



2.946 +/- ACRES FOR SALE IN MOORESVILLE, NC

E. WATERLYNN RD & HIGHWAY 21,
MOORESVILLE NC 28117

2.946 +/- Acres for Sale in Mooresville, NC

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Exclusively Listed By



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OFFERING SUMMARY

ADDRESS E. Waterlynn Rd & Highway 21
Mooreville NC 28117

PRICE **\$3,240,600**

LAND ACRES **2.946 +/-**

OF PARCELS **4**

APN 4646937929, 4646937951,
4646936796, 4646938794

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	5,568	36,006	89,357
2022 Median HH Income	\$90,279	\$84,798	\$93,676
2022 Average HH Income	\$112,063	\$116,332	\$131,821

Property Highlights

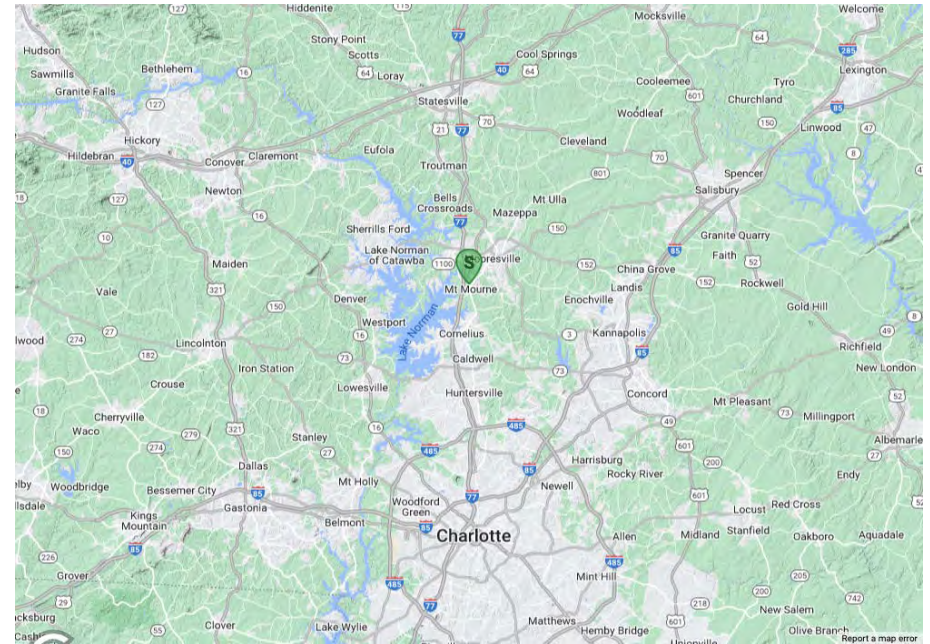
- Sale price \$3,240,600 or \$1.1M per acre with a total acreage of 2.946 +/-
- Located on Highway 21 - main artery for Mooreville
- Less than 1 mile from Lake Norman Regional Medical Center
- NCDOT Traffic Count: 23,500 VPD
- Less than 1 mile from I-77
- Located in a fast-growing area
- Mooreville Town Planning is favorable to commercial development
- Approximately 500' of road frontage on Hwy 21 and E. Waterlynn Rd
- Heavy Multi-family/Residential development in close proximity



