

±0.82 ACRES FOR SALE

S. MAIN STREET, MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE Land, Retail, Multi-family

ACRES ± 0.82

SALE PRICE \$1,350,000

DESCRIPTION

±0.82-acre site approved for 37 units with parking. The site is also well-suited for stand-alone retail space, as well as for-sale or rental condos. Just steps from downtown Mooreville's main retail thoroughfare, restaurants, and nightlife. Located within the Mooreville Graded School District, one of North Carolina's top-ranked districts. Owner will sell, joint venture, or offer owner financing.



Total Population
54,578



8 Year Population Growth
43.24%



Average Household Income
\$101,643



Household Type: Renters
40.7%

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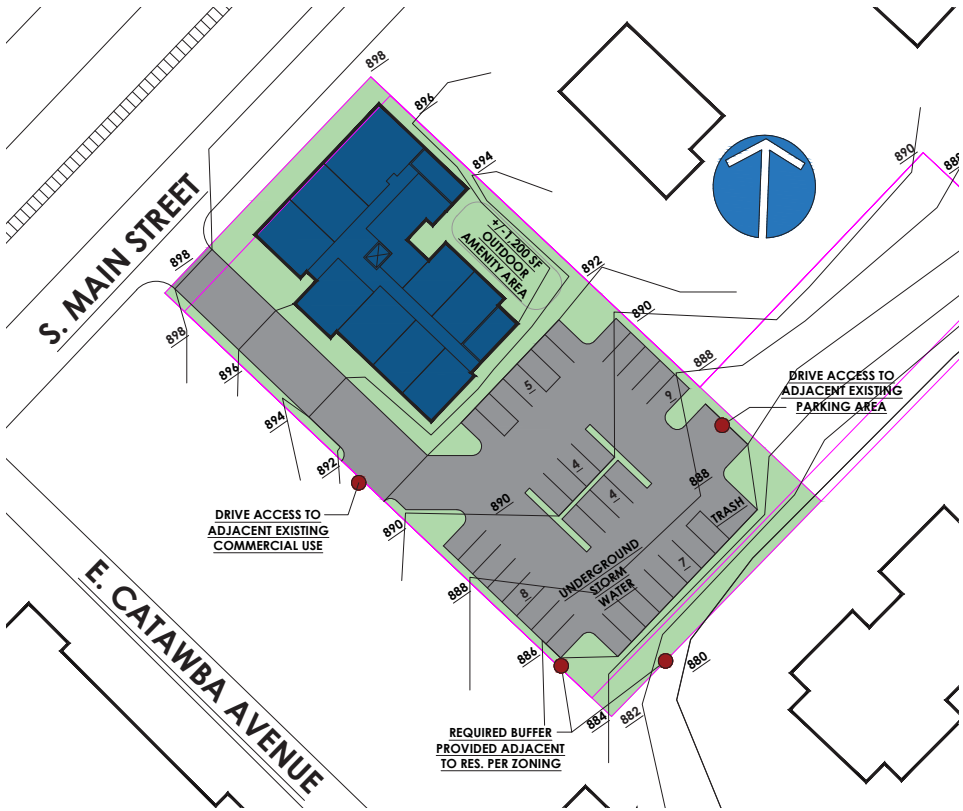
STATION TWO22
 Total Units: 82
 Unit Size: 625 - 1,374 SF
 Price/SF: \$1.67

