

# ±13.28 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	13.28
# 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 (UNDER CONTRACT)	1.64 Acres	H4190A0009
LOT 2	1.73 Acres	H4190A0005
LOT 3	0.83 Acres	H4190A0006
LOT 4	6.74 Acres	H4190A0003
LOT 5 (UNDER CONTRACT)	2.34 Acres	H4190A000301

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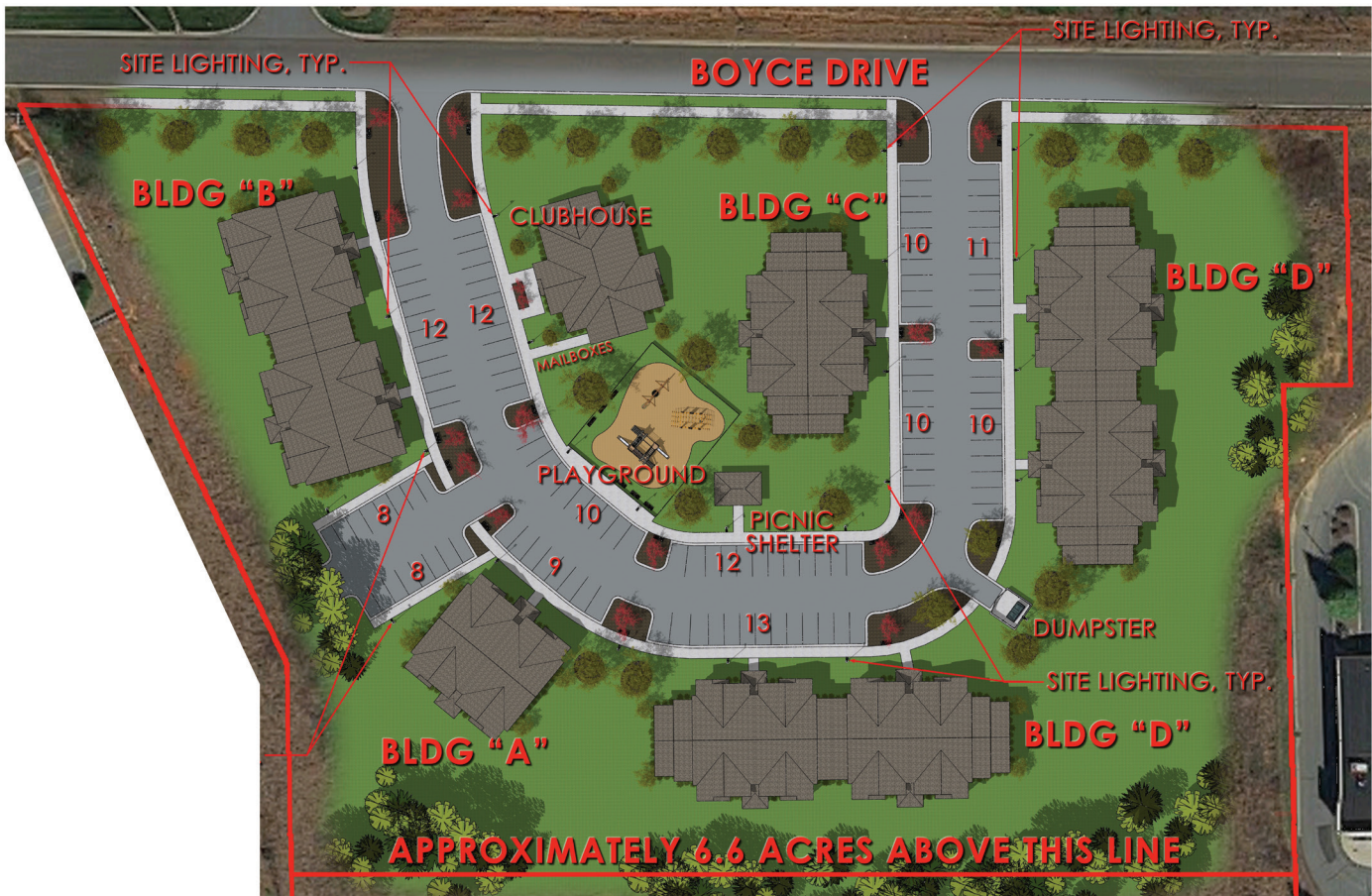
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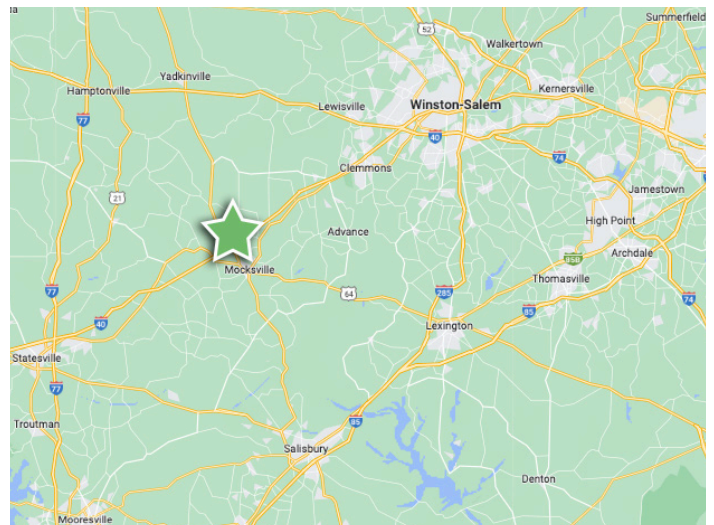
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## SITE PLAN FOR 64-UNIT MULTI-FAMILY DEVELOPMENT OPPORTUNITY (LOT 4)



