

±1.68 ACRES FOR SALE

115 LIMERICK ROAD, MOORESVILLE, NC 28115

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COMMERCIAL REAL ESTATE

COMMERCIAL DEVELOPMENT OPPORTUNITY IN MOORESVILLE



PROPERTY HIGHLIGHTS

| | |
|---------------|-----------|
| PROPERTY TYPE | Land |
| ACRES ± | 1.68 |
| SALE PRICE | \$895,000 |

DESCRIPTION

Stellar development opportunity just off East Plaza Street/ NC Highway 150 in Mooresville. CC Zoning allows for a variety of uses. This site is surrounded by numerous restaurants, retail centers, and residential developments. Current concept plan has been approved under the Mooresville UDO and allows for a 3-story, ±60,000 SF self storage building. Zoned Community Commercial, this ±1.68 acre site has had numerous assessments, surveys, site plans, and regulatory reports already performed. Other potential uses are Daycare, Religious, Urgent Care, Veterinary, Bank, Office, Brewery, Restaurant, or Automotive. Owner will sell, joint venture, or owner finance.



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

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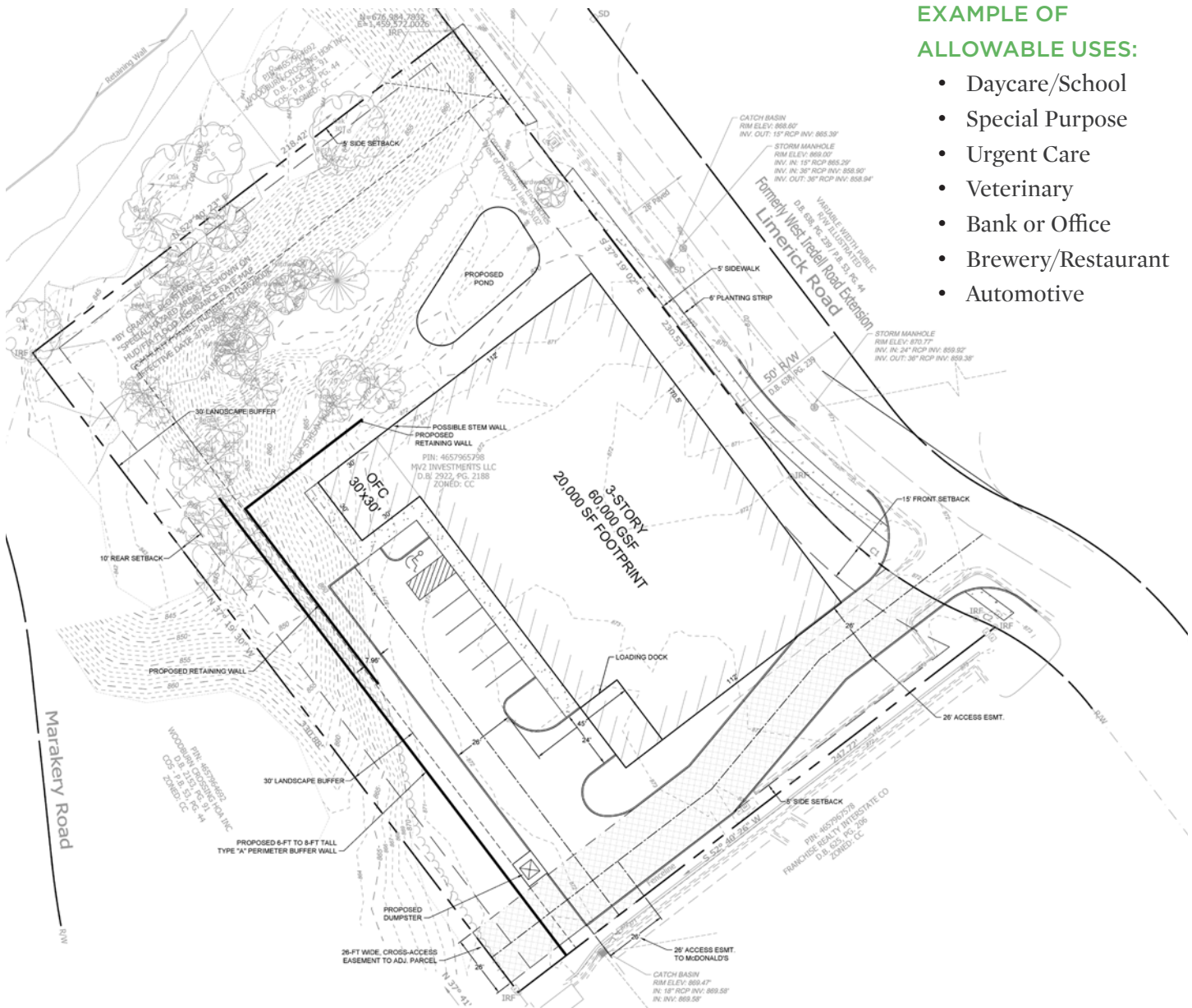
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PROPOSED SITE PLAN

| | | | |
|----------------|--------------|--------------|---------|
| PROPERTY TYPE | Self Storage | FLOORS | 3 |
| TOTAL SIZE | ±60,000 SF | LOADING DOCK | 1 |
| SIZE PER FLOOR | ±20,000 SF | OFFICE SPACE | ±900 SF |