NORTH MAIN VILLAGE
 Total Units: 72
 Unit Size: 758 - 1,221 SF
 Price/SF: \$1.46

MILL ONE
 Total Units: 90
 Unit Size: 640 - 1,291 SF
 Price/SF: \$1.95



PROPOSED PLAN OPTION 1



DETAILS

| | |
|----------------|----------------------|
| 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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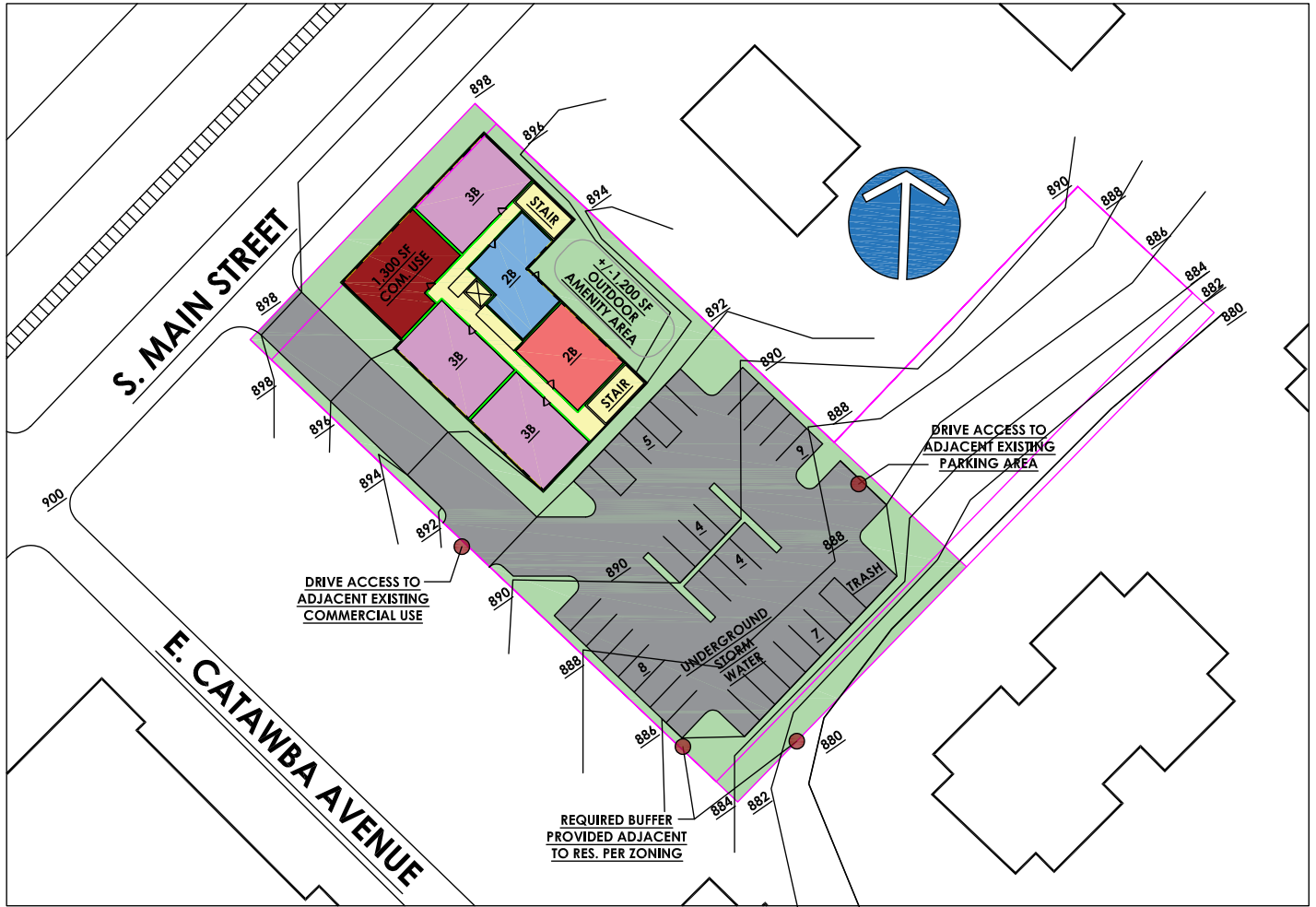
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PROPOSED PLAN OPTION 2



DETAILS

| | |
|----------------|-------------|
| LAND SIZE | ±0.82 Acres |
| TOTAL FLOORS | 4 |
| UNIT COUNT | 23 |
| TOTAL SIZE | ±33,847 SF |
| PARKING SPACES | 37 |



