

# 115 ANNAS GRACE DRIVE

FOR SALE | MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE



2.89  
ACRES

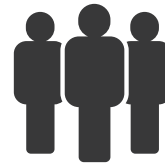
FULLY APPROVED - READY TO BUILD

## PROPERTY HIGHLIGHTS

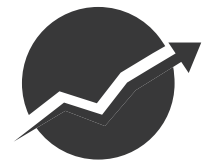
PROPERTY TYPE	Land
ACRES ±	2.89
SALE PRICE	\$1,950,000
NOI - YEAR 3	\$1,008,000 (proforma)
NOI - YEAR 5	\$1,401,000 (proforma)

## DESCRIPTION

Fully approved and entitled self-storage development site located in Mooresville, NC - the fastest growing city in North Carolina, located in the U.S's 3rd fastest growing state. This superb location is 25 miles north of Charlotte, NC and has experienced 43%+ population growth over the last 8 years. This site is on 2.89 acres and is fully approved for a ±114,462 SF storage facility. Plans approved in June 2024- draft design and development drawings available for review.



Total Population  
54,578



8 Year Population Growth  
43.24%



Average Household Income  
\$101,643



Household Type  
59.3% Owners  
40.7% Renters

NICK GONZALEZ

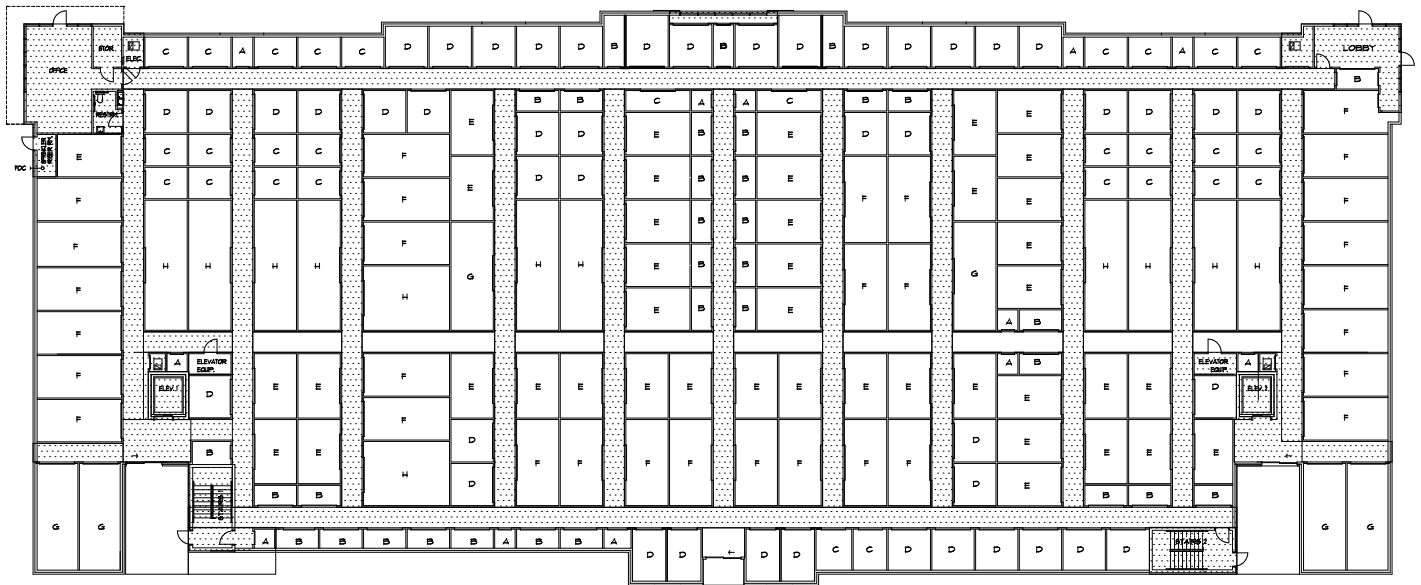
E Nick@LTPcommercial.com

P 336.724.1715

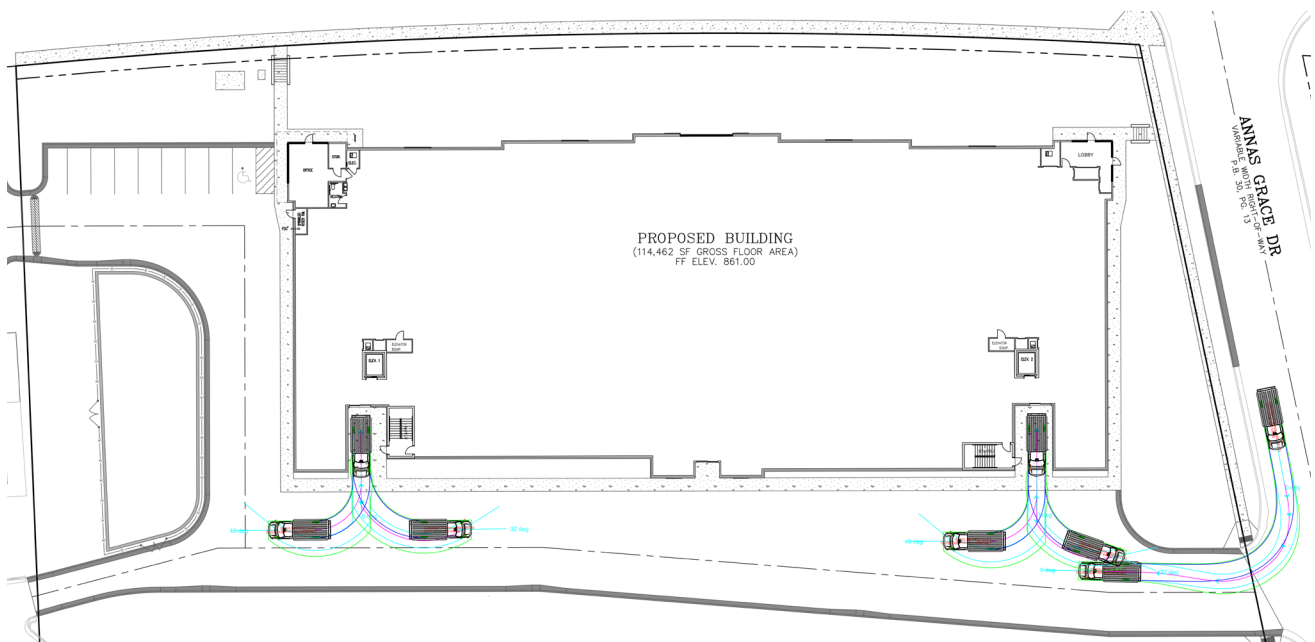
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## PROPOSE PLAN DETAILS

<b>PROPERTY TYPE</b>	Self Storage	<b>FLOORS</b>	3
<b>TOTAL SIZE</b>	±114,462 SF	<b># OF UNITS</b>	683



