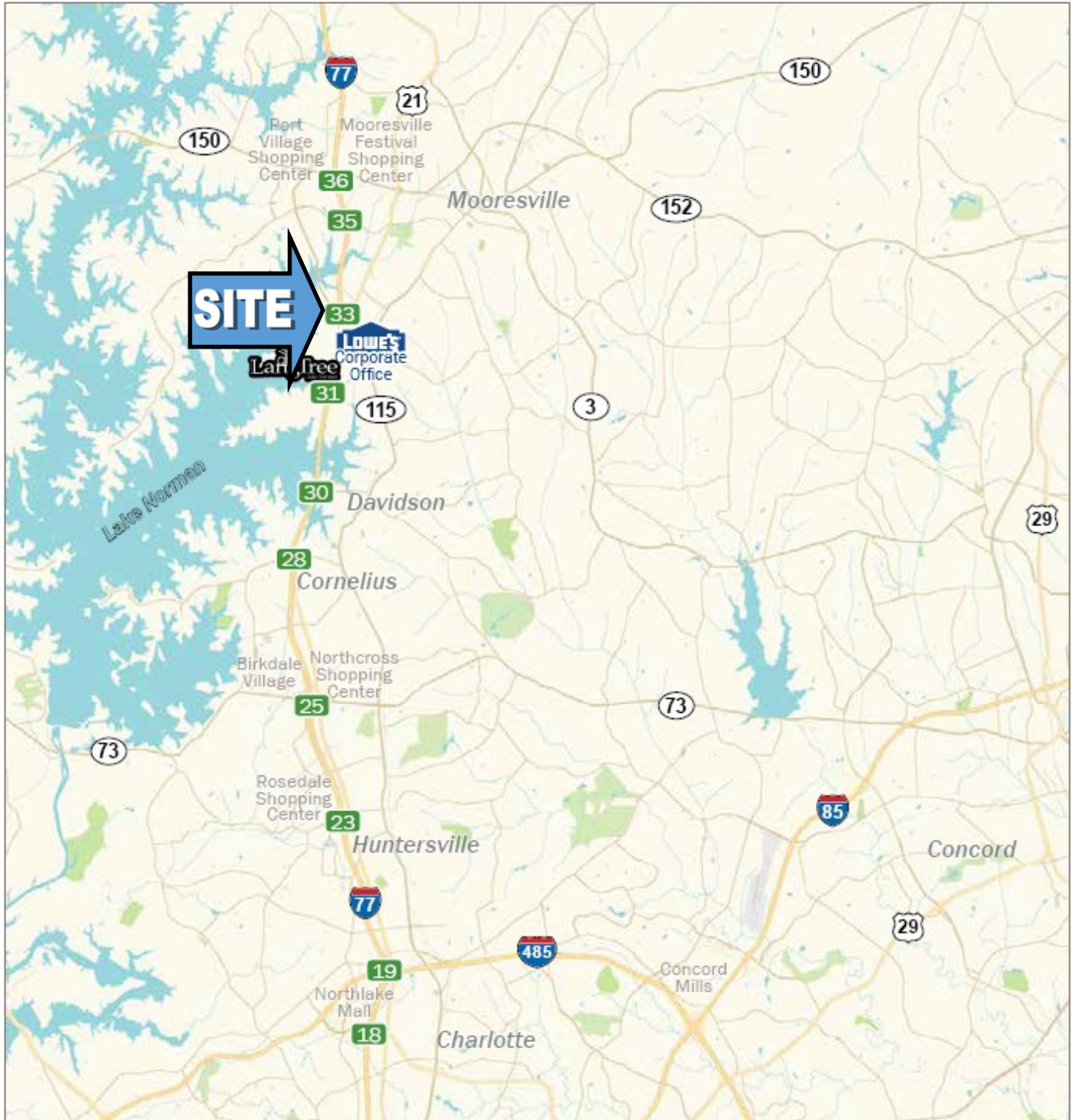
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BVBELK PROPERTIES

