

# ±3.99 ACRES FOR SALE

10100 BAILEY ROAD, CORNELIUS, NC 28031

Linville | Team Partners

COMMERCIAL REAL ESTATE

SALE, JOINT VENTURE,  
OWNER FINANCE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE Land, Development

ACRES ± 3.99

SALE PRICE \$1,195,000

## DESCRIPTION

±3.99 acre development opportunity in Cornelius, NC. Centrally located east of Lake Norman with a 10 mile drive to Mooresville and 18 miles to downtown Charlotte. All municipal utilities are available and there are no known environmental encumbrances. Please inquire on multiple conceptual plans for development! Owner will sell, joint venture, or owner finance.

2

miles to  
DOWNTOWN  
CORNELIUS

18

miles to  
DOWNTOWN  
CHARLOTTE

2

miles to  
I-77  
ACCESS

22

miles to  
CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT

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# ±3.99 ACRES FOR SALE

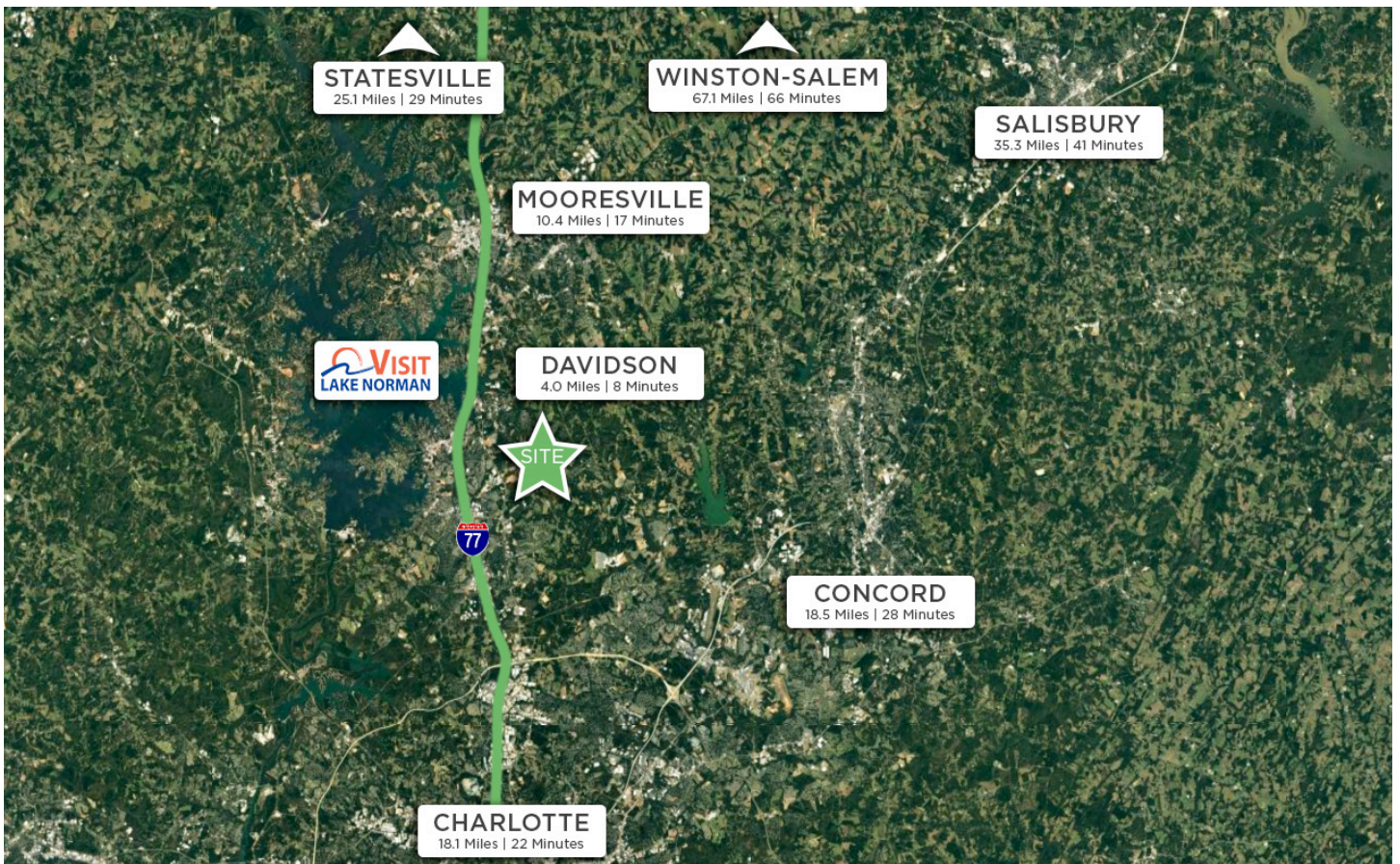
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## CORNELIUS, NORTH CAROLINA

Cornelius was established in 1905 and originated as a mill and farm community. The damming of the Catawba River to create Lake Norman was as influential as the cotton industry to the town's development and growth. In 1963, Duke Power created Lake Norman and provided the area with recreational opportunities and a source of hydroelectric power. The formation of Lake Norman also provided Cornelius with approximately 70 miles of choice lakeside property. The Town of Cornelius is a highly diverse community with ten public parks, a wide variety of housing opportunities, vibrant retail and office centers, and a championship golf course.



