



81+/- Acres Mazeppa Rd

Mooresville, NC 28117



81+/-
Acres

FOR SALE

\$5,285,000

COMPASS
COMMERCIAL

Vacant Land Available for Sale

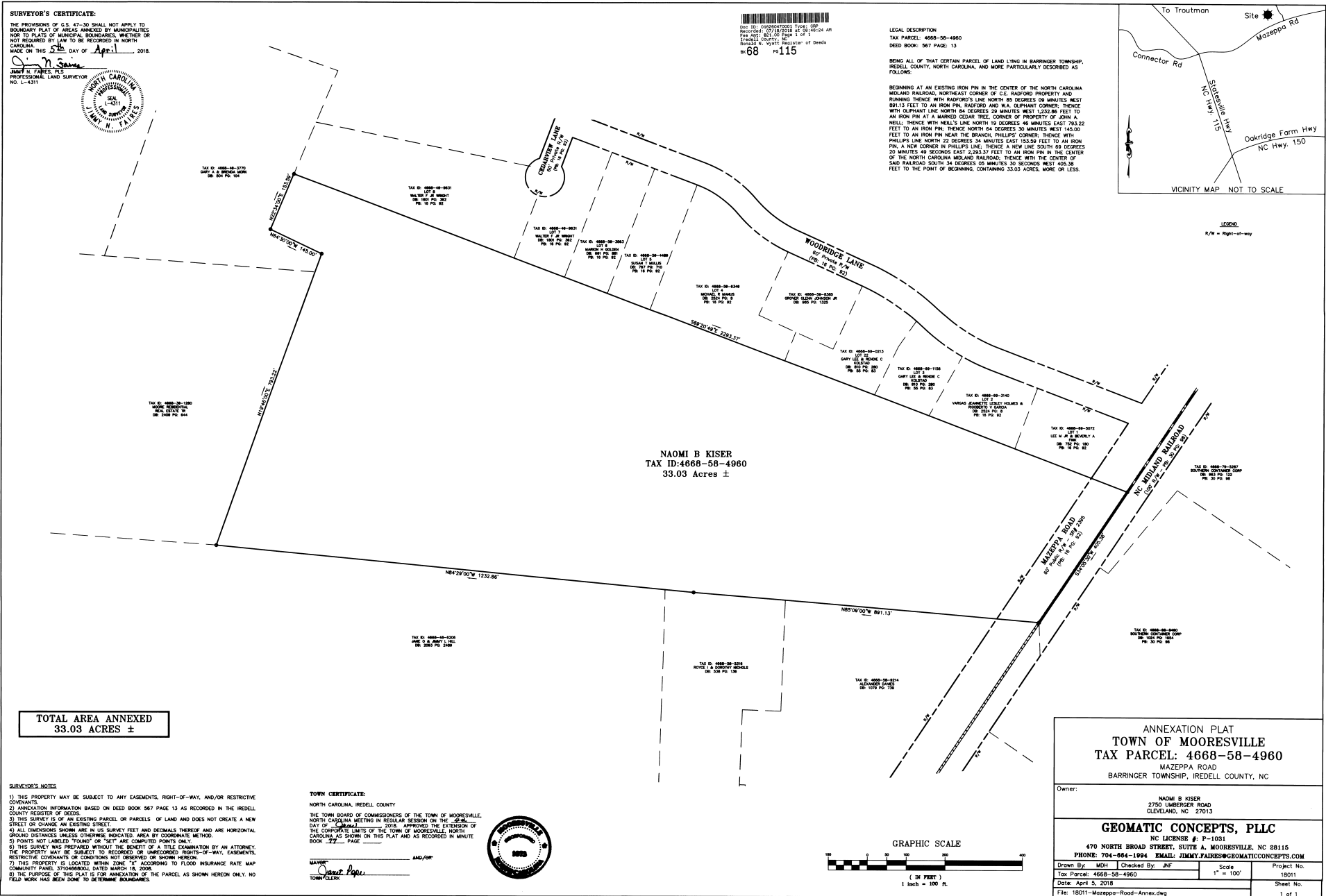
81+/- Acres on Mazeppa Road. Currently zoned Residential Agricultural (RA) and Residential Limited Service (RLS), which is ideal for a variety of uses and this area's growth lends to multiple potential rezoning options. Close proximity to Mazeppa Park, Trackhouse Motorplex, several major highways, I-77, and newly planned Mazeppa Rd flyover provides easy access to all Mooresville and the region have to offer. Water is available via a 16" waterline on the Eastern edge of Mazeppa Rd.

