

0 BRAWLEY SCHOOL ROAD, MOORESVILLE, NC 28117

3.33 ACRES FOR SALE



Gil Allred | (704) 765-4620 | gil@onealliancecompanies.com

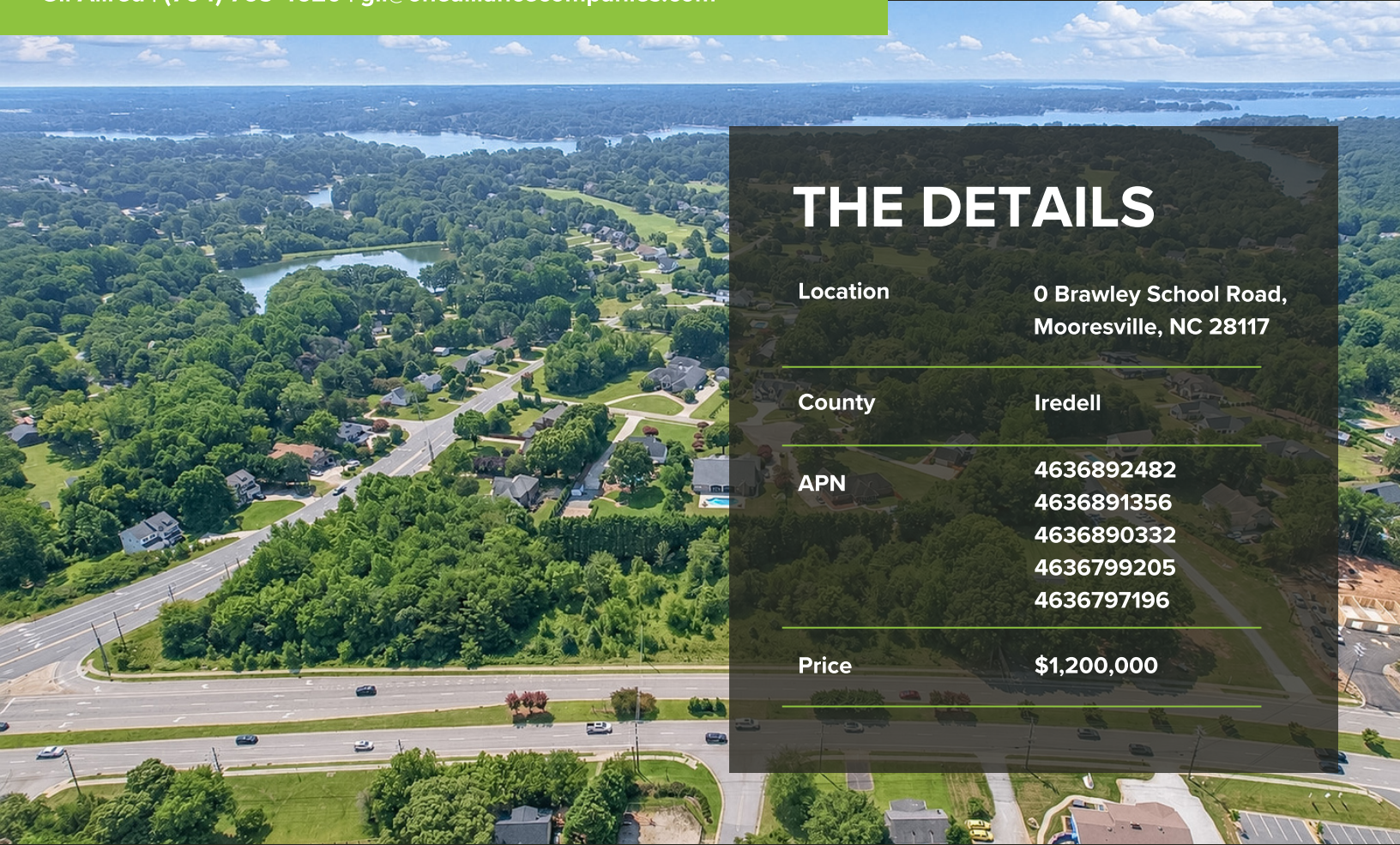
ABOUT THE PROPERTY

3.33 ACRES FOR SALE

- Medical office or general office use permitted under Neighborhood Business-Commercial zoning.
- Signalized intersection provides excellent access and visibility for tenants and visitors.
- Located in a rapidly growing commercial corridor with strong area demographics.
- Four-lane divided roadway with dedicated turn lanes ensures convenient site access.
- Ideal location for medical, professional, and service-oriented office users.
- High-exposure setting in an established business district with excellent connectivity.



