

# ±12.31 ACRES IN MOCKSVILLE

FOR SALE | MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE

## 5 COMMERCIAL PARCELS FOR SALE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land, Commercial
TOTAL ACREAGE	12.31
# OF PARCELS	5
SALE PRICE	\$400,000/Acre

## DESCRIPTION

Multiple outparcels to well-trafficked Walmart Supercenter-anchored shopping center available. Lots located at exit 170, directly off of Interstate-40 and US-601, the primary access route to Mocksville. Situated in thriving retail corridor within growing industrial market. Previously approved 64-unit multi-family development opportunity laid out on the 6.74 acre lot.

## PARCEL DETAILS

LOT 1	1.64 Acres	H4190A0009
LOT 2	1.73 Acres	H4190A0005
LOT 3	0.83 Acres	H4190A0006
LOT 4	6.74 Acres	H4190A0003
LOT 5	1.37 Acres	H4190A000301

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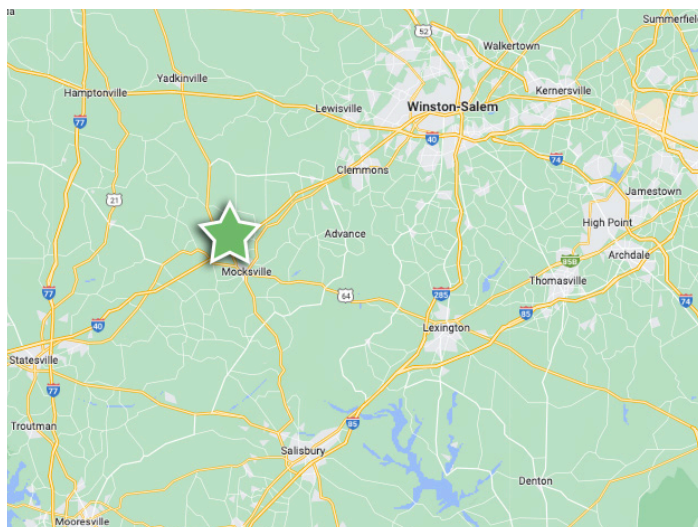
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## SITE PLAN FOR 64-UNIT MULTI-FAMILY DEVELOPMENT OPPORTUNITY (LOT 4)



### KEY FEATURES

- Located in central Davie County directly off of I-40
- Surrounded by thriving retail, healthcare, and concentration of industrial employers
- All utilities available
- Davie county multi-family vacancy rate at 3.6%



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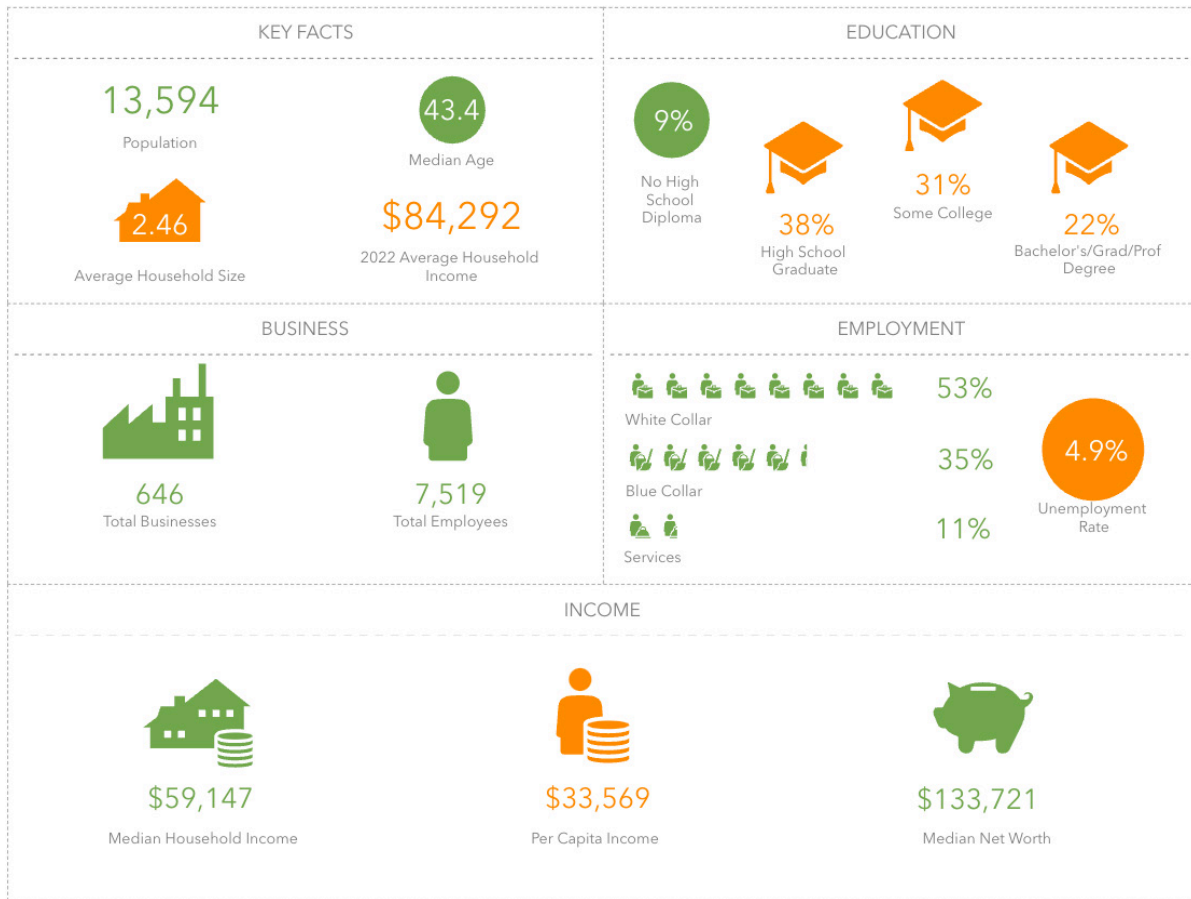
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## PROPERTY INFORMATION

PROPERTY TYPE	Land	PROPERTY SUBTYPE	Commercial
TOTAL ACREAGE	12.31	AVAILABLE UTILITIES	Water, Sewer, Electrical, Gas
# OF PARCELS	5	ZONING	Highway Commercial (HC)

## PRICING & TERMS

SALE PRICE	\$400,000/Acre
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*The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.*

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