

Land Available for Sale

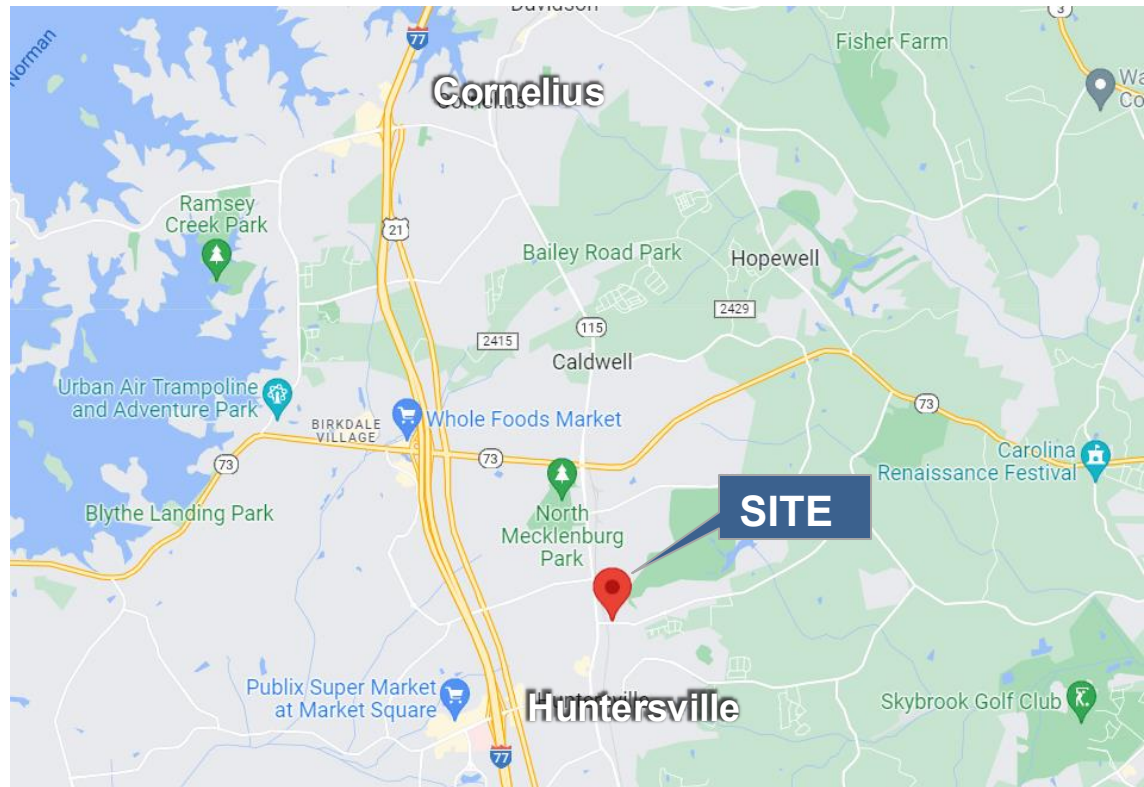
520 Seagle Street and 11700 Hord Drive Huntersville, NC 28078

10.66 +/- acres

- Tax Parcel(s): 01120125, 01120126
- Land includes engineered plans for outside storage facility
- Underserved Lake Norman market
- Special purpose zoning – Huntersville’s most flexible industrial zoning
- Easy access to I-77 Exits 23 & 25
- Outside storage available

