



OFFERING MEMORANDUM

CORNER OF HWY 150 & KENDRA DRIVE

4.54 ACRES FOR SALE
00 KENDRA DRIVE, MOORESVILLE NC 28117

Corner of Hwy 150 & Kendra Drive

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Exclusively Listed By



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OFFERING SUMMARY

ADDRESS	00 Kendra Drive Mooreville NC 28117
COUNTY	Iredell
PRICE	\$2,500,000
LAND ACRES	4.54
ZONING TYPE	HB CUD
# OF PARCELS	3
APN	4637782530, 4637784353, 4637782260

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	4,709	27,635	66,676
2022 Median HH Income	\$102,069	\$100,083	\$95,528
2022 Average HH Income	\$130,220	\$136,711	\$134,317

Property Highlights

- Prime commercial corner at the intersection of Hwy 150 and Kendra Drive in Mooreville, NC
- +/- 270 feet of road frontage on Hwy 150
- Zoned HB CUD (Highway Business)
- 28,000 AADT along Hwy 150 in 2021
- Hwy 150 widening plans available upon request



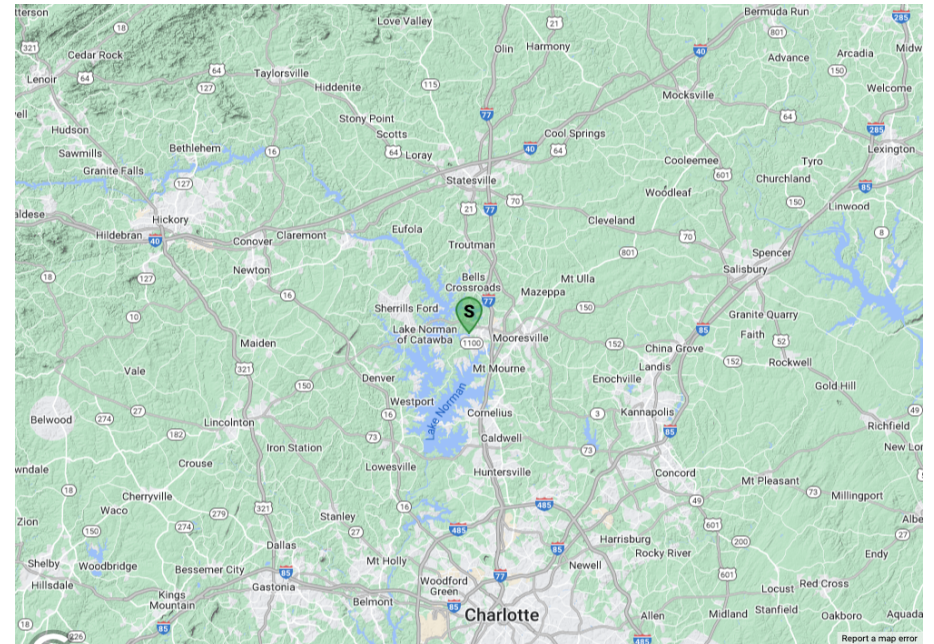
Property Description

- Introducing a remarkable 4.54 acre parcel of land ideally positioned on the prominent corner of Kendra Drive and Highway 150 in the bustling town of Mooreville, North Carolina. This exceptional property presents a unique chance for a developer to capitalize on its strategic location and significant traffic exposure.
- Boasting a generous 4.54 acres, this parcel offers ample space to accommodate a variety of commercial development possibilities. With a daily traffic count exceeding 28,000 vehicles, this location ensures a constant flow of potential customers and clients.
- The property's size and location and existing zoning of HB CUD (Highway Business) make it ideal for a range of commercial developments. Whether you're considering retail, dining, office spaces, or mixed-use concepts, this parcel provides a plethora of development opportunities.

About Mooresville, NC

- Mooresville is a town located in Iredell County, North Carolina, United States. It is situated on the northern edge of the Charlotte metropolitan area and is approximately 25 miles north of downtown Charlotte. Mooresville is the corporate headquarters of Lowe's Companies, Inc., one of the largest home improvement retailers in the world. Lowe's has a significant presence in the town, employing thousands of residents and contributing to the local economy.
- Mooresville is often referred to as "Race City USA" due to its strong connection to the motorsports industry and its proximity to many NASCAR race teams. Mooresville is situated on the shores of Lake Norman, a large man-made lake created by the construction of the Cowans Ford Dam on the Catawba River. Lake Norman offers various recreational activities, including boating, fishing, and water sports, and it attracts many visitors and residents who enjoy its scenic beauty.

