

MULTI-FAMILY DEVELOPMENT

1.42 ACRES FOR SALE



PROPERTY DESCRIPTION

Entitled and site plan approved with the Mooresville Unified Development Ordinance (UDO), this multifamily development opportunity offers many desirable amenities. You won't find a more desirable location in Mooresville- one block from downtown N. Main Street overlooking Liberty Park. This project features 92 units with onsite parking. Multiple points of ingress/egress from N. Church Street and E. Iredell Avenue. Site is within the Mooresville Graded School District, which is a top ranked district in North Carolina, and across the street from Mill One and Liberty Park. Owner will sell, joint venture, or owner finance.

OFFERING SUMMARY

Sale Price: \$2,392,000

Lot Size: 1.42 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,968	15,705	27,733
Total Population	7,763	40,606	71,865
Average HH Income	\$89,500	\$99,138	\$113,012

Nick Gonzalez

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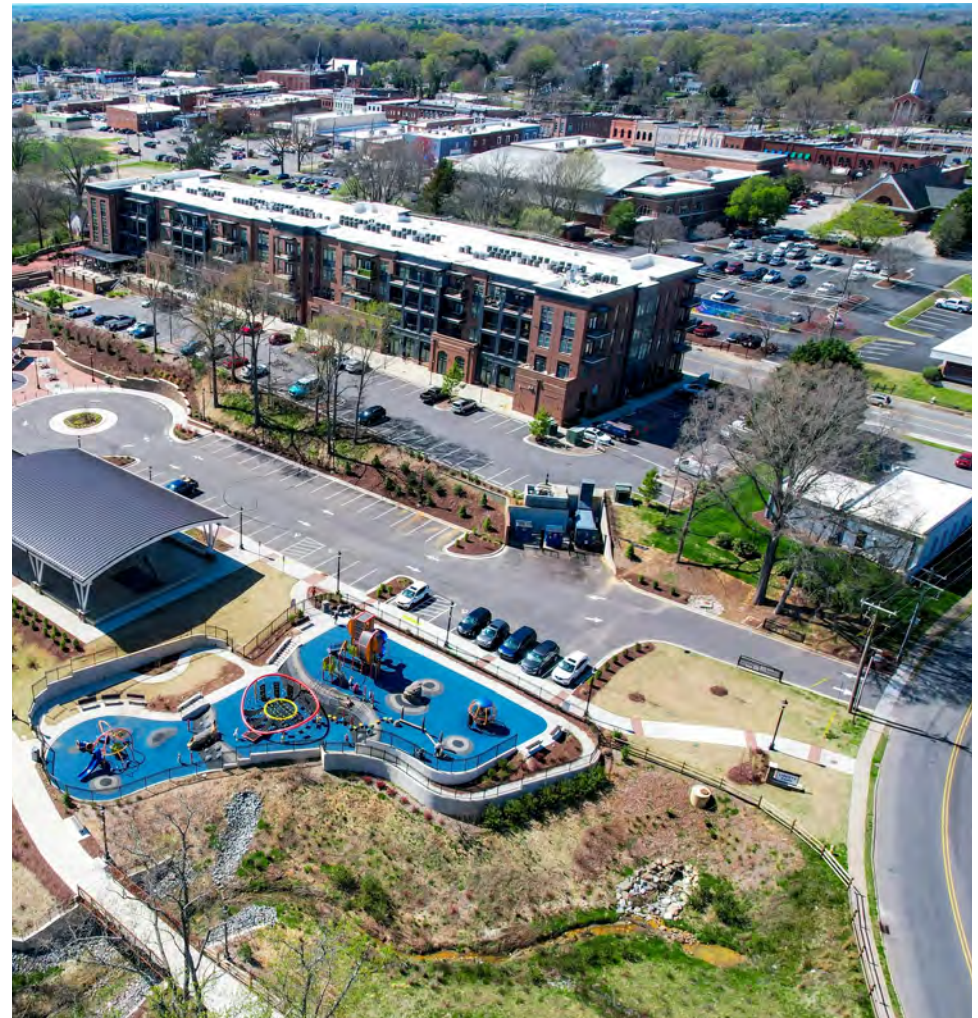
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Liberty Park - Adjacent to Property



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LAND FOR SALE

MOORESVILLE, NORTH CAROLINA

Mooreville is located in the southwestern section of Iredell County, North Carolina, and is a part of the fast-growing Charlotte metropolitan area. The city is the most populous municipality in Iredell County. It is located approximately 25 miles north of Charlotte. Mooreville 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. Mooreville is also known as the home of many NASCAR racing teams and drivers, along with an IndyCar team and its drivers, as well as racing technology suppliers. Mooreville 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.