PRICE: \$3,300,000

\$309,568.48/acre



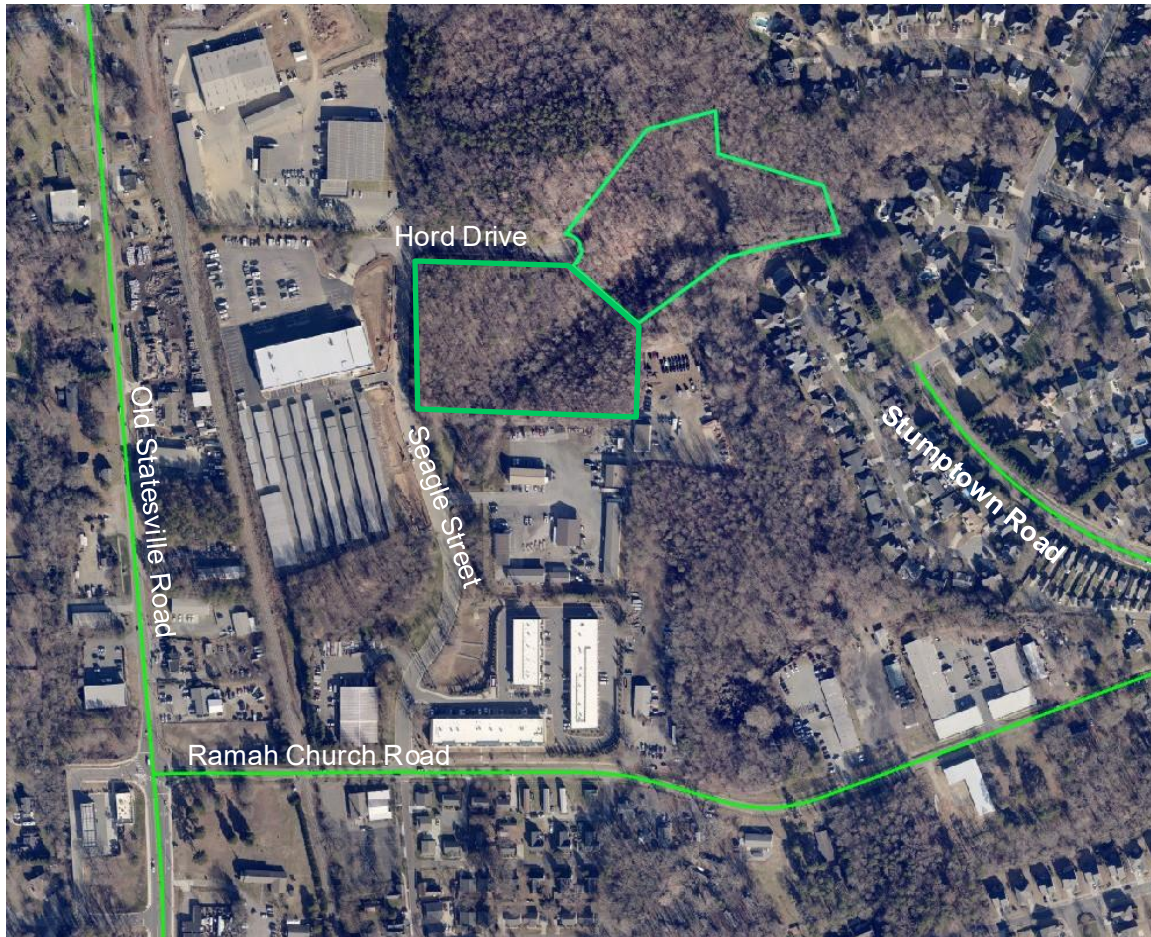
CONTACT

www.knoxgroupinc.com

Charles Knox
Cell 704.400.5260
Charles@knoxgroupinc.com

19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911





Property Highlights

Zoning	SP – Special Purpose
Utilities	To the property
Tax parcel	01120125, 01120126

Demographics

	1 mile	3 mile	5 mile
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Population	4,949	31,205	68,361
Average Household Income	\$93,665	\$91,200	\$89,764

Conveniently located:

- 2.1 miles from I-77*
- 2.3 miles from Central Piedmont Community College*
- 2.9 miles from NorthStone Country Club*

All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.



