



# 10100 Bailey Road

Land For Sale

Presented By:

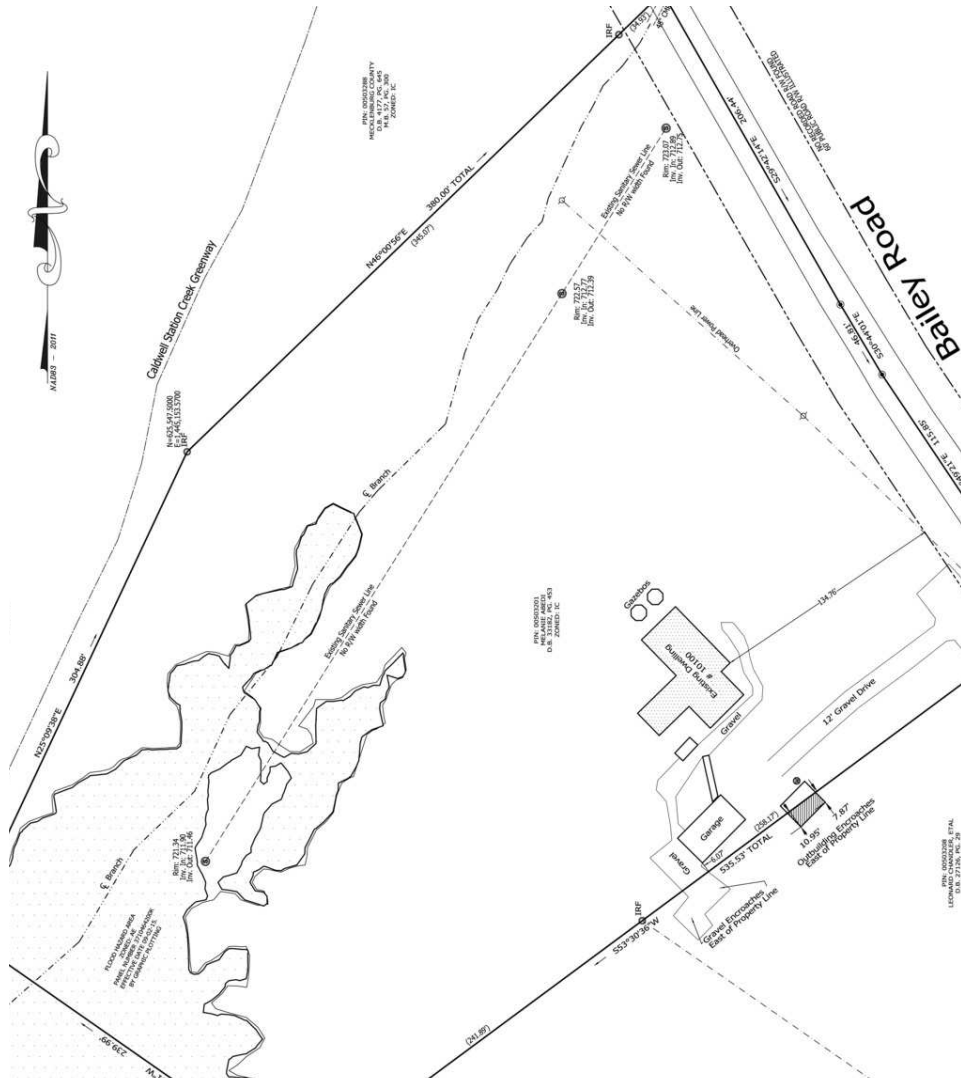
**NICK GONZALEZ**

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# 10100 BAILEY ROAD

LAND FOR SALE



## PROPERTY DESCRIPTION

±3.99 acre development opportunity in Cornelius, NC. Centrally located east of Lake Norman with a 10 mile drive to Mooresville and 18 miles to downtown Charlotte. All municipal utilities are available and there are no known environmental encumbrances. Please inquire on multiple conceptual plans for development! Owner will sell, joint venture, or owner finance.

## PROPERTY HIGHLIGHTS

- ±3.99 acre development opportunity in Cornelius, NC
- Centrally located east of Lake Norman
- 10-mile drive to Mooresville, 18 miles to downtown Charlotte
- All municipal utilities available, no environmental encumbrances
- Multiple conceptual plans for development available
- Owner open to sale, joint venture, or owner finance

## OFFERING SUMMARY

|                           |             |
|---------------------------|-------------|
| <b>Sale Price:</b>        | \$1,116,000 |
| <b>Lot Size:</b>          | 3.99 Acres  |
| <b>Price/Usable Acre:</b> | \$450,000   |