3.33 ACRES FOR SALE



THE DETAILS

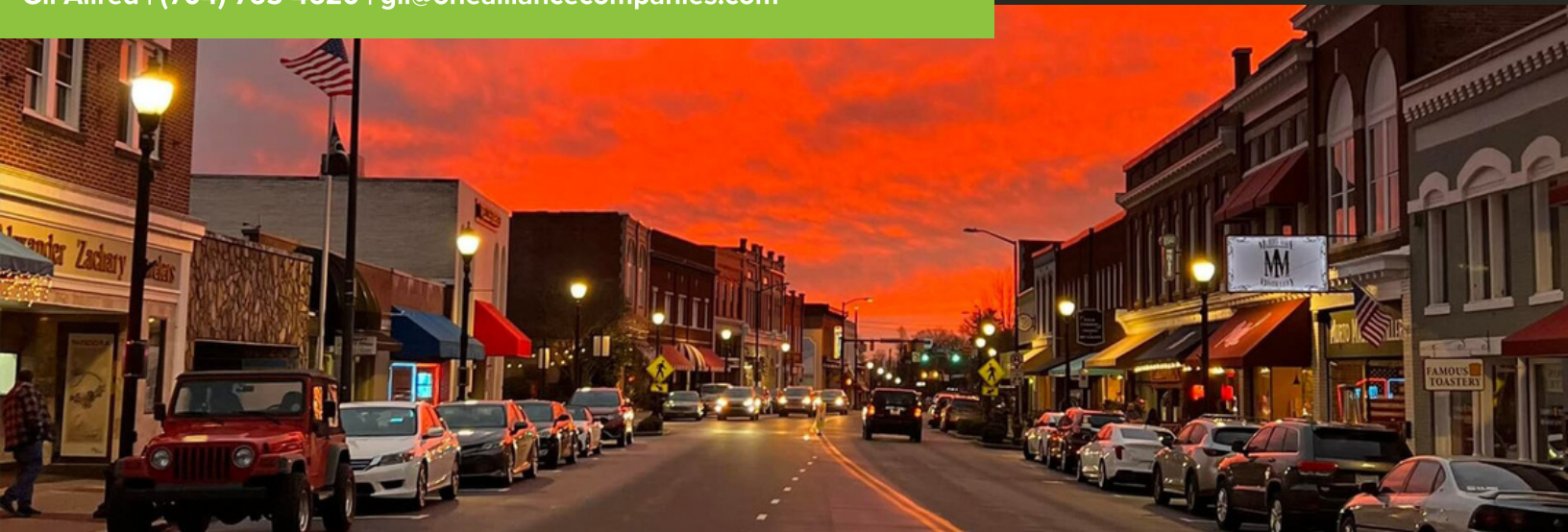
Location	0 Brawley School Road, Mooresville, NC 28117
County	Iredell
APN	4636892482 4636891356 4636890332 4636799205 4636797196
Price	\$1,200,000

ABOUT THE PROPERTY

PROPERTY FEATURES

Land Acres	3.33
Land SF	145,054
Parcels	5
Zoning	Commercial, Neighborhood Business-Commercial District





ABOUT THE AREA

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 is actively promoting mixed-use development, especially around growth nodes like Village Centers. Attracting residential, commercial, and light industrial development due to strategic location and amenities.

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.

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.