Property Details

Location	Mazeppa Road Mooresville, NC 28117
County	Iredell
Zoning	RA & RLS
City Limits	33 Acres in Town of Mooresville
Acreage	81+/- AC
Road Frontage	850'+/-
Parcel IDs	4668584960.000 4668476419.000 4668486206.000 4668572299.000 - Portion of 4668479343.000 - Portion of



Plat - 33+/- Acres



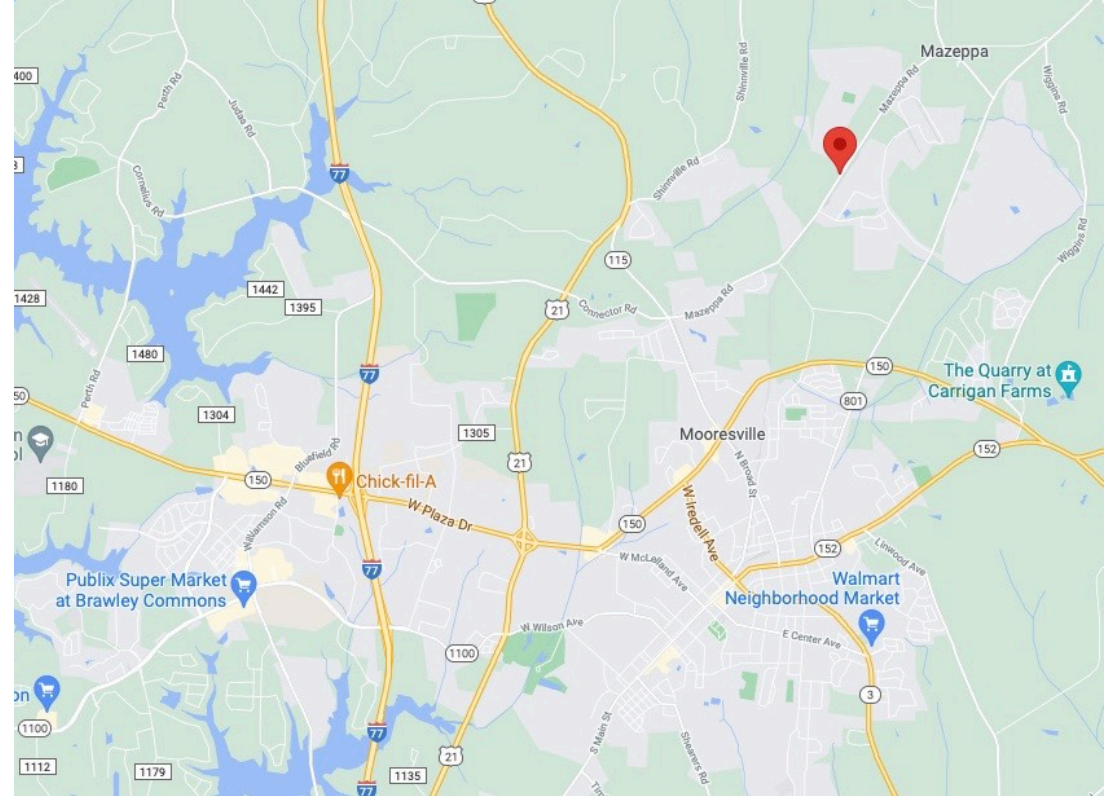
*The information presented is not intended for use during purchase. All Floor Plans, Elevations, and Options are an artistic representation and for illustration purposes only.

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Est. 2023 Population	1,814	30,200	74,263
Avg. Household Income	\$89,607	\$99,396	\$102,468
Median Household Income	\$80,392	\$81,910	\$80,716
Households	726	11,546	28,651

Mooresville, North Carolina

The fast growing city close to the notorious Lake Norman is woven with tons of attractions and excitement! With its convenient proximity to both I-77 and I-40, and approximately 30 miles north of Charlotte, Mooresville has been described as the optimum environment for living, working, and playing. Home to many NASCAR race teams and auto museums, this bustling town has earned the nickname 'Race City USA'. For those who don't have a need for speed, the drive-thru Lazy 5 Ranch, the nature trails of Lake Norman State Park, and Trump National Golf Club are a must. Come find out why popular Brawley School Rd neighborhoods like The Point and The Farms are thriving!



For More Information

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