Regional Map



About Charlotte, NC

- Charlotte, also known as "Queen City", is located in Mecklenburg County and is the largest city in NC and one of the fastest-growing cities in the United States. The population in 2021 was over 800,000 people. The city has many opportunities to live and work. Charlotte is a southern town with an urban feel. From unique restaurants to shops and entertainment, Charlotte has plenty to offer for everyone.
- According to Forbes, Charlotte ranks 1st among the top 10 cities with the best employee engagement. In Charlotte, there are eight Fortune 500 companies. These include Lowes, Bank of America, Nucor, Honeywell, Duke Energy, Truist Financial, Sonic Automotive, and Brighthouse Financial. Charlotte is home to the Charlotte International Airport, one of the nation's and world's busiest airports. In 2022, CLT hosted nearly 48 million passengers and handled 505,589 aircraft arrivals and departures. The growth of CLT has resulted in the plan to add an additional runway. This fourth parallel runway is anticipated to be 150 feet wide and 10,000 feet long, making it CLT's longest runway.

Locator Map

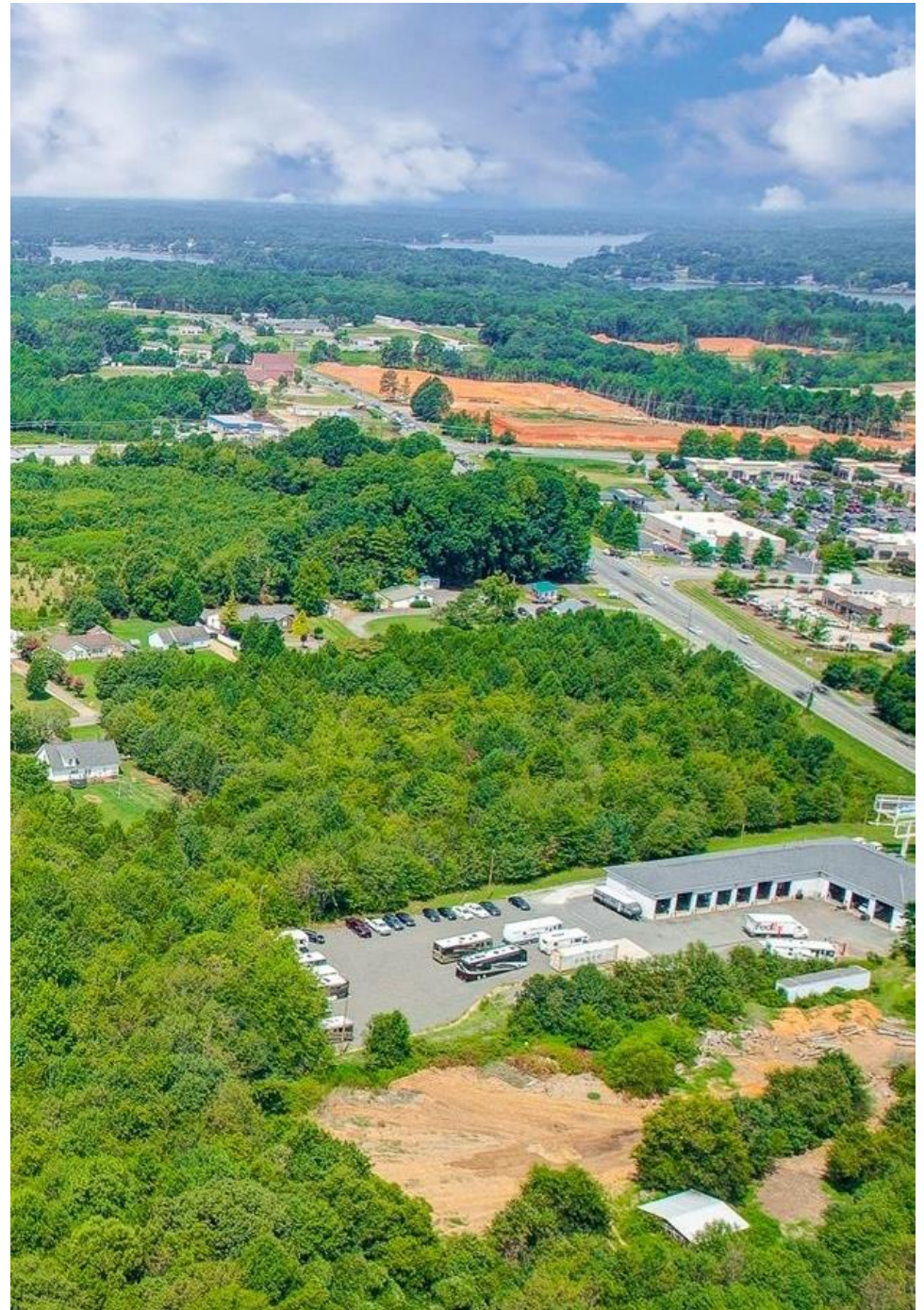


PROPERTY FEATURES

LAND ACRES	4.54
# OF PARCELS	3
ZONING TYPE	HB CUD
TOPOGRAPHY	Flat
LOCATION CLASS	A

Highway Business (HB) Zoning

- The Highway Business (HB) District is established and intended to provide lands for business uses that provide goods and services to residents of the region and entire community, including shopping centers and large retail establishments located along highways and adjacent to highway interchanges. The district provides for the location of auto-oriented and auto-dependent uses in addition to service-oriented uses that provide support to the surrounding region. The district should typically be located along growth corridors as identified in the Comprehensive Land Use Plan.
