

# Building Lots For Sale (or will develop)

## Northcross Business Center

Northcross Drive, Huntersville, North Carolina



NORTHCROSS DRIVE BUSINESS CENTER  
HUNTERSVILLE, NC

*Only 2 Lots Remain - #5 & #9*

- Prime 19 acre commercial (office/retail) development
- Exceptional visibility and frontage on Northcross Drive
- Master planned development already approved
- Cross easements for shared parking
- Zoning: “Neighborhood Center Conditional District” (Huntersville)
- Remaining lots are suitable for 8,600 to 26,700 sf
- Low POA Dues



### Location:

- Great Exposure to Northcross Drive frontage
- Easy Access to I-77 via Exit 25 (SW quadrant)
- 2.8 miles to Novant Hospital - Huntersville
- 9.5 miles to Lake Norman Regional Medical Center
- 16 miles to center of Downtown Charlotte
- Adjacent to Birkdale development

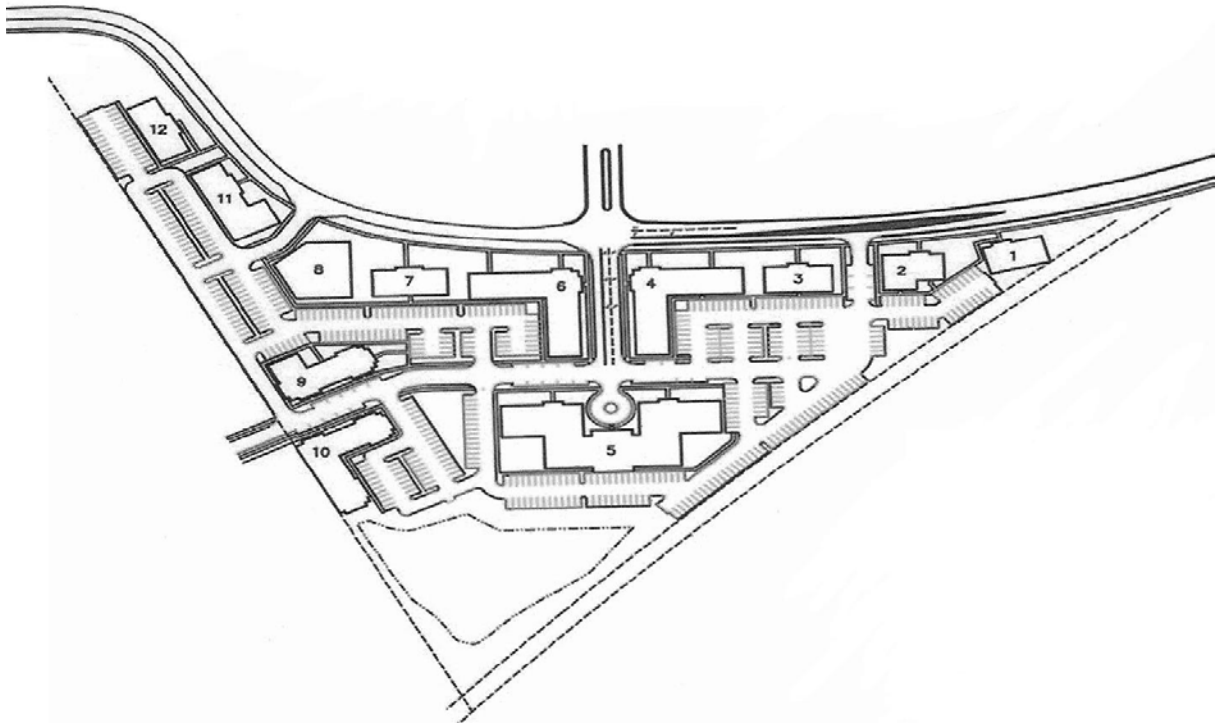
**For additional information, contact Lisa Dula:**

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*This information was obtained from sources deemed reliable. While we do not doubt its accuracy, no liability is assumed for errors or omissions. This offering is subject to prior sale, lease, change or withdrawal without prior notice.*

# Available Building Lots Northcross Business Center



<u>Lot #</u>	<u>Tax Parcel #</u>	<u>Approved Square Ft.</u>	<u>Max. Height</u>	<u>Acreage</u>	<u>Asking Price</u>
5	009-331-23	26,700 sf	4 stories	3.69	\$2,000,000
8*	SOLD (May 2023)				
9**	009-331-17	10,000 sf**	1 story	0.742	\$ 595,000

Notes: Building on lot #11 was recently sold to Pediatric Dentist  
 Lot #8 sold to a local orthodontist

\*\*Owner has preliminary plan for 8,664 s.f. building on Lot 9

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**Dula Real Estate, LLC**

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