

SITE



S. BROAD STREET
S. MAIN STREET

INITIAL SHARED PARKING

Multi-Family/Retail Development

Land **For Sale**

Presented By:

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MULTI-FAMILY/RETAIL DEVELOPMENT

LAND FOR SALE



260 S. MAIN STREET
MOORESVILLE, NC 28115

PROPERTY DESCRIPTION

±0.82 acre site approved for 37 units with parking. Just steps from downtown Mooresville's main retail thoroughfare, restaurants, and night life. Well-suited as for sale or for rent condos. Site is within the Mooresville Graded School District, which is a top ranked district in North Carolina. Owner will sell, joint venture, or owner finance.

PROPERTY HIGHLIGHTS

- ±0.82 acre site approved for 37 units with parking
- Steps from downtown Mooresville's retail thoroughfare, restaurants, and nightlife
- Well-suited for sale or for rent condos
- Within the Mooresville Graded School District, a top-ranked district in North Carolina
- Owner open to selling, joint venture, or owner financing

OFFERING SUMMARY

Sale Price:	\$962,000
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Lot Size:	0.82 Acres
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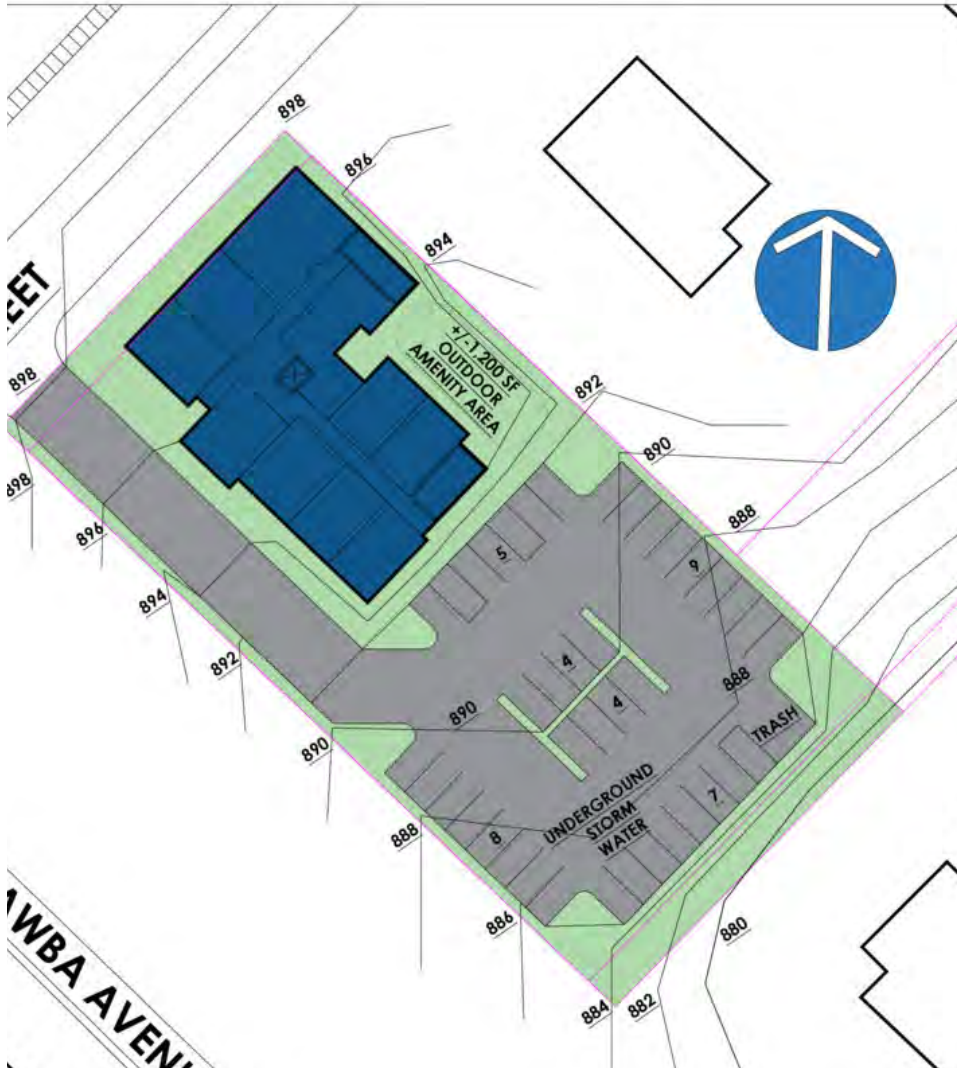
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PROPOSED PLAN OPTION 1