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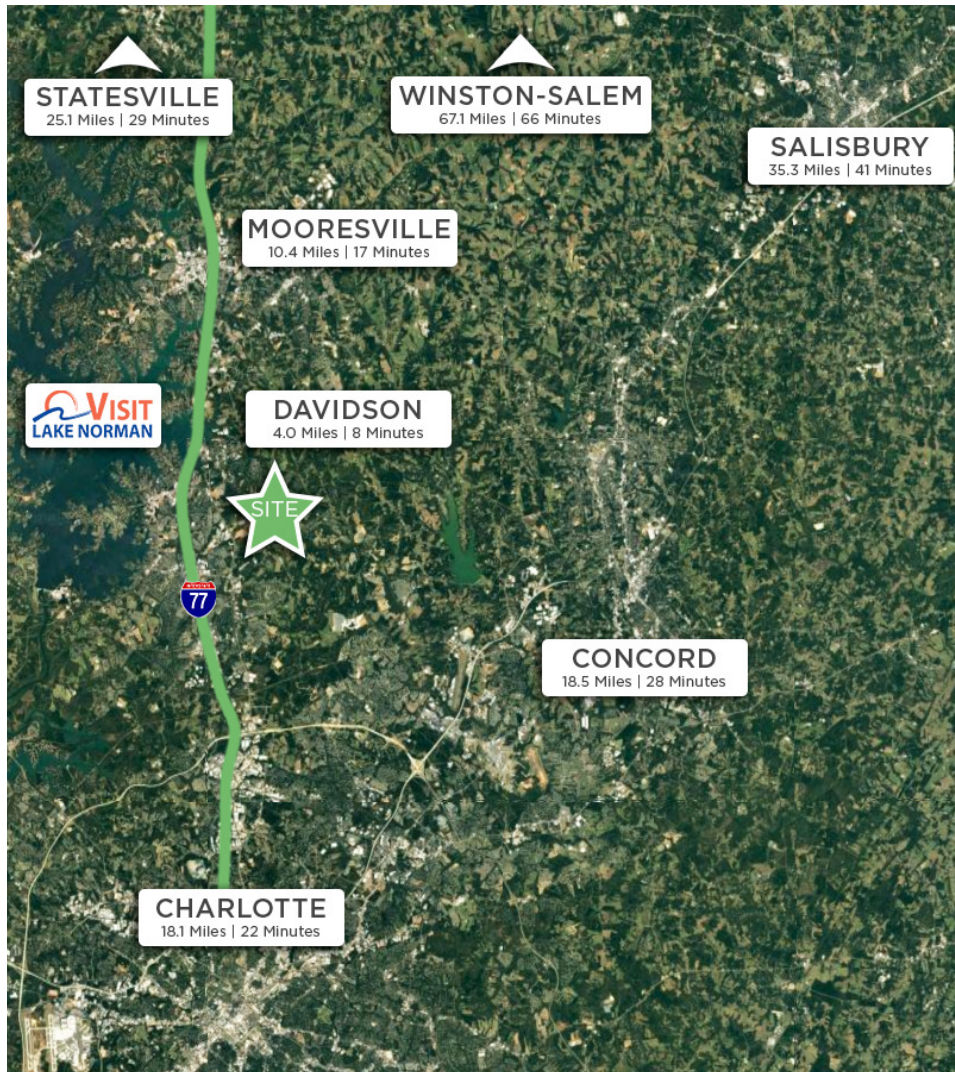
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## LOCATION DESCRIPTION

Cornelius was established in 1905 and originated as a mill and farm community. The damming of the Catawba River to create Lake Norman was as influential as the cotton industry to the town's development and growth. In 1963, Duke Power created Lake Norman and provided the area with recreational opportunities and a source of hydroelectric power. The formation of Lake Norman also provided Cornelius with approximately 70 miles of choice lakeside property. The Town of Cornelius is a highly diverse community with ten public parks, a wide variety of housing opportunities, vibrant retail and office centers, and a championship golf course.

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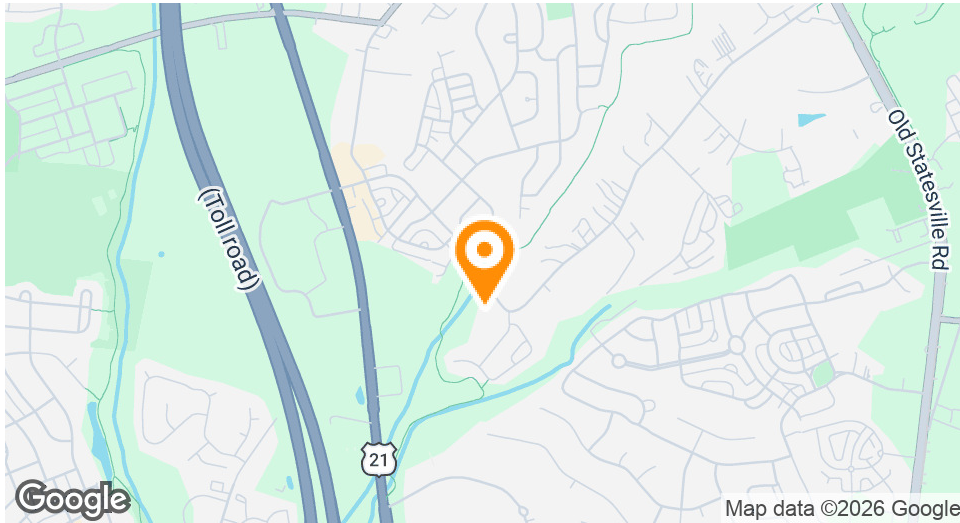
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|                         |            |
|-------------------------|------------|
| <b>Property Type</b>    | Land       |
| <b>Property Subtype</b> | Office     |
| <b>Lot Size</b>         | 3.99 Acres |
| <b>Free Standing</b>    | No         |

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Sale Price

**\$1,116,000**

## LOCATION INFORMATION

|                     |                     |
|---------------------|---------------------|
| Street Address      | 10100 Bailey Road   |
| City, State, Zip    | Cornelius, NC 28031 |
| County              | Mecklenburg         |
| Signal Intersection | No                  |

## PROPERTY INFORMATION

|                   |            |
|-------------------|------------|
| Property Type     | Land       |
| Lot Size          | 3.99 Acres |
| Price/Usable Acre | \$450,000  |
| Power             | No         |
| Rail Access       | No         |
| Soil Type         | Other      |



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