### 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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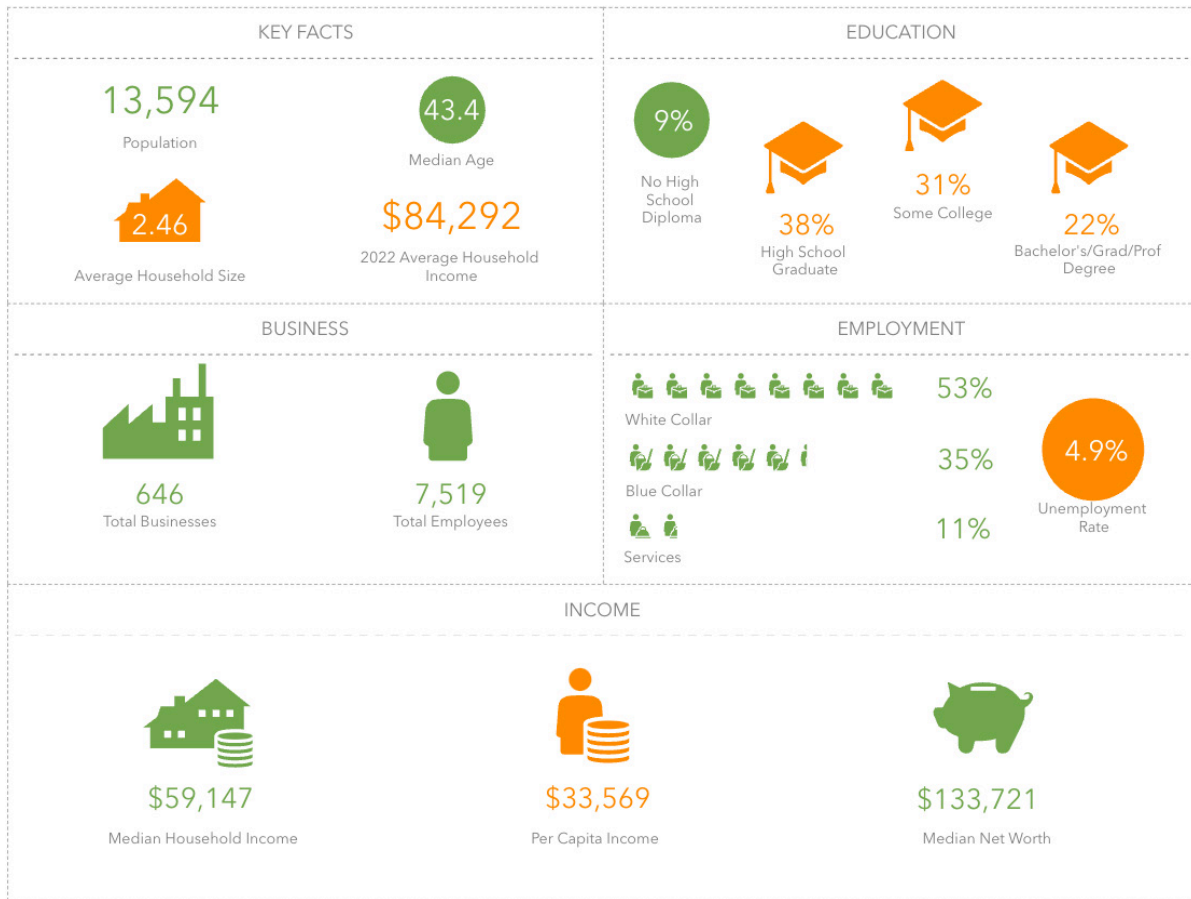
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## PROPERTY INFORMATION

PROPERTY TYPE	Land	PROPERTY SUBTYPE	Commercial
TOTAL ACREAGE	13.37	AVAILABLE UTILITIES	Water, Sewer, Electrical, Gas
# OF PARCELS	5	ZONING	Highway Commercial (HC)

## PRICING & TERMS

SALE PRICE	\$400,000/Acre
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