

0 MOTORSPORTS ROAD

FOR SALE | MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE

4.74 ACRE DEVELOPMENT OPPORTUNITY



**MOORESVILLE
MOTORSPORTS CENTER**
"ONE MILE OF BUSINESS
INNOVATION & TECHNOLOGY"

SITE



NICK GONZALEZ

E Nick@LTPcommercial.com

P 336.724.1715

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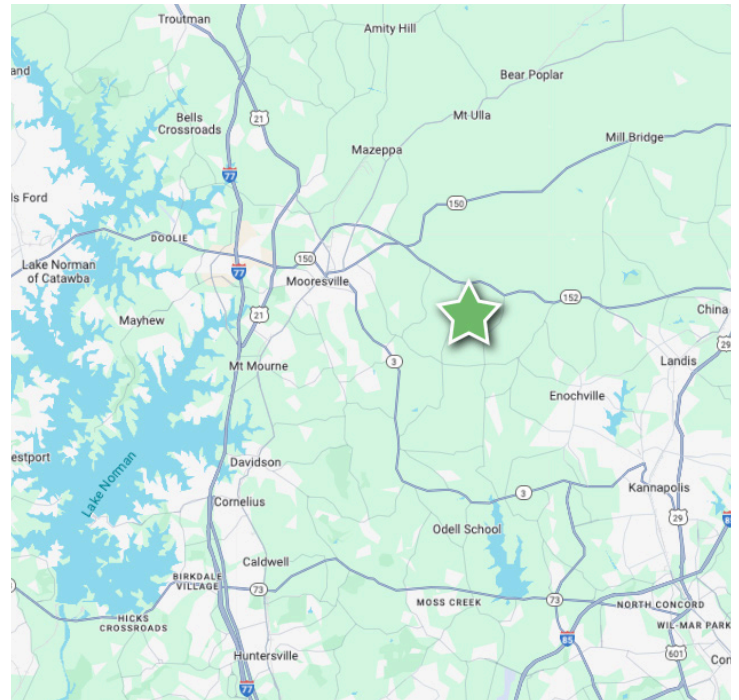
COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land, Development
ACRES ±	4.74
SALE PRICE	\$695,000
PRE-LEASING	5x ±10,000 SF Bays, \$16.00 psf

DESCRIPTION

4.74 acre parcel available in Mooresville's Motorsports Center—one of the last remaining development opportunities in the area. Ideal for a race shop, performance/hot rod shop, or ancillary automotive use. Adjacent to Mooresville Dragway, NC's longest-running drag strip. This large lot allows significant yield, minimal setbacks, and up to 70% surface utilization. Some owner financing may be available with agreeable terms. Preliminary sketch plan allows for ±50,000 SF or more of flex/industrial space. Preliminary pro forma indicates \$600-\$800,000 in net income potential. Pre-leasing: 5x ±10,000 SF bays at \$16.000 PSF, 18' ceilings.