Market Map

Williamson Road Parcels
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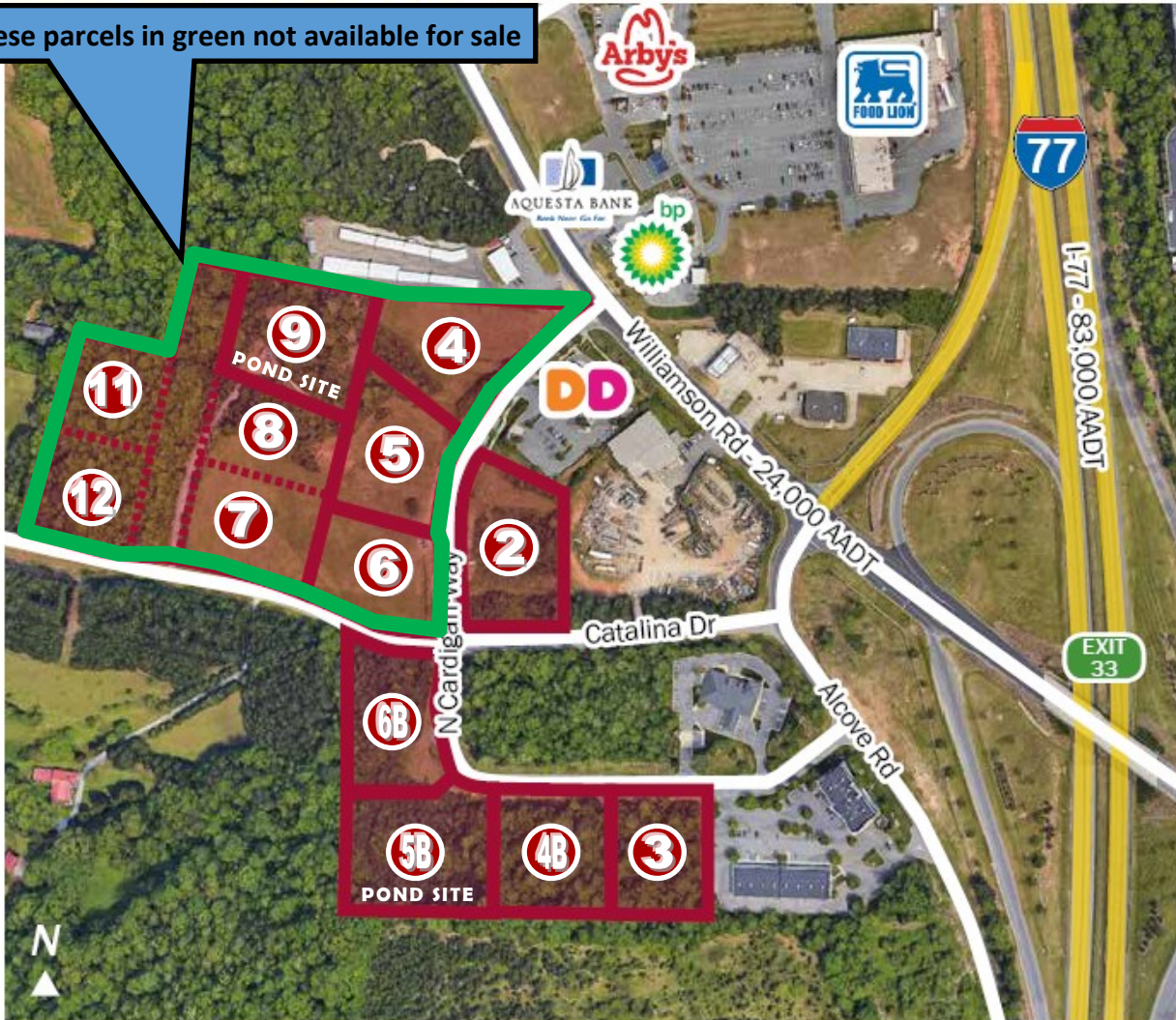