- Allowable retail, office, and light industrial uses should provide appropriate appearance, parking, traffic movement, and landscaping elements, and protect abutting residential areas from adverse impacts. Retail uses exceeding 100,000 square feet are permitted through the approval of a Conditional Use Permit. Live/work dwellings with a maximum density of 10 units per acre may be permitted with a Conditional Use Permit, but all other residential uses are prohibited. Attached Residential, Shopfront Building, Workplace Building, Commercial/Retail, Flex/Industrial, and Large Retail Building Forms are appropriate for use in the district.







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	924	10,136	28,584
2010 Population	2,900	18,812	47,079
2022 Population	4,709	27,635	66,676
2027 Population	5,281	29,561	71,309
2022-2027: Population: Growth Rate	11.60 %	6.80 %	6.75 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	81	452	1,389
\$15,000-\$24,999	37	477	1,168
\$25,000-\$34,999	95	504	1,389
\$35,000-\$49,999	150	1,126	2,612
\$50,000-\$74,999	229	1,705	4,203
\$75,000-\$99,999	292	1,298	3,003
\$100,000-\$149,999	446	2,139	5,032
\$150,000-\$199,999	231	1,397	3,294
\$200,000 or greater	267	2,037	4,565
Median HH Income	\$102,069	\$100,083	\$95,528
Average HH Income	\$130,220	\$136,711	\$134,317

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	517	4,687	13,003
2010 Total Households	1,036	7,155	17,930
2022 Total Households	1,829	11,136	26,657
2027 Total Households	2,069	12,060	28,884
2022 Average Household Size	2.57	2.47	2.49
2000 Owner Occupied Housing	334	3,251	8,600
2000 Renter Occupied Housing	58	623	2,415
2022 Owner Occupied Housing	1,177	7,225	17,389
2022 Renter Occupied Housing	652	3,911	9,268
2022 Vacant Housing	182	1,193	2,782
2022 Total Housing	2,011	12,329	29,439
2027 Owner Occupied Housing	1,217	7,499	18,518
2027 Renter Occupied Housing	852	4,561	10,365
2027 Vacant Housing	170	1,126	2,673
2027 Total Housing	2,239	13,186	31,557
2022-2027: Households: Growth Rate	12.50 %	8.05 %	8.10 %