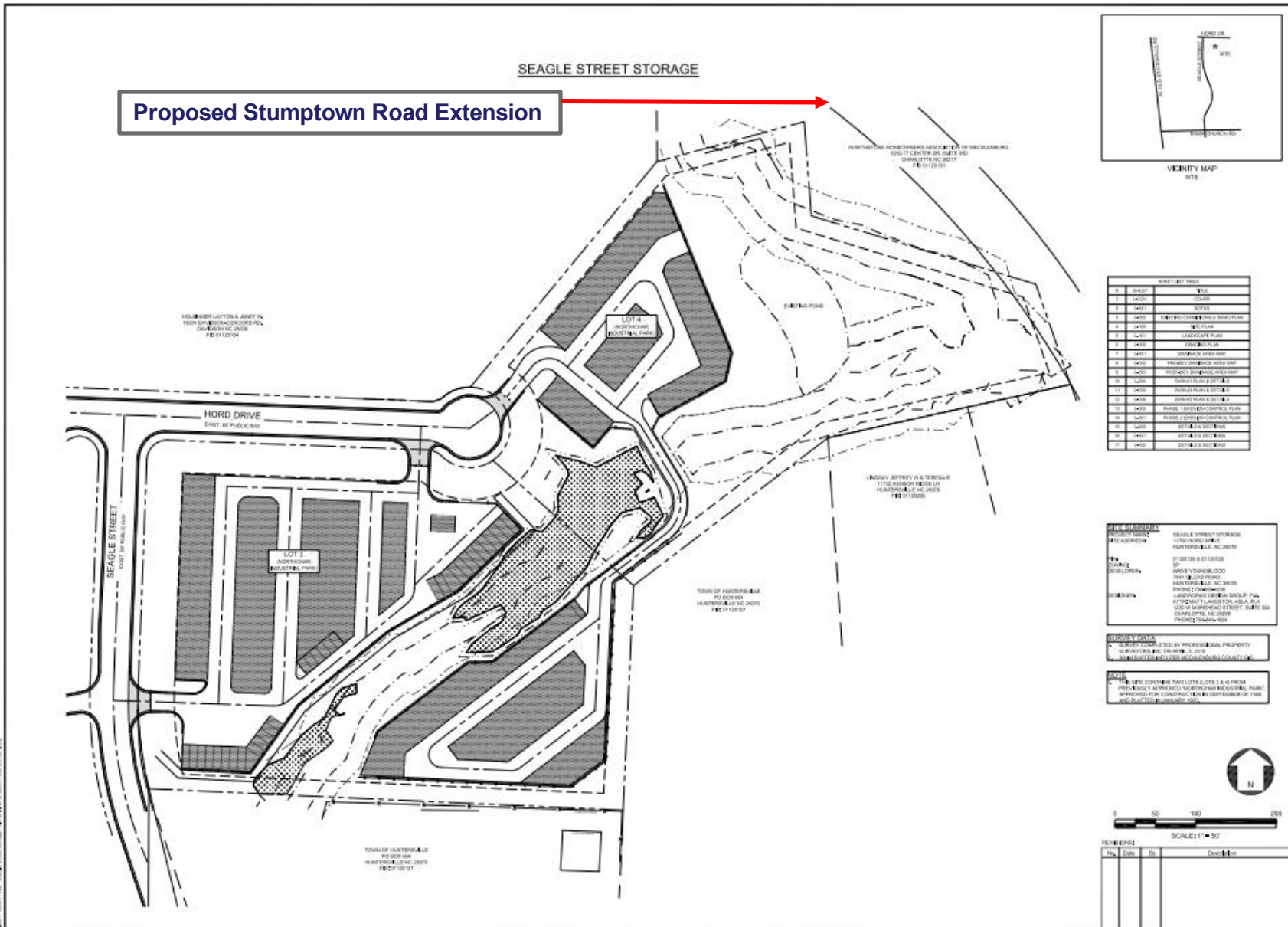
SEAGLE STREET STORAGE
HUNTERSVILLE, NC
SIMONINI HOMES

COVER



Project Manager: MDL
Drawn By: KAJ
Checked By: MDL
Date: 04/19/22
Project Number: 17052

Sheet Number:
L-COV
SHEET 41 OF 17



SEAGLE STREET STORAGE

Proposed Stumtown Road Extension



SHEET LIST

NO.	DATE	BY	DESCRIPTION
1	04/19/22	MDL	ISSUE FOR PERMIT
2	04/19/22	MDL	ISSUE FOR PERMIT
3	04/19/22	MDL	ISSUE FOR PERMIT
4	04/19/22	MDL	ISSUE FOR PERMIT
5	04/19/22	MDL	ISSUE FOR PERMIT
6	04/19/22	MDL	ISSUE FOR PERMIT
7	04/19/22	MDL	ISSUE FOR PERMIT
8	04/19/22	MDL	ISSUE FOR PERMIT
9	04/19/22	MDL	ISSUE FOR PERMIT
10	04/19/22	MDL	ISSUE FOR PERMIT
11	04/19/22	MDL	ISSUE FOR PERMIT
12	04/19/22	MDL	ISSUE FOR PERMIT
13	04/19/22	MDL	ISSUE FOR PERMIT
14	04/19/22	MDL	ISSUE FOR PERMIT
15	04/19/22	MDL	ISSUE FOR PERMIT
16	04/19/22	MDL	ISSUE FOR PERMIT
17	04/19/22	MDL	ISSUE FOR PERMIT
18	04/19/22	MDL	ISSUE FOR PERMIT