Unit Type	For Sale or For Rent
Land Size	0.82 Acres
Total Floors	4
Unit Count	37
Total Size	31,869 SF
Parking Spaces	40



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PROPOSED PLAN OPTION 2

Land Size	0.82 Acres
Total Floors	4
Unit Count	23
Total Size	33,847 SF
Parking Spaces	37



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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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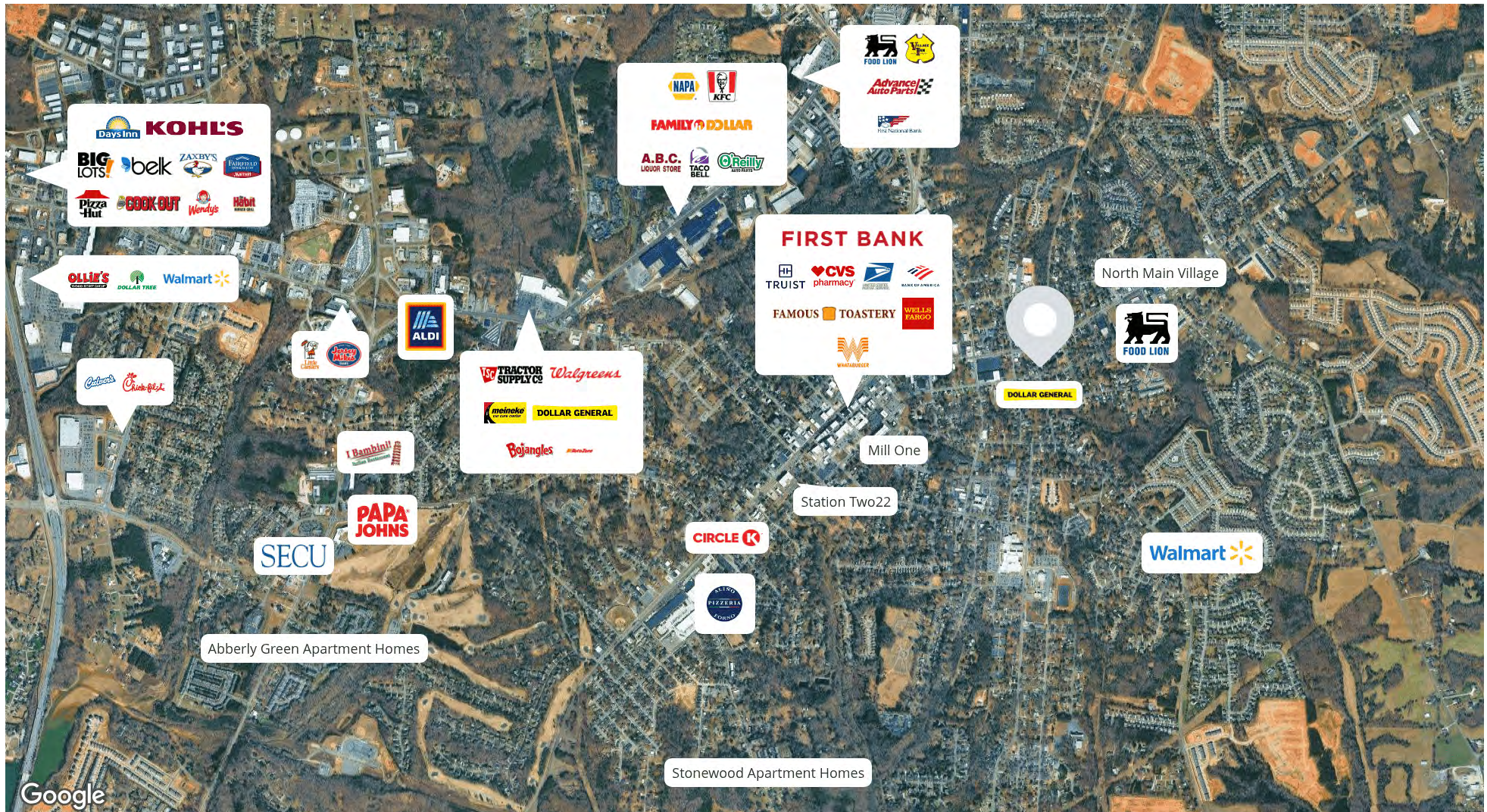
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MOORESVILLE, NC