Source: esri

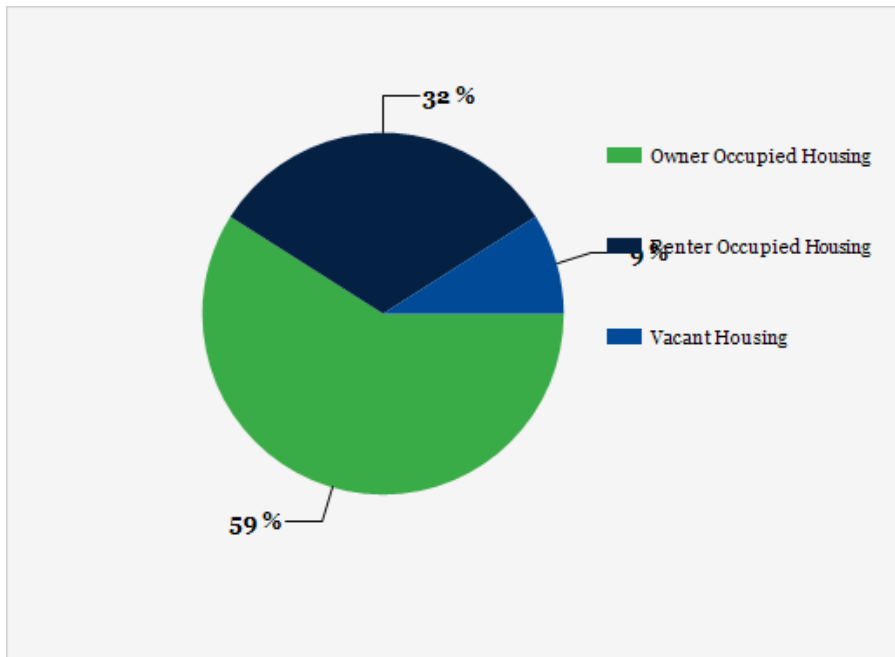
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	291	1,600	4,135
2022 Population Age 35-39	310	1,781	4,270
2022 Population Age 40-44	373	1,981	4,444
2022 Population Age 45-49	360	2,059	4,686
2022 Population Age 50-54	356	2,115	4,944
2022 Population Age 55-59	301	1,930	4,779
2022 Population Age 60-64	277	1,784	4,441
2022 Population Age 65-69	206	1,513	3,721
2022 Population Age 70-74	154	1,144	2,947
2022 Population Age 75-79	123	844	2,053
2022 Population Age 80-84	73	449	1,086
2022 Population Age 85+	47	349	820
2022 Population Age 18+	3,575	21,420	51,946
2022 Median Age	39	41	41

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,629	\$83,240	\$78,304
Average Household Income 25-34	\$114,513	\$117,729	\$109,827
Median Household Income 35-44	\$112,176	\$111,711	\$108,244
Average Household Income 35-44	\$140,550	\$145,643	\$141,469
Median Household Income 45-54	\$121,276	\$125,874	\$127,006
Average Household Income 45-54	\$153,154	\$163,345	\$166,960
Median Household Income 55-64	\$115,082	\$120,368	\$118,191
Average Household Income 55-64	\$154,861	\$161,715	\$161,339
Median Household Income 65-74	\$91,272	\$83,786	\$80,076
Average Household Income 65-74	\$114,750	\$120,076	\$120,850
Average Household Income 75+	\$73,373	\$82,154	\$81,788

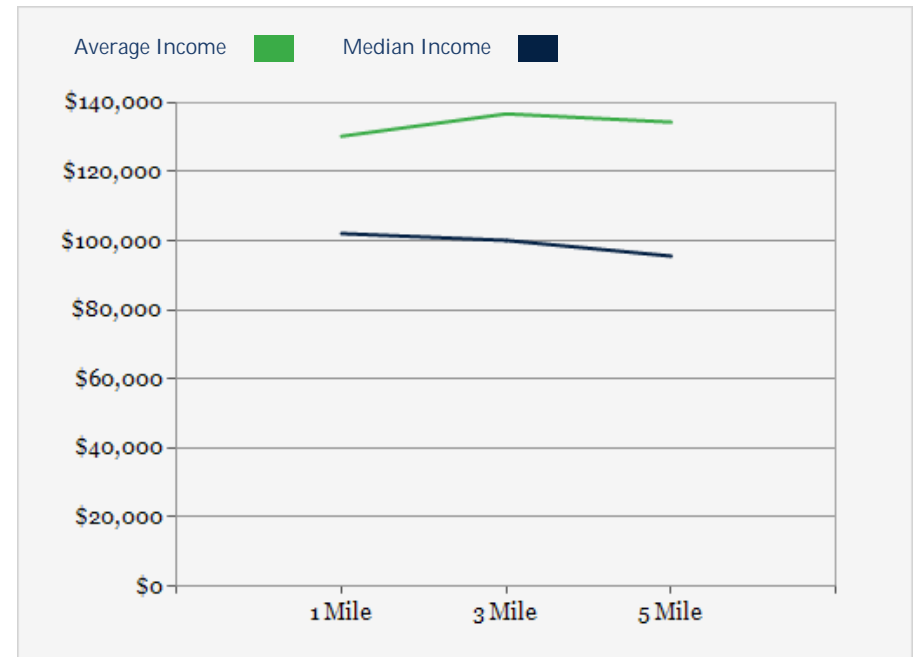
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	487	2,142	4,824
2027 Population Age 35-39	438	2,181	5,018
2027 Population Age 40-44	380	2,046	4,709
2027 Population Age 45-49	364	2,014	4,694
2027 Population Age 50-54	328	1,946	4,673
2027 Population Age 55-59	325	1,985	4,849
2027 Population Age 60-64	303	1,904	4,760
2027 Population Age 65-69	273	1,743	4,237
2027 Population Age 70-74	197	1,371	3,436
2027 Population Age 75-79	160	1,097	2,704
2027 Population Age 80-84	110	678	1,665
2027 Population Age 85+	65	458	1,097
2027 Population Age 18+	4,087	23,280	56,300
2027 Median Age	39	41	41