FIRST FLOOR PLAN



SITE PLAN

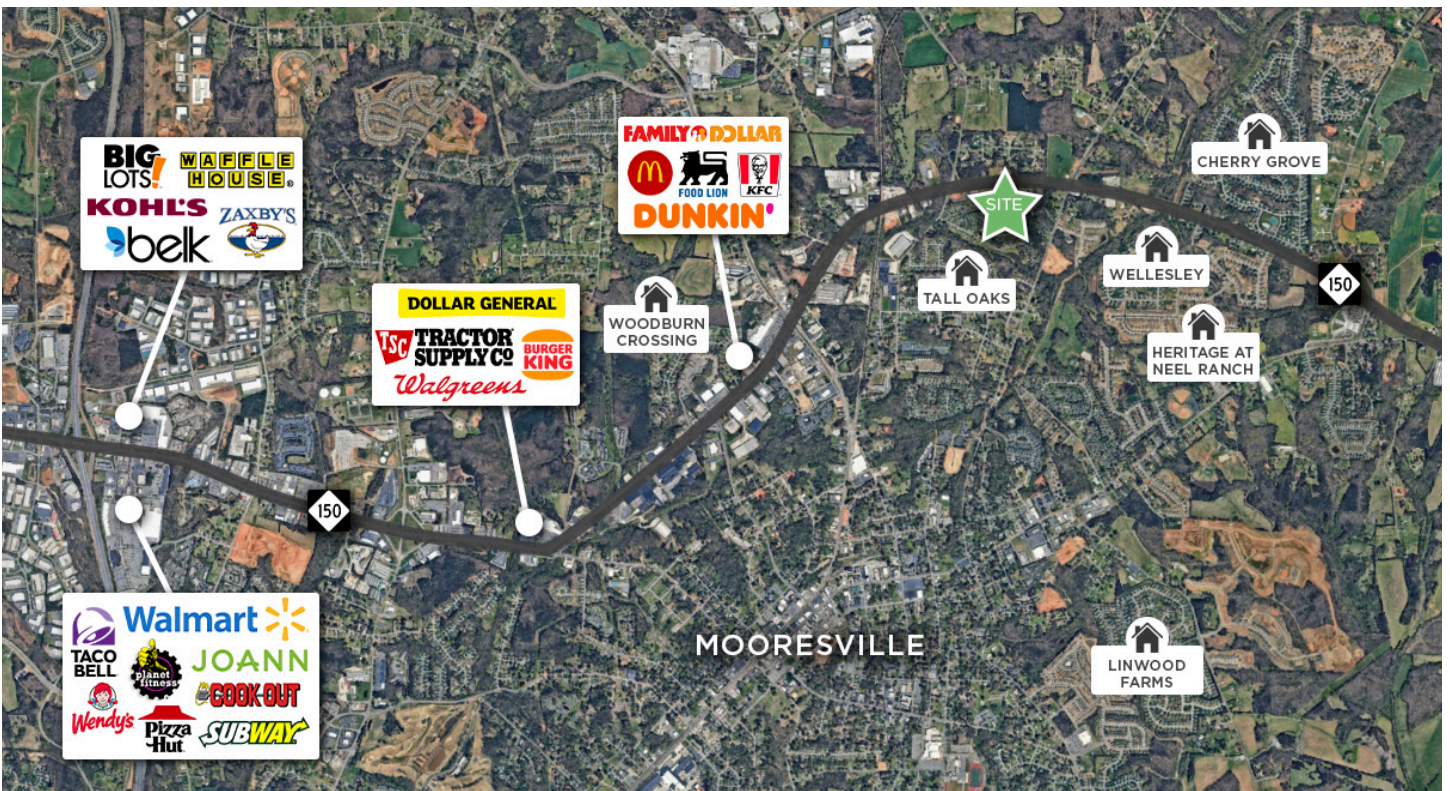
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## PROPERTY AERIAL PHOTOS