BVBELK PROPERTIES

Site Information

Williamson Road Parcels
Williamson Rd. at I-77, Mooresville, NC 28117

These parcels in green not available for sale



Outparcel #	Proposed Use	Acreage	Price	Outparcel #	Proposed Use	Acreage	Price
#2	Retail/Office	1.36	Not available	#11	Warehouse	1.19	\$1,200,000
#4	Retail/Restaurant	1.66	Not available	#12	Warehouse	1.18	\$1,400,000
#5	Warehouse	1.23	Not available	#6-B	Office/Flex	1.50	Not available
#6	Warehouse	1.21	Not available	#5-B	Pond Site	1.37	Not available
#7	Warehouse	1.07	Not available	#4-B	Office/Flex	1.23	Not available
#8	Warehouse	1.13	\$1,200,000	#3	Office/Flex	1.26	Not available
#9	Pond Site	1.42	N/A				

I-77 Alternative 1 Map

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Outparcel #	Proposed Use	Acreage	Price	Outparcel #	Proposed Use	Acreage	Price
#2	Retail/Office	1.36	Not available	#11	Warehouse	1.19	\$1,200,000
#4	Retail/Restaurant	1.66	Not available	#12	Warehouse	1.18	\$1,400,000
#5	Warehouse	1.23	Not available	#6-B	Office/Flex	1.50	Not available
#6	Warehouse	1.21	Not available	#5-B	Pond Site	1.37	Not available
#7	Warehouse	1.07	Not available	#4-B	Office/Flex	1.23	Not available
8	Warehouse	1.13	\$1,200,000	#3	Office/Flex	1.26	Not available
#9	Pond Site	1.42	Not available				

Utility Allocation

Piedmont Design Associates, P.A.

Site Engineering & Surveying Services

Client: Catalina Alcove Partners (B.V. Belk Investments)

Date: 3/28/11 revision

Project: Catalina Alcove Business Park

Task: Allocation of sanitary sewer capacity

Catalina Alcove Utility Allocation	% Site Impervious	Gross Lot Area	SF Imperv Allocation	% of Mkt Impervious	GPD		SS Cap Factor	GPD's Occup.
					Allocation	Per Unit		
Gross Utility Allocation GPD's		5,000.00						
Impervious Area/Parking Space		300.00			Retail	120	k	
Gross Impervious Allocation		253,954.80			Office	25	person	
					Restaurant	40	seat	
Lot #1 Office Building	64.80%	1.42	40,082	15.78%				2
Lot #2 Flex Office Building	76.50%	1.35	44,987	17.71%		1,302.09	1.65	2
Lot #3 Vacant Lot	36.00%	1.26	19,759	7.78%		894.56	1.01	2
Lot #4 Vacant Lot	34.00%	1.23	18,217	7.17%		-	-	2
Lot #5 Pond Site	5.08%	1.37	3,032	1.19%		-	-	2
Lot #6 Vacant Lot	50.00%	1.50	32,670	12.86%		-	-	2
Lot #7 Piedmont Aviation Credit Union	50.00%	1.11	24,176	9.52%		475.98	1.00	2
Lot #8 Piedmont Aviation Credit Union	50.00%	1.17	25,483	10.03%		501.71	1.00	2
Lot #9 Piedmont Aviation Credit Union	63.00%	1.66	45,555	17.94%		896.90	1.00	2
Totals		12.07	253,959.42	100.00%		4,071.23		
Surplus allocated to Williamson or Watermark						928.77		

Utility Allocation (Continued)