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PROPERTY AERIAL PHOTOS



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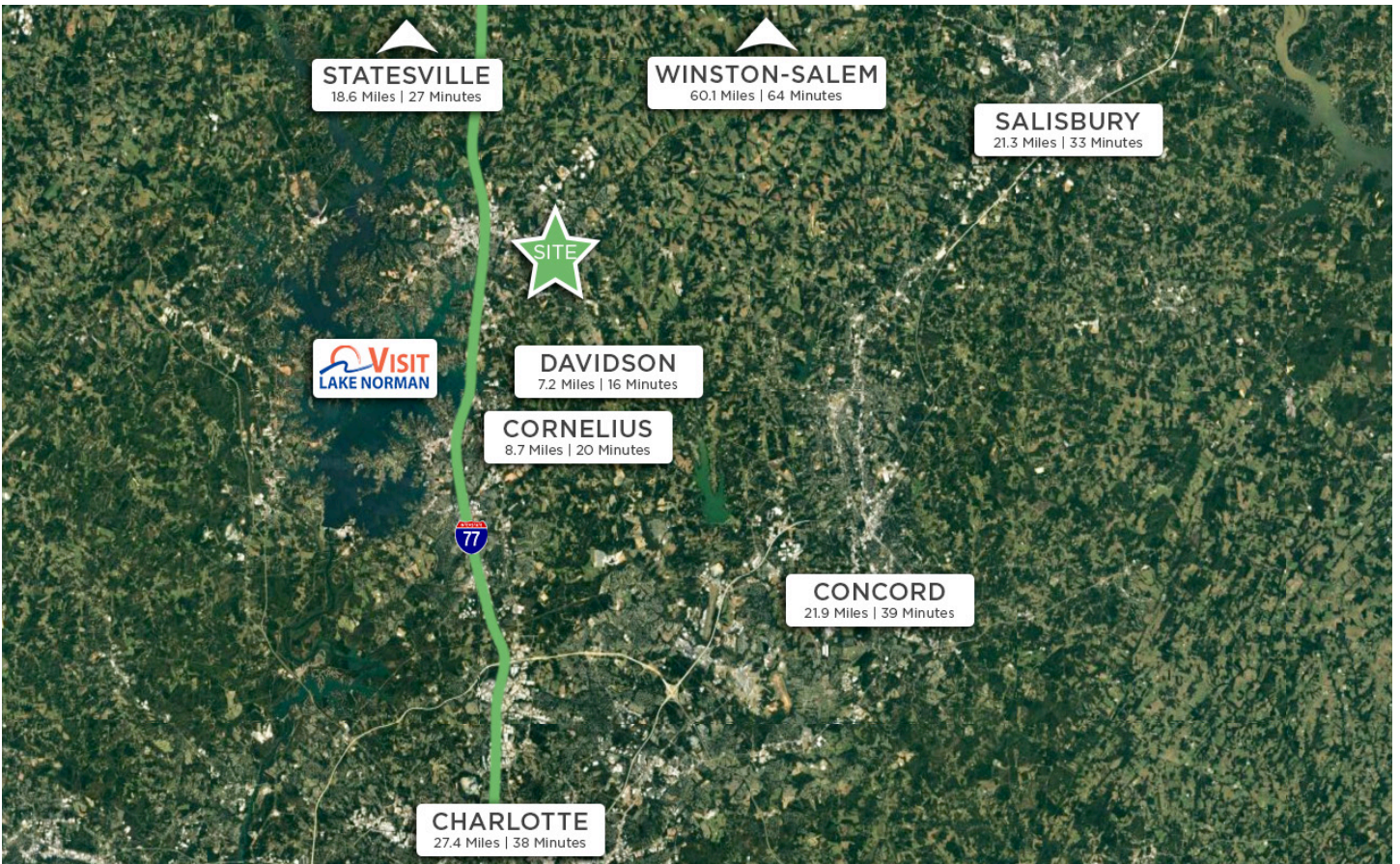
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MOORESVILLE, NORTH CAROLINA

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.