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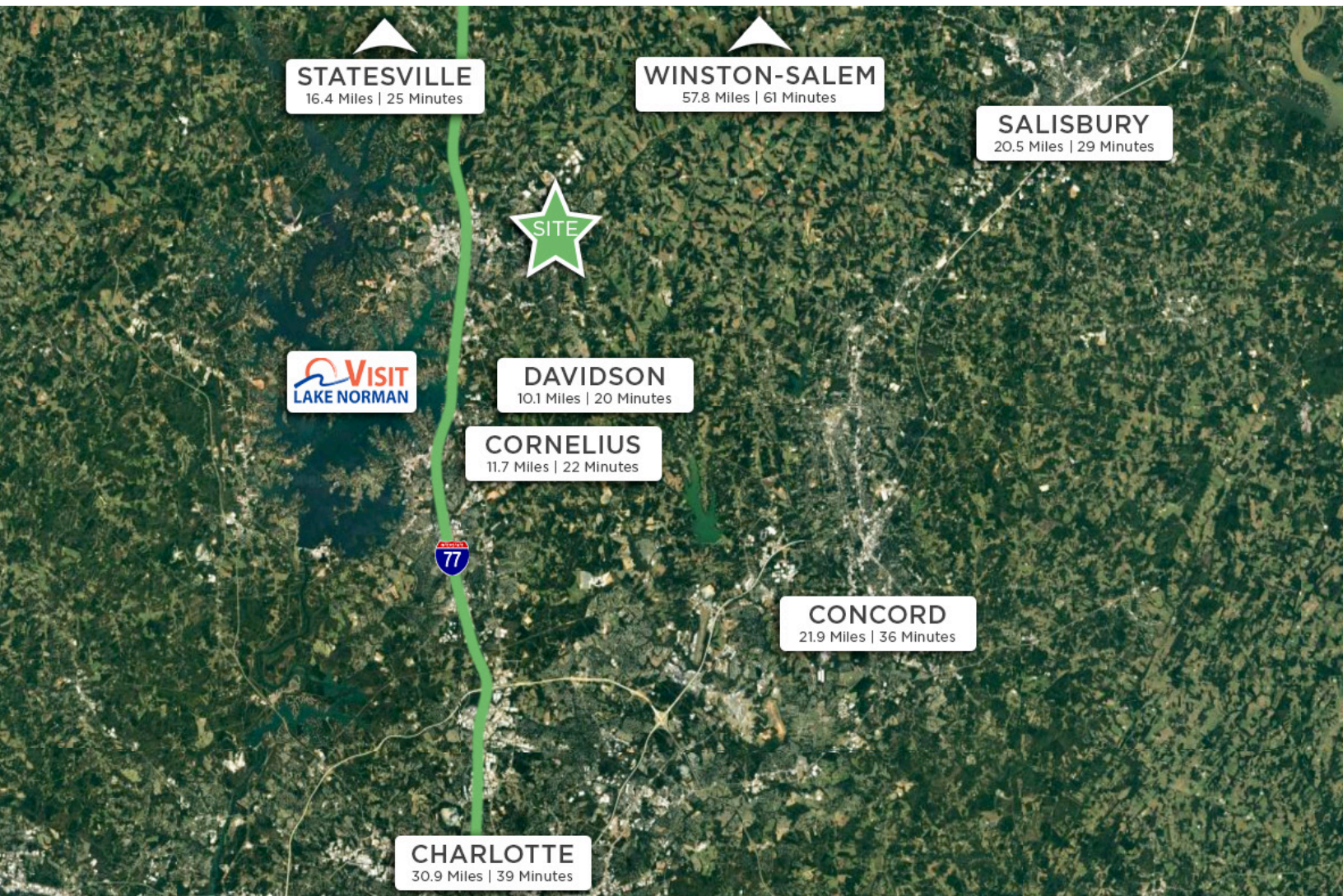
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## MOORESVILLE, NORTH CAROLINA

- **#1 FASTEST GROWING CITY IN NORTH CAROLINA**  
*GOBankingRates, 2023*
- **#1 LOWEST TAX RATE IN CHARLOTTE REGION**  
*NC Department of Commerce, 2023*
- **#1 COUNTY FOR ECONOMIC GROWTH**  
*(CHARLOTTE METRO)*  
*Charlotte Business Journal, 2023*
- **#2 FASTEST NC COUNTY POPULATION GROWTH**  
*Charlotte Business Journal, 2023*
- **#2 FASTEST GROWING RETAIL SECTOR IN NC**  
*NC Department of Commerce, 2023*
- **#14 BEST COUNTIES TO LIVE IN NC**  
*Niche 2023*



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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.



### PROPERTY INFORMATION

PROPERTY TYPE	Land	COUNTRY	Iredell
ACRES ±	2.89	TAX PIN	4668516001

### PRICING & TERMS

SALE PRICE	\$1,950,000
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### DESCRIPTION

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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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