Piedmont Design Associates, P.A.									
Site Engineering & Surveying Services									
Client: Williamson Road Bus Park, LLC									
Date: 3/28/11 revision									
Project: Williamson Rd. Business Park									
Task: Allocation of sanitary sewer capacity									
Gross Utility Allocation GPD's									
Utility Allocated from Catalina GPD's									
Total Utility Allocation GPD's									
Impervious Allocation to Sites									
Catalina Alcove									
Utility Allocation									
% Site									
Gross Lot Area									
SF Imperv Allocation									
Use									
% of Mkt									
GPD Allocation									
Cap Factor									
GPD's per Occupant									
Max Occupants									
Lot #1	Bob Wilson Site	70.00%	87,122.00	60,985	Retail	120	1.00	25.00	56.75
Lot #2		50.00%	59,133.00	29,567	Office	25	-	25.00	-
Lot #3	Dunkin Doughnut-Multi-Tenant Bldg	65.60%	63,113.00	41,402	Restaurant	40	1.60	40.00	38.52
Lot #4	Planned Restaurant	44.00%	72,082.00	31,716			124.00	40.00	124.00
Lot #5		40.00%	53,658.00	21,463			-	25.00	-
Lot #6		45.00%	52,761.00	23,742			-	40.00	-
Lot #7		50.00%	46,791.00	23,396			-	25.00	-
Lot #8		45.00%	49,039.00	22,068			-	25.00	-
Lot #9	Pond Site	2.00%	61,750.00	1,235			-	-	-
Lot #10	Sign Site	5.00%	8,674.00	434			-	25.00	-
Lot #11		40.00%	51,945.00	20,778			-	25.00	-
Lot #12		50.00%	51,594.00	25,797			-	25.00	-
Totals			657,662.00	302,582.51	100.00%				219.27
Surplus allocated to Watermark									
8.34									

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Demographic Snapshot

Lat/Lon: 35.5554/-80.8615

RS1

132 N Cardigan Way

Mooresville, NC 28117

1 mi radius 3 mi radius 5 mi radius 10 mi radius

	1 mi radius	3 mi radius	5 mi radius	10 mi radius	
POPULATION	2020 Estimated Population	3,661	30,658	77,994	202,303
	2025 Projected Population	3,925	32,791	83,418	215,982
	2010 Census Population	2,222	25,609	68,817	171,031
	2000 Census Population	1,677	16,471	44,651	107,501
	Projected Annual Growth 2020 to 2025	1.4%	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2020	5.9%	4.3%	3.7%	4.4%
	2020 Median Age	38.2	38.5	38.7	39.6
HOUSEHOLDS	2020 Estimated Households	1,641	12,615	30,877	81,154
	2025 Projected Households	1,728	13,269	32,644	85,739
	2010 Census Households	911	9,934	25,857	65,625
	2000 Census Households	675	6,423	16,834	41,251
	Projected Annual Growth 2020 to 2025	1.1%	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	7.2%	4.8%	4.2%	4.8%
RACE AND ETHNICITY	2020 Estimated White	76.8%	82.1%	81.5%	81.8%
	2020 Estimated Black or African American	6.7%	6.8%	8.8%	9.6%
	2020 Estimated Asian or Pacific Islander	13.7%	6.8%	4.9%	4.2%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%	0.3%
	2020 Estimated Other Races	2.4%	4.0%	4.3%	4.1%
	2020 Estimated Hispanic	5.9%	6.2%	6.3%	6.4%
INCOME	2020 Estimated Average Household Income	\$115,010	\$110,673	\$117,395	\$121,223
	2020 Estimated Median Household Income	\$105,837	\$83,841	\$85,742	\$92,108
	2020 Estimated Per Capita Income	\$51,565	\$45,575	\$46,611	\$48,687
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.2%	2.0%	1.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.9%	3.1%	3.5%
	2020 Estimated High School Graduate	13.5%	18.2%	18.3%	18.2%
	2020 Estimated Some College	23.6%	20.8%	20.9%	20.0%
	2020 Estimated Associates Degree Only	8.0%	10.7%	10.3%	10.2%
	2020 Estimated Bachelors Degree Only	28.8%	31.7%	30.9%	31.2%
	2020 Estimated Graduate Degree	21.7%	13.4%	14.5%	15.0%
BUSINESS	2020 Estimated Total Businesses	450	2,378	4,702	9,721
	2020 Estimated Total Employees	5,264	21,145	42,312	78,502
	2020 Estimated Employee Population per Business	11.7	8.9	9.0	8.1
	2020 Estimated Residential Population per Business	8.1	12.9	16.6	20.8