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,566	\$96,446	\$91,143
Average Household Income 25-34	\$137,603	\$137,679	\$128,846
Median Household Income 35-44	\$128,802	\$129,197	\$122,572
Average Household Income 35-44	\$165,336	\$168,522	\$161,857
Median Household Income 45-54	\$141,618	\$146,467	\$139,942
Average Household Income 45-54	\$178,677	\$184,731	\$182,917
Median Household Income 55-64	\$139,490	\$142,523	\$138,568
Average Household Income 55-64	\$186,742	\$186,535	\$184,907
Median Household Income 65-74	\$104,233	\$101,179	\$98,108
Average Household Income 65-74	\$133,477	\$141,872	\$144,932
Average Household Income 75+	\$84,470	\$100,076	\$102,513

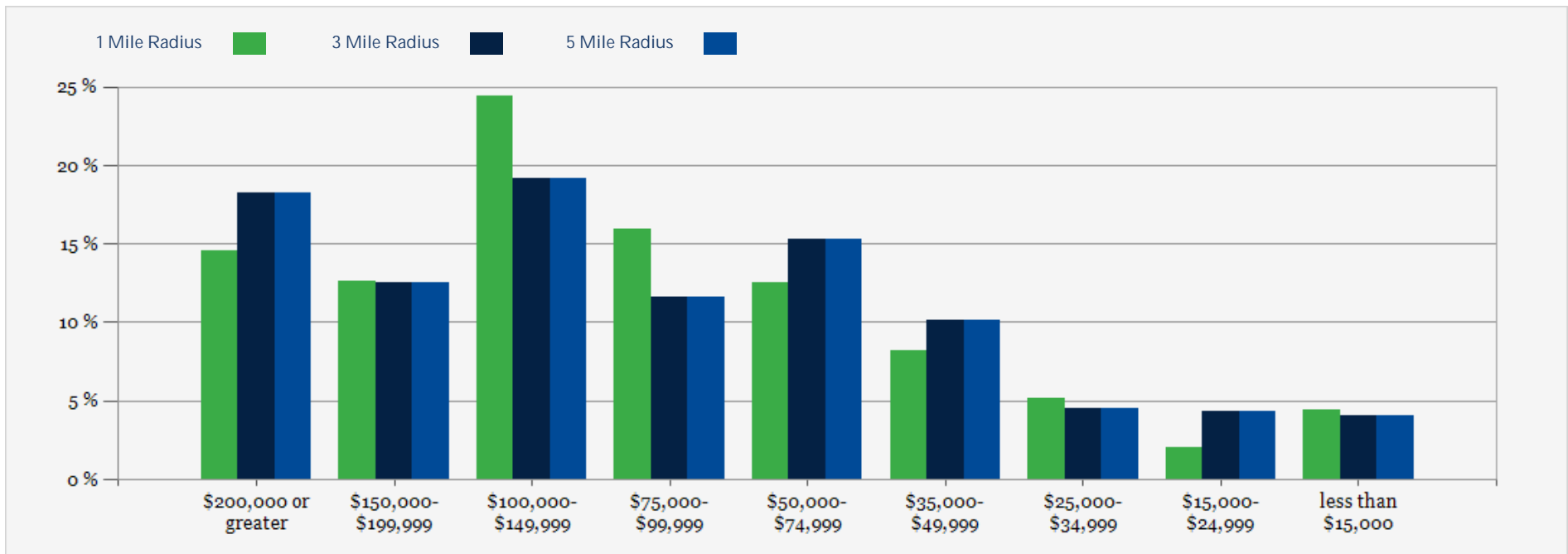
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



Corner of Hwy 150 & Kendra Drive

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