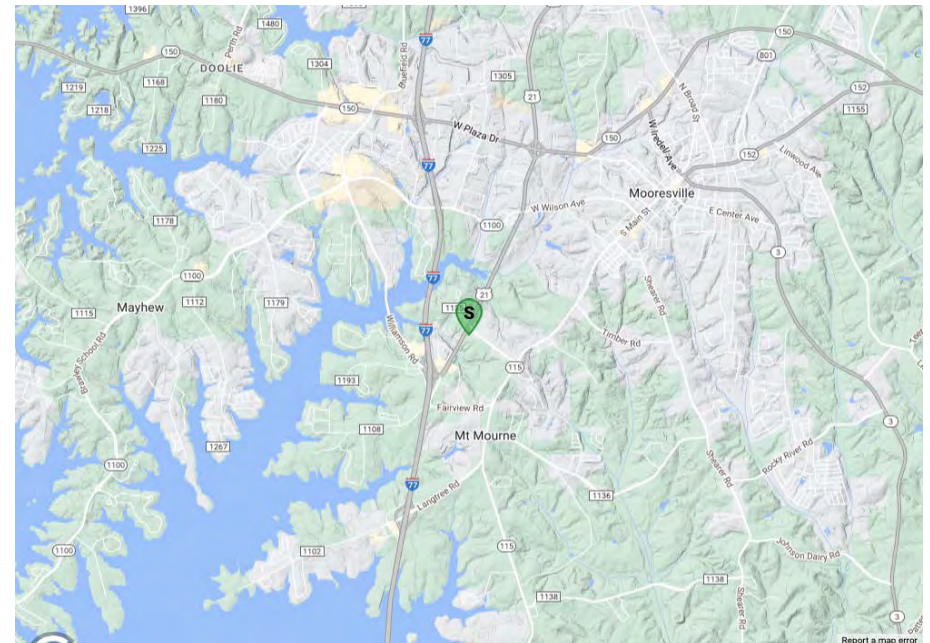
About Mooresville, NC

- Mooresville is situated in the Charlotte metropolitan area, which has experienced significant economic growth in recent years. Its proximity to Charlotte, a major financial hub, offers opportunities for business expansion and development.
- The town is strategically located near major transportation routes, including Interstate 77 and several state highways. This accessibility makes it convenient for businesses to transport goods and connect with other regions. The proximity to Charlotte provides access to a large pool of skilled workers from diverse industries. This can be advantageous for companies looking to hire qualified employees.
- Mooresville has a reputation for being business-friendly, with a supportive local government that welcomes commercial development. The town's population has been steadily growing due to its family-friendly environment, good schools, and attractive housing options. This population growth creates opportunities for commercial developers to cater to the needs of new residents. The area has well-developed infrastructure, including reliable utilities, broadband connectivity, and well-maintained roads.
- Mooresville boasts a high quality of life with recreational opportunities, parks, and a beautiful lake (Lake Norman) nearby. The town has a mix of commercial spaces, from downtown areas to industrial parks, offering diverse opportunities for various types of businesses. Mooresville has business organizations and chambers of commerce that can assist and support commercial developers in networking, marketing, and connecting with the local community.

Regional Map



Locator Map



PROPERTY FEATURES

LAND ACRES	2.946 +/-
# OF PARCELS	4
CORNER LOCATION	Southeastern Corner
TRAFFIC COUNTS	23,500





Report a map error

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,299	18,196	41,997
2010 Population	2,996	27,104	65,145
2022 Population	5,568	36,006	89,357
2027 Population	6,354	38,926	94,791
2022-2027: Population: Growth Rate	13.40 %	7.85 %	5.95 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	144	916	1,971
\$15,000-\$24,999	78	795	1,756
\$25,000-\$34,999	124	779	1,716
\$35,000-\$49,999	175	1,692	3,314
\$50,000-\$74,999	564	2,670	5,360
\$75,000-\$99,999	252	1,668	4,258
\$100,000-\$149,999	627	3,117	6,871
\$150,000-\$199,999	348	1,822	4,174
\$200,000 or greater	194	1,760	5,563
Median HH Income	\$90,279	\$84,798	\$93,676
Average HH Income	\$112,063	\$116,332	\$131,821

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	616	7,831	17,620
2010 Total Households	1,342	10,727	24,446
2022 Total Households	2,506	15,217	34,983
2027 Total Households	2,913	16,646	37,530
2022 Average Household Size	2.21	2.35	2.49
2000 Owner Occupied Housing	424	5,251	11,817
2000 Renter Occupied Housing	138	1,895	3,878
2022 Owner Occupied Housing	980	8,591	23,008
2022 Renter Occupied Housing	1,526	6,626	11,975
2022 Vacant Housing	163	1,277	2,888
2022 Total Housing	2,669	16,494	37,871
2027 Owner Occupied Housing	1,250	9,265	24,289
2027 Renter Occupied Housing	1,664	7,382	13,242
2027 Vacant Housing	169	1,239	2,789
2027 Total Housing	3,082	17,885	40,319
2022-2027: Households: Growth Rate	15.30 %	9.05 %	7.10 %