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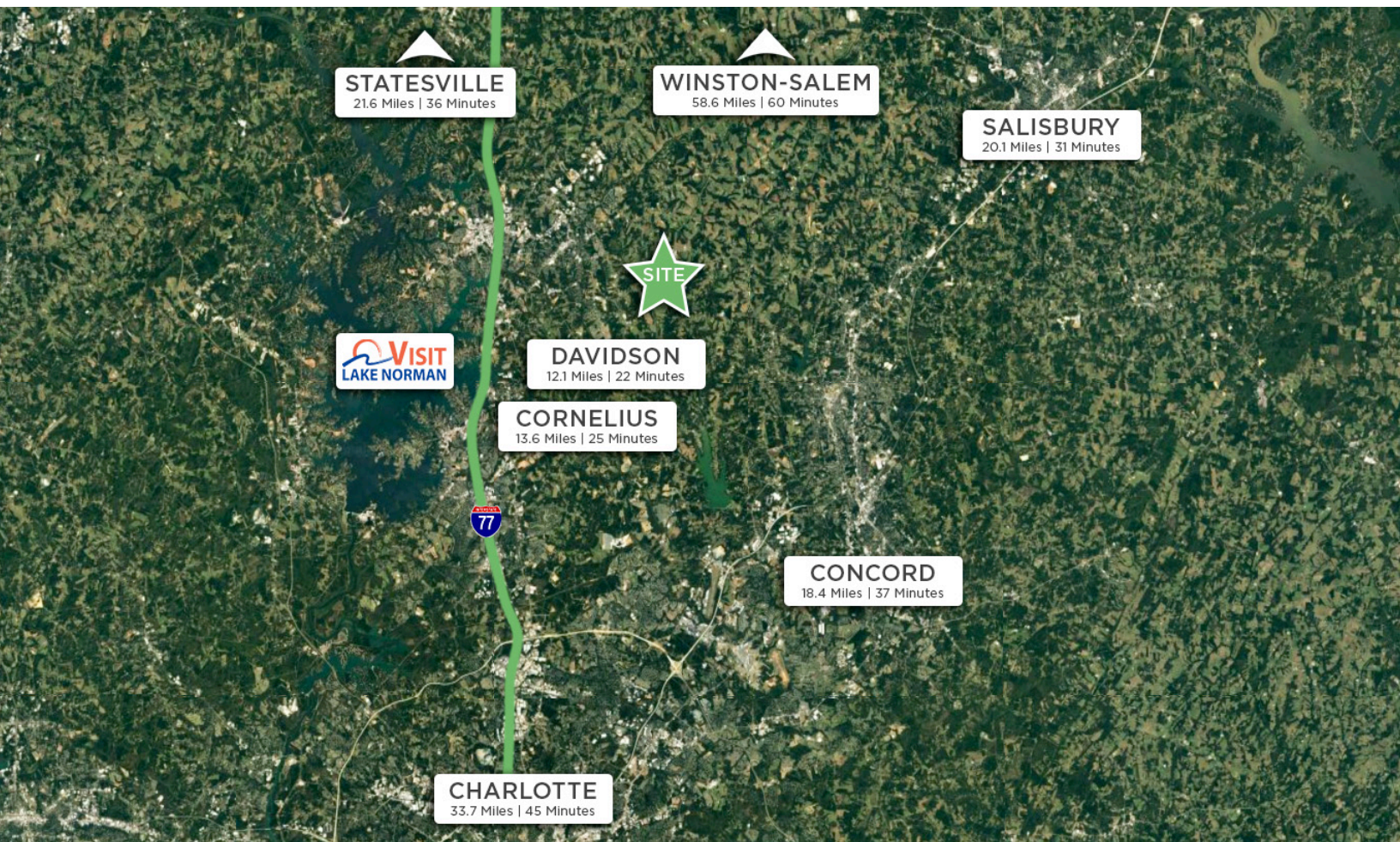
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MOORESVILLE, NORTH CAROLINA

- **#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



MOORESVILLE, NORTH CAROLINA

Mooresville 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. Mooresville 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. Mooresville 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. Mooresville 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, Development	COUNTY	Rowan
ACRES	4.74	TAX PIN	4686-04-52-7485

PRICING & TERMS

SALE PRICE	\$695,000
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DESCRIPTION

4.74 acre parcel available in Mooresville's Motorsports Center—one of the last remaining development opportunities in the area. Ideal for a race shop, performance/hot rod shop, or ancillary automotive use. Adjacent to Mooresville Dragway, NC's longest-running drag strip. This large lot allows significant yield, minimal setbacks, and up to 70% surface utilization. Some owner financing may be available with agreeable terms. Preliminary sketch plan allows for ±50,000 SF or more of flex/industrial space. Preliminary pro forma indicates \$600-\$800,000 in net income potential. Pre-leasing: 5x ±10,000 SF bays at \$16,000 PSF, 18' ceilings.

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