

MULTI-FAMILY DEVELOPMENT

1.58 ACRES FOR SALE



PROPERTY DESCRIPTION

Entitled and site plan approved with the Mooresville Unified Development Ordinance (UDO). Approved for 92 units, this 1.58 acre development opportunity is conveniently located in downtown Mooresville. 100% completed design development drawings available. 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.

OFFERING SUMMARY

Sale Price:	\$2,392,000
-------------	-------------

Lot Size:	1.58 Acres
-----------	------------

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,028	14,818	26,655
Total Population	7,980	38,387	69,177
Average HH Income	\$89,129	\$97,796	\$111,545

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners

COMMERCIAL REAL ESTATE

MOORESVILLE, NC

L | T

MULTI-FAMILY DEVELOPMENT

1.58 ACRES FOR SALE



Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

MOORESVILLE, NC

L | T

MULTI-FAMILY DEVELOPMENT

1.58 ACRES FOR SALE



Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE



MULTI-FAMILY DEVELOPMENT

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)



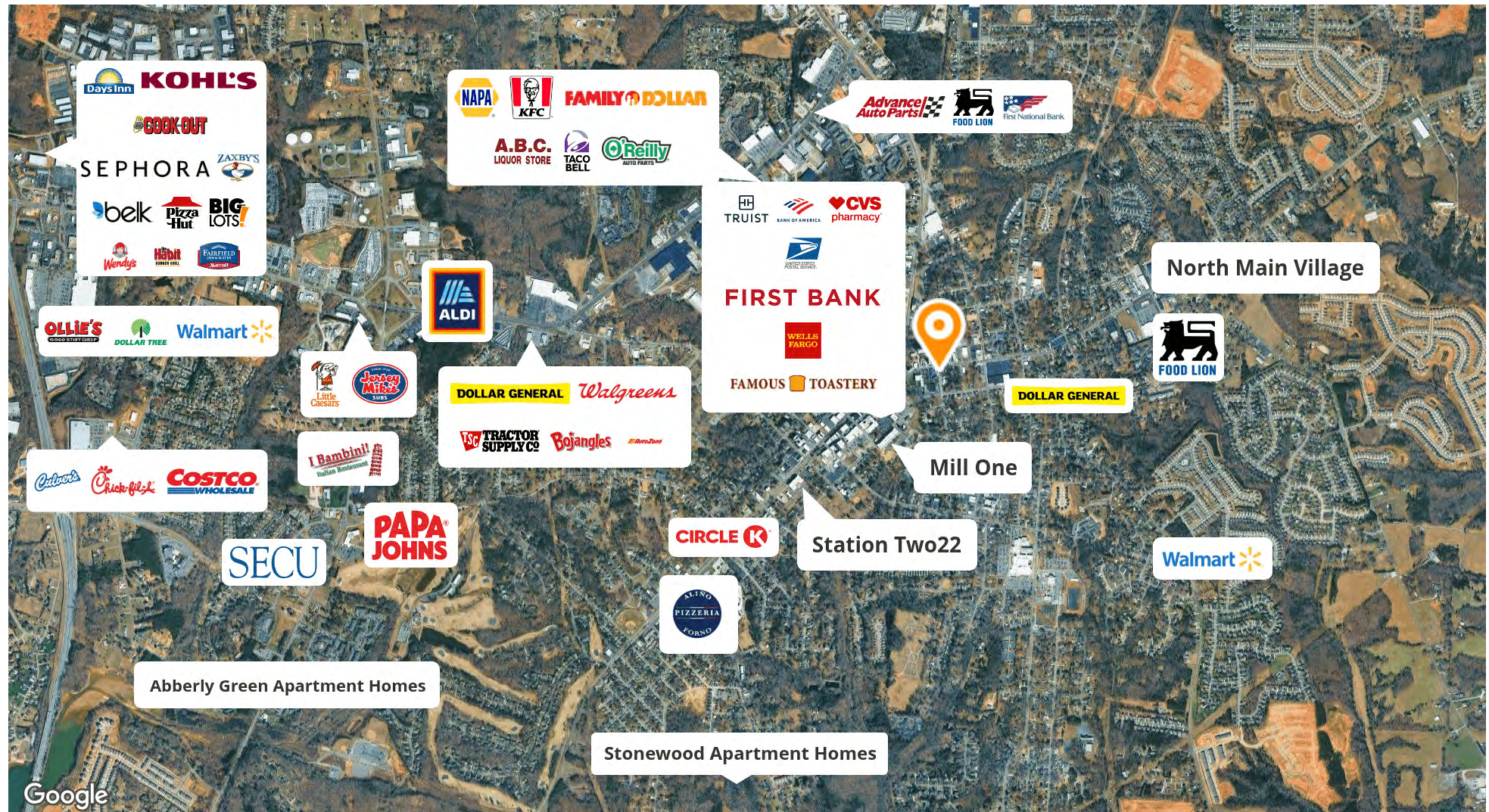
Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

MULTI-FAMILY DEVELOPMENT

LAND FOR SALE



Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners

COMMERCIAL REAL ESTATE

MULTI-FAMILY DEVELOPMENT

LAND FOR SALE



SITE TAX PINS

505 N. Main Street	4667239078
519 N. Main Street	4667330044
N. Main Street	4667330085
114 Institute Street	4667239078
120 Institute Street	4667330044
Institute Avenue	4667320827
504 N. Church Street	4667320912
508 N. Church Street	4667320850
512 N. Church Street	4667320912

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

MULTI-FAMILY DEVELOPMENT

LAND FOR SALE

LOCATION INFORMATION

Street Address	N. Main Street & Institute Street
City, State, Zip	Mooreville, NC 28115

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
Property Use	Development
Lot Size	1.58 Acres
Number of Lots	9

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

336.724.1715
nick@ltpcommercial.com

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

Linville | Team Partners
COMMERCIAL REAL ESTATE