Source: esri

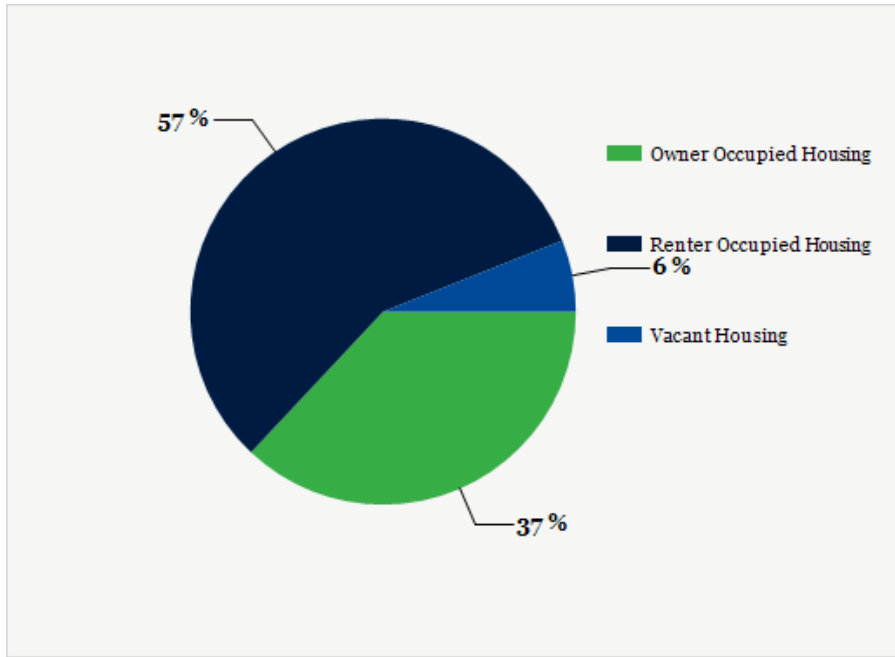
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	454	2,452	5,532
2022 Population Age 35-39	457	2,515	5,633
2022 Population Age 40-44	376	2,465	6,030
2022 Population Age 45-49	326	2,440	6,085
2022 Population Age 50-54	366	2,472	6,272
2022 Population Age 55-59	341	2,392	5,851
2022 Population Age 60-64	317	2,281	5,506
2022 Population Age 65-69	276	1,905	4,564
2022 Population Age 70-74	229	1,491	3,870
2022 Population Age 75-79	145	1,057	2,748
2022 Population Age 80-84	81	591	1,527
2022 Population Age 85+	69	511	1,243
2022 Population Age 18+	4,385	28,116	69,799
2022 Median Age	37	39	39

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,402	\$73,053	\$81,210
Average Household Income 25-34	\$100,387	\$99,711	\$111,072
Median Household Income 35-44	\$107,455	\$101,570	\$108,872
Average Household Income 35-44	\$124,553	\$126,562	\$143,662
Median Household Income 45-54	\$113,169	\$113,792	\$122,401
Average Household Income 45-54	\$134,999	\$143,657	\$163,530
Median Household Income 55-64	\$106,674	\$105,399	\$112,191
Average Household Income 55-64	\$129,299	\$135,741	\$155,711
Median Household Income 65-74	\$68,455	\$69,938	\$77,862
Average Household Income 65-74	\$103,325	\$103,902	\$116,894
Average Household Income 75+	\$80,803	\$75,492	\$81,080

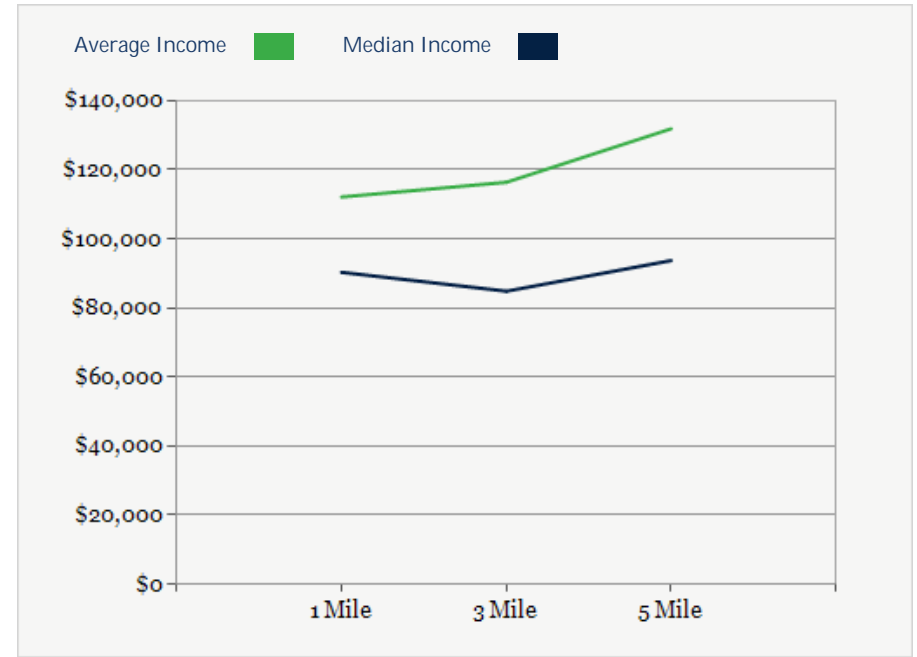
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	440	2,866	6,748
2027 Population Age 35-39	480	2,895	6,523
2027 Population Age 40-44	472	2,712	6,078
2027 Population Age 45-49	409	2,592	6,186
2027 Population Age 50-54	355	2,386	5,922
2027 Population Age 55-59	393	2,386	5,985
2027 Population Age 60-64	362	2,396	5,725
2027 Population Age 65-69	328	2,209	5,236
2027 Population Age 70-74	267	1,732	4,224
2027 Population Age 75-79	218	1,370	3,511
2027 Population Age 80-84	126	823	2,167
2027 Population Age 85+	92	640	1,599
2027 Population Age 18+	5,005	30,569	74,852
2027 Median Age	38	40	39