DEMOGRAPHICS

Total Population	54,578
8 Year Population Growth	43.24%
Average Household Income	\$101,643

AWARDS & RECOGNITIONS

- # Fastest Growing City in North Carolina (GoBankingRates, 2023)
- #2 Fastest NC County Population Growth (Charlotte Business Journal, 2023)
- #1 Lowest Tax Rate in Charlotte Region (NC Department of Commerce, 2023)
- #2 Fastest Growing Retail Sector in NC (NC Department of Commerce, 2023)
- #1 County for Economic Growth | Charlotte Metro (Charlotte Business Journal, 2023)
- #14 Best Counties to Live in NC (Niche, 2023)



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S1 UNIT PLAN

1 BED/1 BA.
504 NET RENTABLE SF



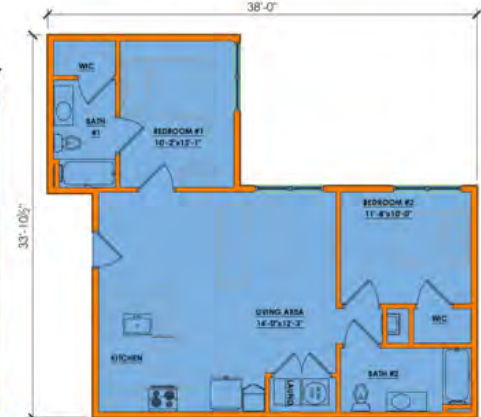
B1 UNIT PLAN

2 BED/2 BA.
896 NET RENTABLE SF



A1 UNIT PLAN

1 BED/1 BA.
588 NET RENTABLE SF



B2 UNIT PLAN

2 BED/2 BA.
927 NET RENTABLE SF

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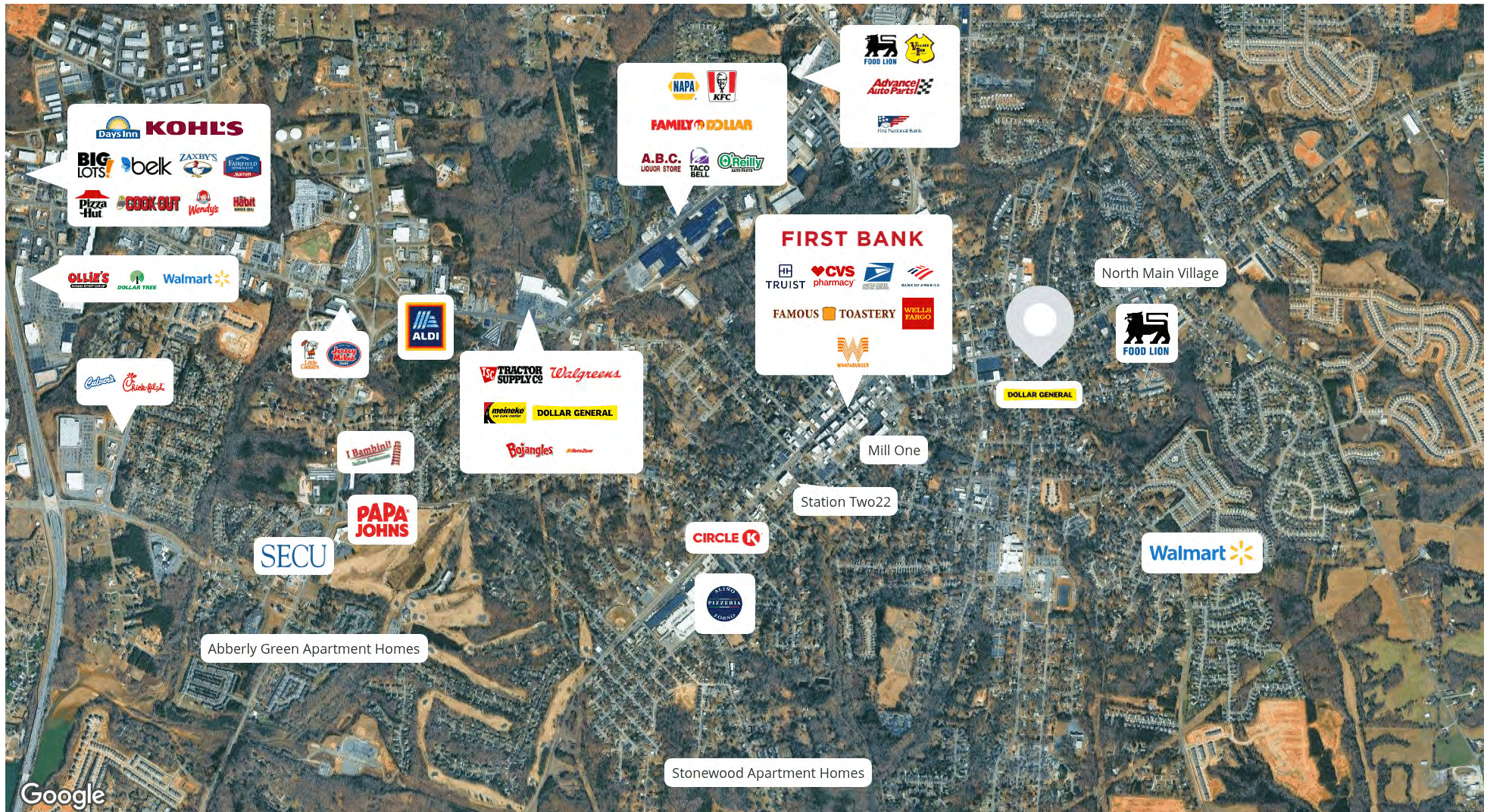
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LAND FOR SALE

LOCATION INFORMATION

Street Address	326 Clover Street
City, State, Zip	Mooreville, NC 28115

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
Property Use	Development
Lot Size	1.42 Acres

**SALE PRICE:** \$2,392,000**Nick Gonzalez**

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