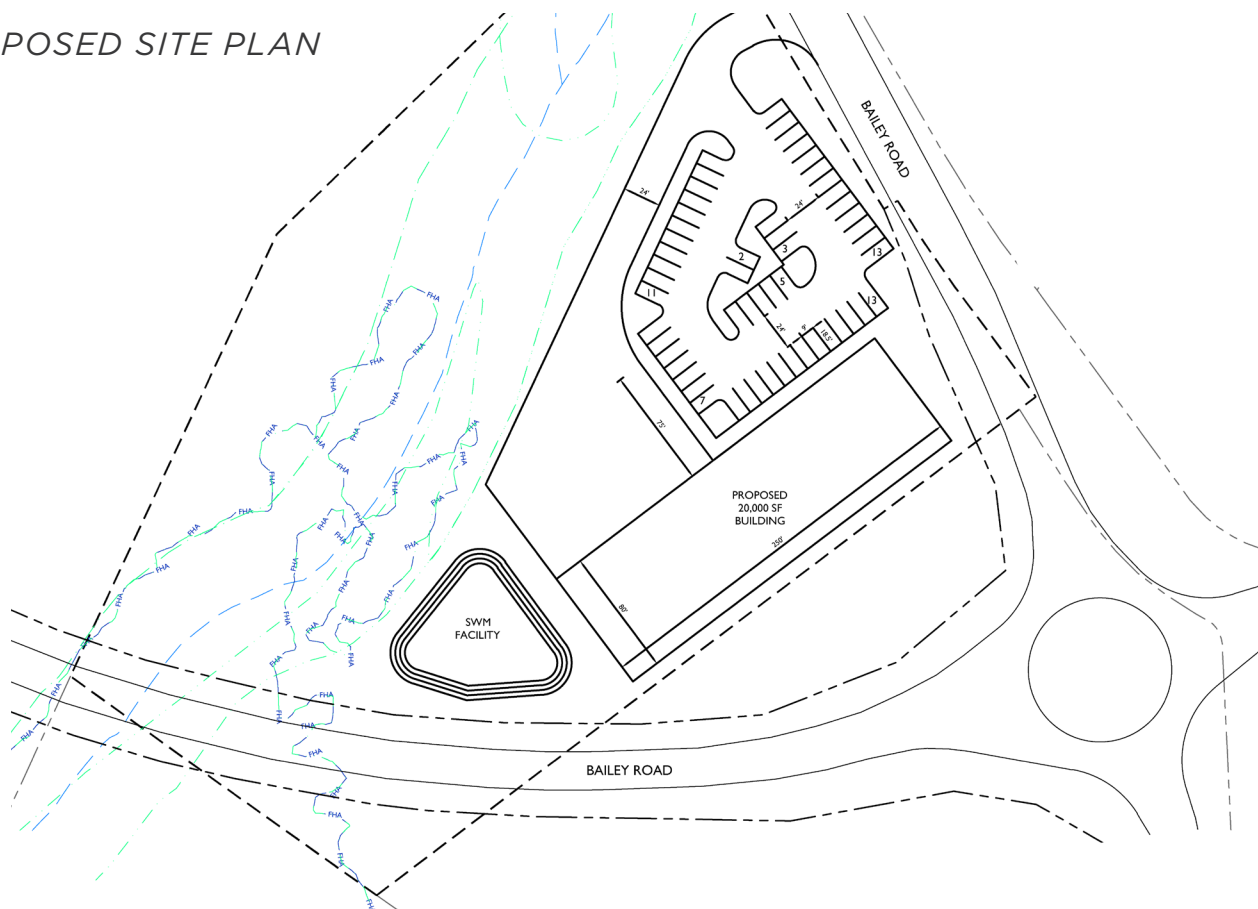
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## PROPOSED SITE PLAN



## PROPERTY INFORMATION

PROPERTY TYPE	Land	PROPERTY SUBTYPE	Development
ACRES ±	3.99	TAX PIN	005-032-01

## PRICING & TERMS

SALE PRICE	\$1,195,000
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*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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