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$95,937	\$86,474	\$94,002
Average Household Income 25-34	\$114,868	\$118,507	\$131,799
Median Household Income 35-44	\$118,962	\$113,950	\$122,624
Average Household Income 35-44	\$144,020	\$147,724	\$164,178
Median Household Income 45-54	\$124,730	\$125,532	\$135,927
Average Household Income 45-54	\$154,894	\$162,438	\$181,483
Median Household Income 55-64	\$122,330	\$119,432	\$129,778
Average Household Income 55-64	\$152,409	\$158,027	\$178,874
Median Household Income 65-74	\$88,025	\$82,744	\$92,968
Average Household Income 65-74	\$128,934	\$125,296	\$139,864
Average Household Income 75+	\$102,040	\$93,139	\$101,491

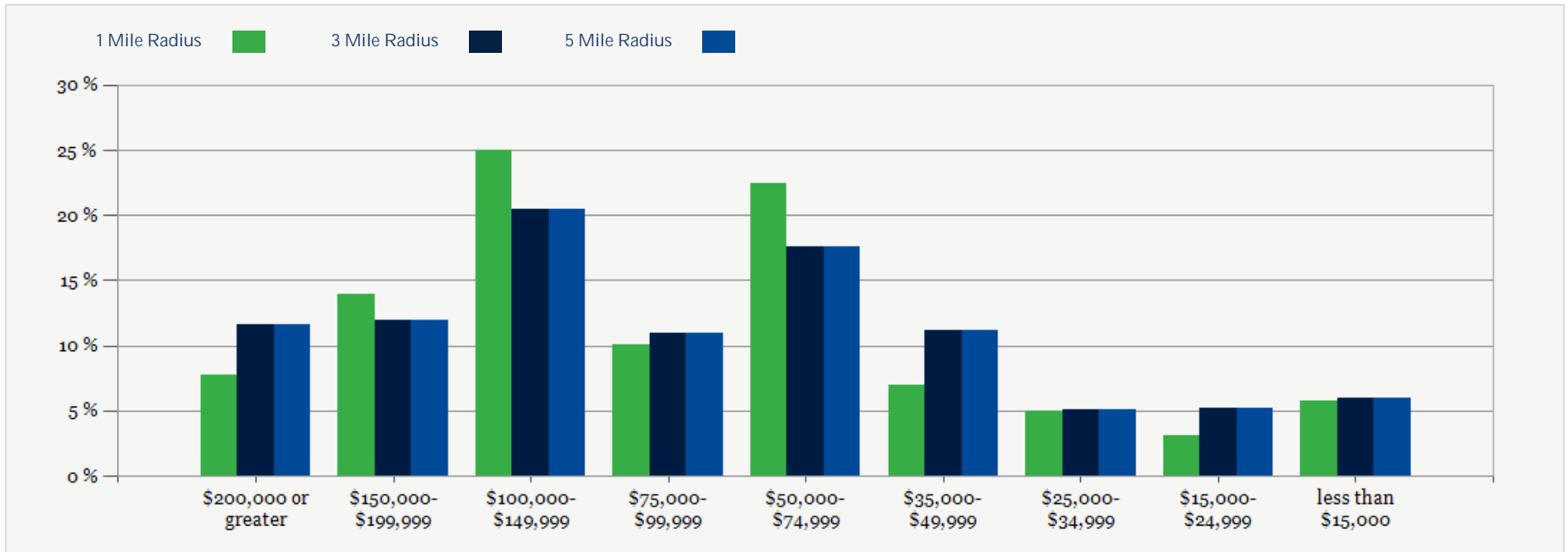
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



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