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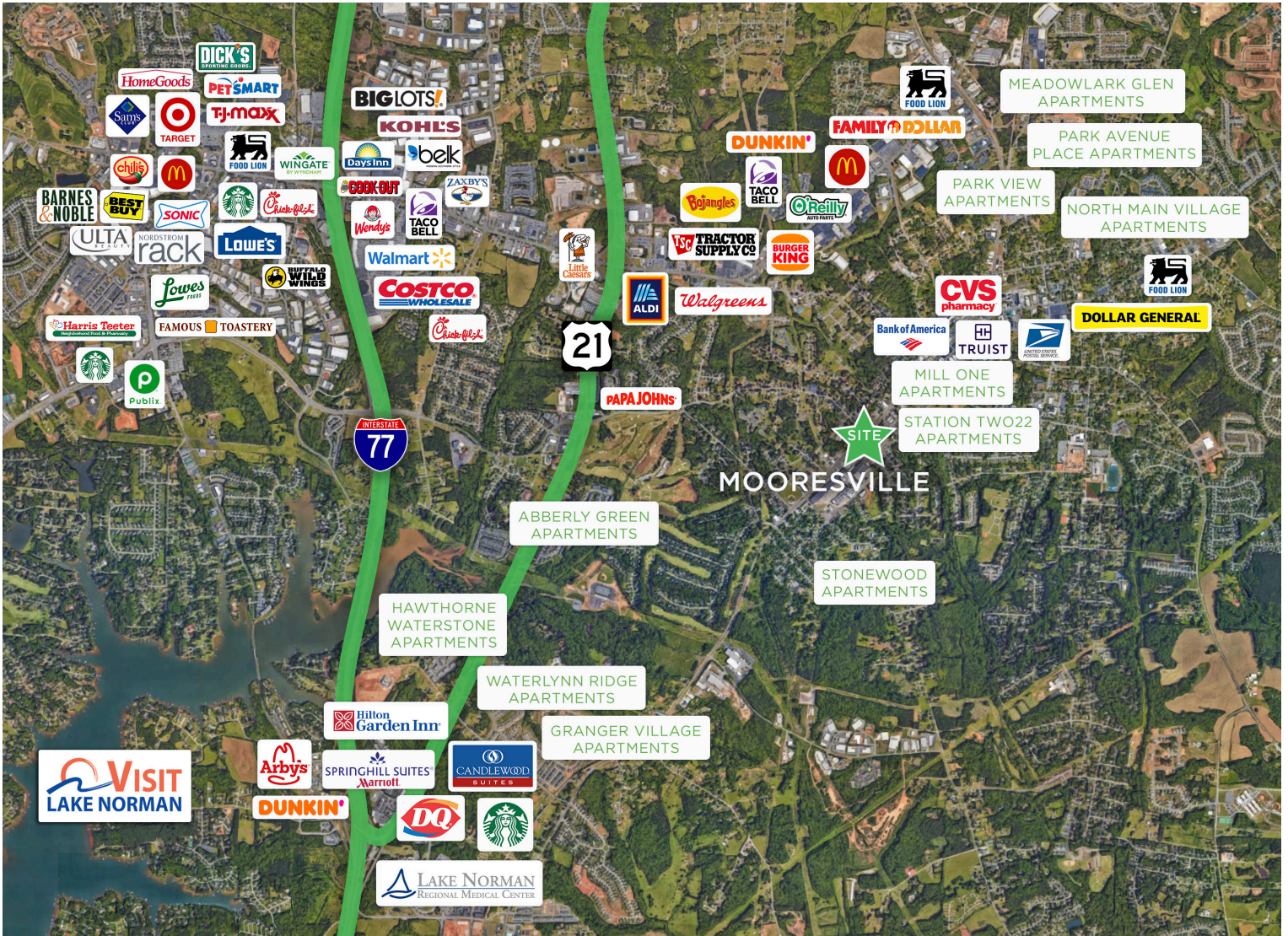
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MOORESVILLE, NORTH CAROLINA

- #1 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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DOWNTOWN MOORESVILLE

PROPERTY INFORMATION

| | | | |
|---------------|------|--------------|---------|
| PROPERTY TYPE | Land | # OF PARCELS | 3 |
| ACRES ± | 0.82 | COUNTY | Iredell |

TAX PINS

| | | | |
|--------------------|------------|--------------------|------------|
| 260 S. MAIN STREET | 4667002847 | 270 S. MAIN STREET | 4667001847 |
| S. MAIN STREET | 4667002893 | | |

PRICING & TERMS

| | |
|------------|-------------|
| SALE PRICE | \$1,350,000 |
|------------|-------------|

DESCRIPTION

±0.82-acre site approved for 37 units with parking. The site is also well-suited for stand-alone retail space, as well as for-sale or rental condos. Just steps from downtown Mooresville's main retail thoroughfare, restaurants, and nightlife. Located within the Mooresville Graded School District, one of North Carolina's top-ranked districts. Owner will sell, joint venture, or offer owner financing.

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.

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