

±1.42 ACRES FOR SALE

CLOVER STREET, MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE

MULTI-FAMILY DEVELOPMENT IN MOORESVILLE OVERLOOKING LIBERTY PARK



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land, Multi-family
ACRES ±	1.42
SALE PRICE	\$3,700,000

DESCRIPTION

Entitled and site plan approved with the Mooresville Unified Development Ordinance (UDO), this multifamily development opportunity offers many desirable amenities. You won't find a more desirable location in Mooresville—one block from downtown N. Main Street overlooking Liberty Park. This 5-story project features 126 units with various layouts and onsite covered parking. Multiple points of ingress/egress from N. Church Street and E. Iredell Avenue. Over ±300,000 SF of planned residential heated area. Site is within the Mooresville Graded School District, which is a top ranked district in North Carolina.



Total Population
54,578



8 Year Population Growth
43.24%



Average Household Income
\$101,643



Household Type: Renters
40.7%

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APPROVED SITE PLAN

TOTAL UNITS	126	
TOTAL BEDS	154	
PARKING SPACES	108	
UNIT MIX		
STUDIO	55 units	600 SF/unit
1 BEDROOM	43 units	700 SF/unit
2 BEDROOM	28 units	1,000 SF/unit



*ALTERNATE SITE PLAN AVAILABLE WITH 54 UNITS AND SURFACE-ONLY 50 PARKING SPACES



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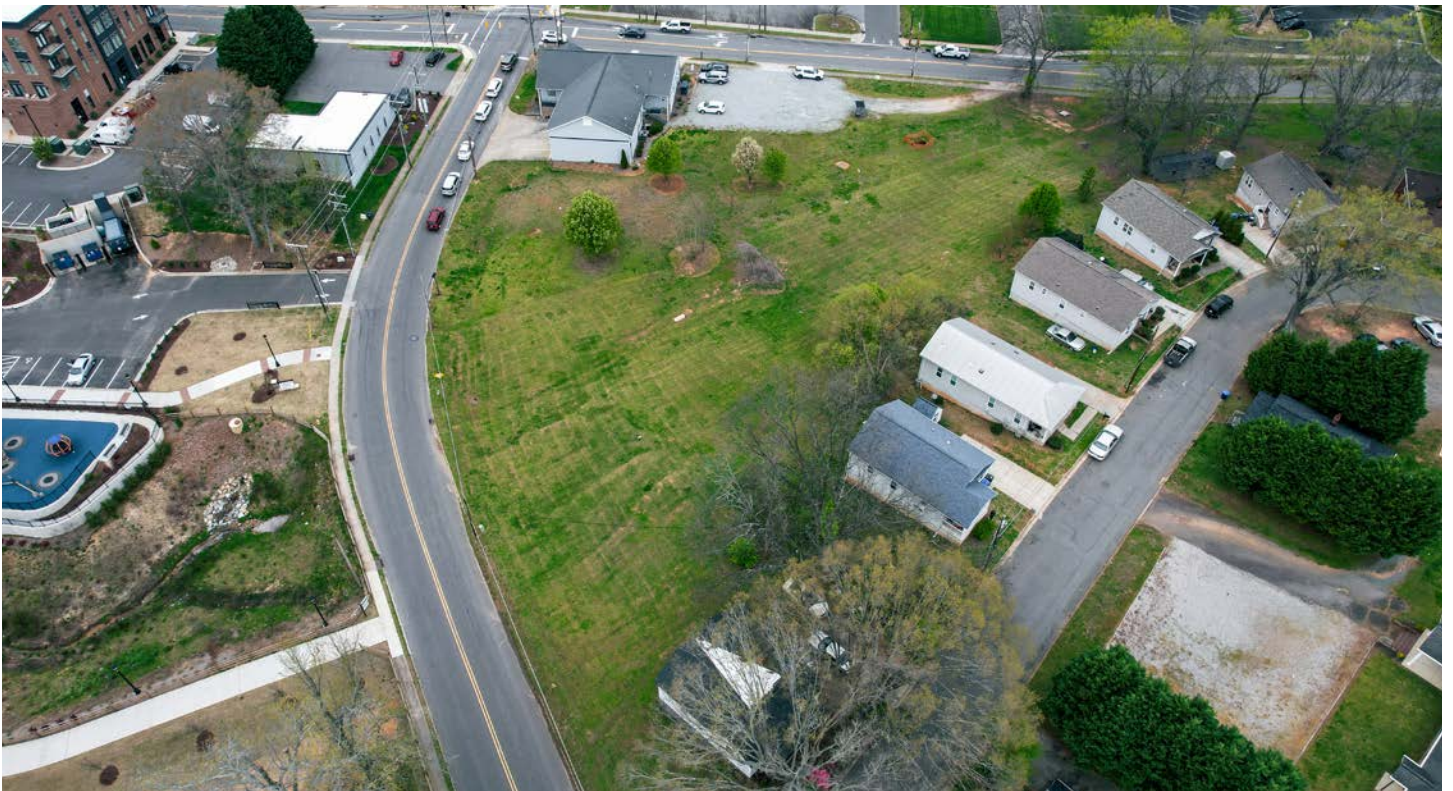
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PROPERTY AERIAL PHOTOS



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LIBERTY PARK - ADJACENT TO PROPERTY



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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.