PROJECT NO: SEAGLE STREET STORAGE
PROJECT ADDRESS: 520 SEAGLE STREET, HUNTERSVILLE, NC 28078
OWNER: SIMONINI HOMES
DESIGNER: LANDWORKS DESIGN GROUP, PA
DATE: 04/19/22

SCALE: 1" = 50'
N

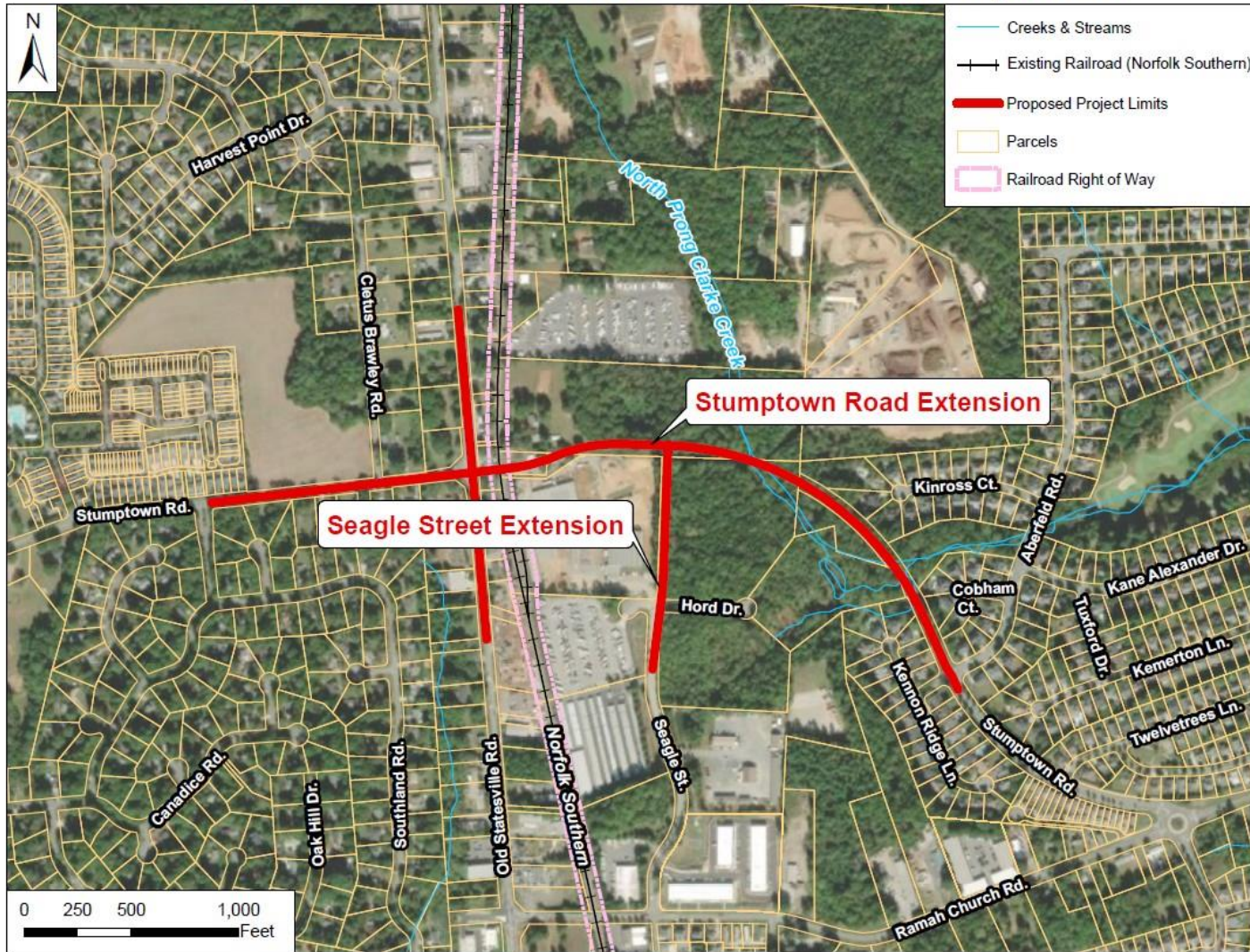
SEAGLE STREET STORAGE
HUNTERSVILLE, NC
SIMONINI HOMES

REVISIONS

NO.	DATE	BY	DESCRIPTION

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Stumptown Road Extension - Proposed Concept Plan



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