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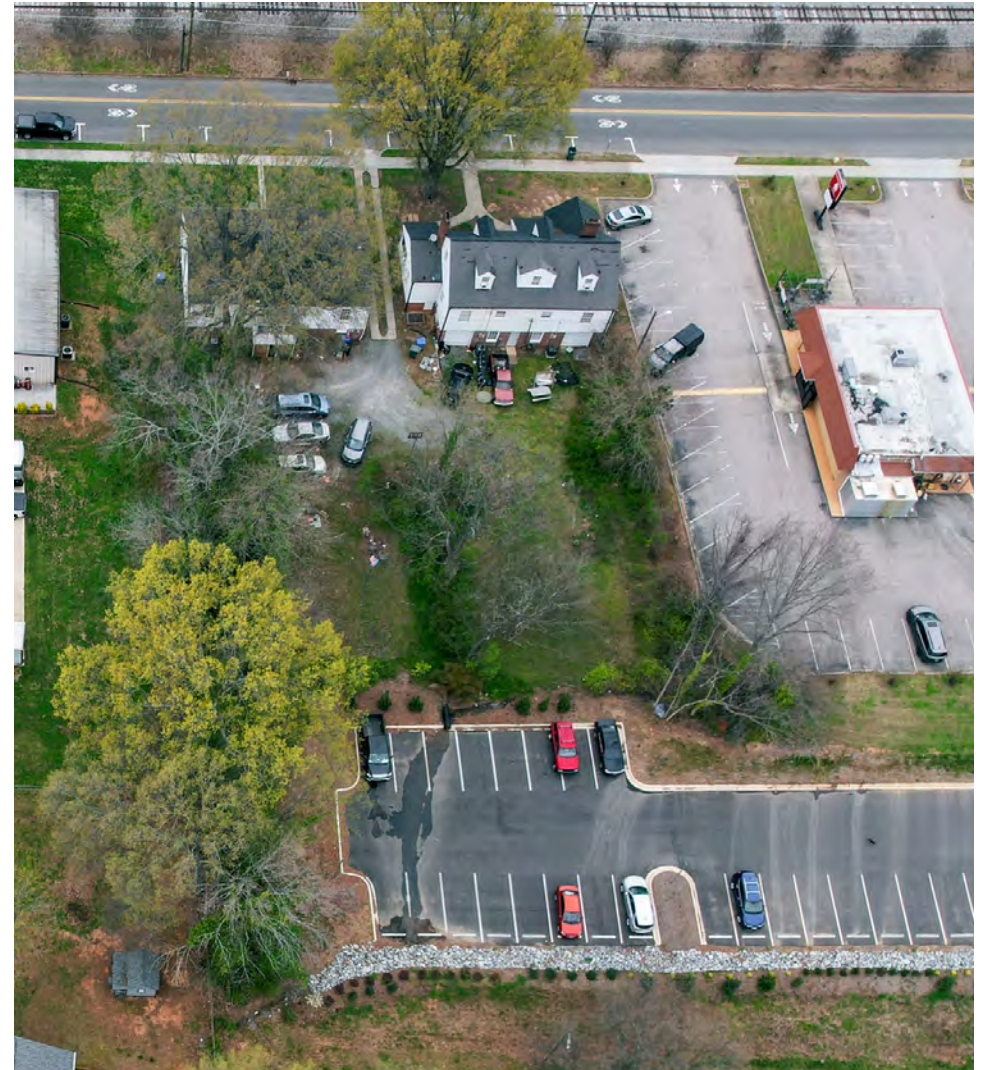
SALE PRICE: \$962,000

LOCATION INFORMATION

Street Address	260 S. Main Street
City, State, Zip	Mooresville, NC 28115

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
Property Use	Development
Lot Size	0.82 Acres



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