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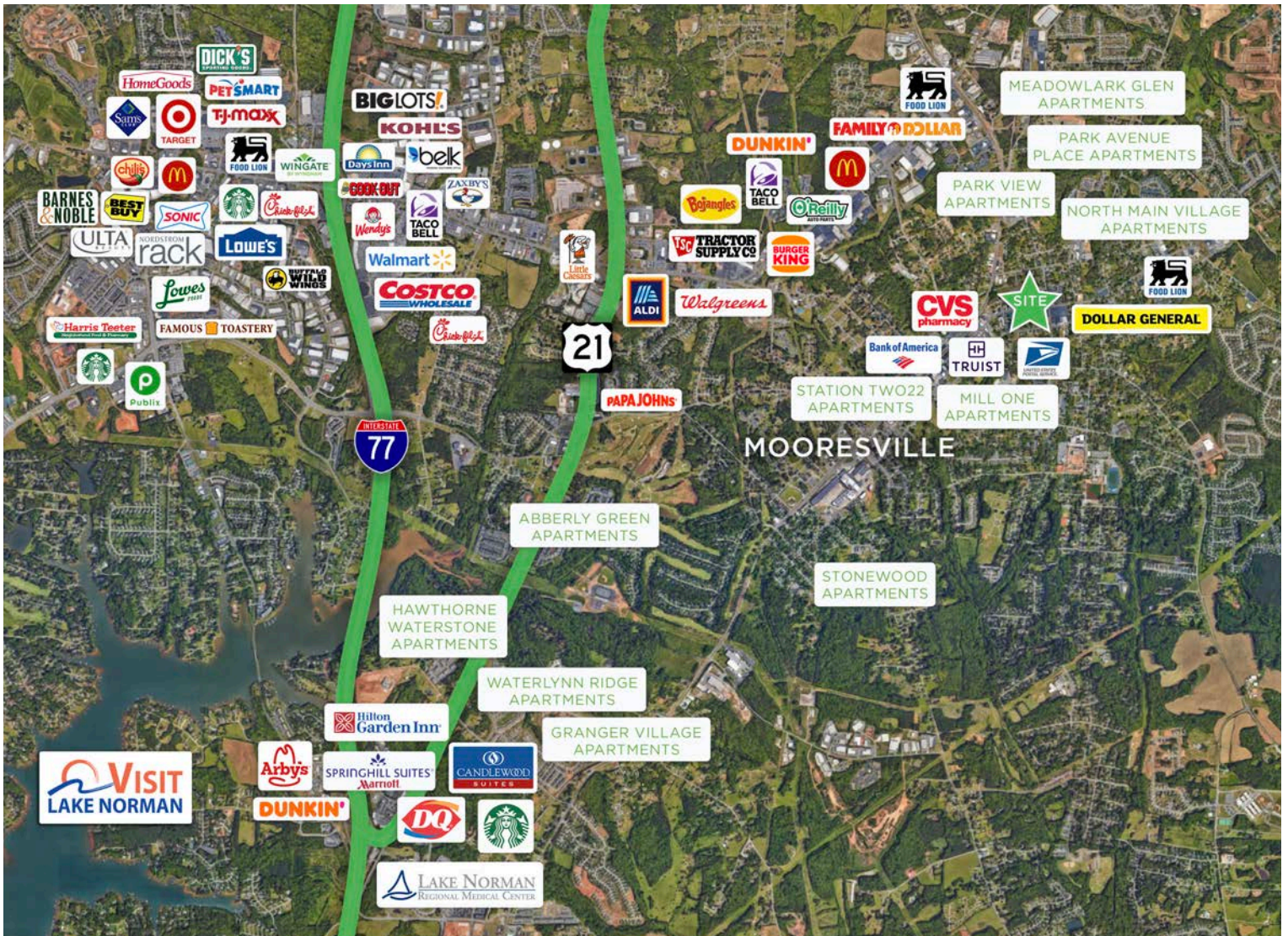
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MOORESVILLE, NORTH CAROLINA

- #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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SITE TAX PINS

326 CLOVER STREET	4667225560
324 CLOVER STREET	4667225359
320 CLOVER STREET	4667225365
COVER STREET	467225380
310 CLOVER STREET	4667225250
304 CLOVER STREET	4667226124
N. CHUCH STREET	4667225408



PROPERTY INFORMATION

PROPERTY TYPE	Land	# OF PARCELS	7
ACRES ±	1.42	COUNTY	Iredell

PRICING & TERMS

SALE PRICE	\$3,700,000
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