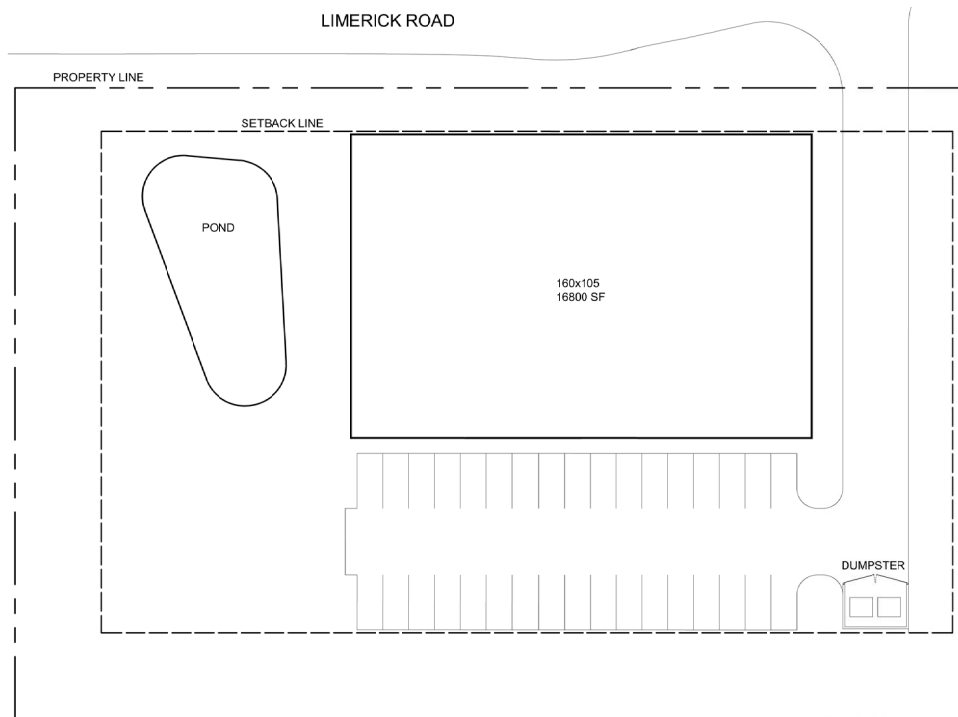
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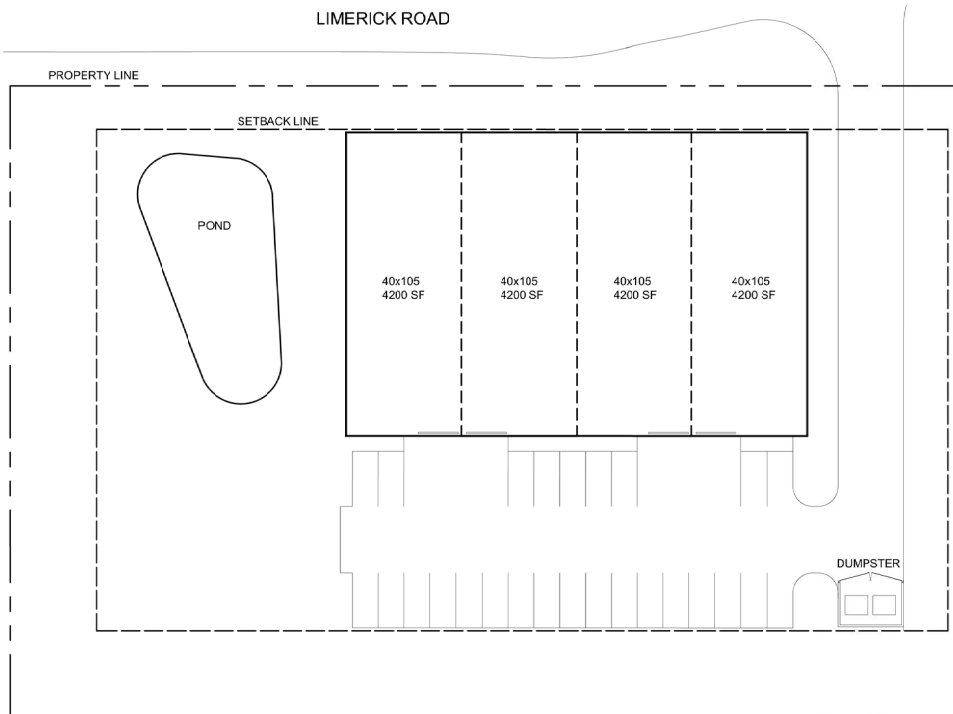
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PROPOSED SITE PLANS - OFFICE/SINGLE TENANT



PROPOSED SITE PLANS - FLEX/MULTI-TENANT



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REPRESENTATIVE RENDERINGS



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PROPERTY AERIAL PHOTOS



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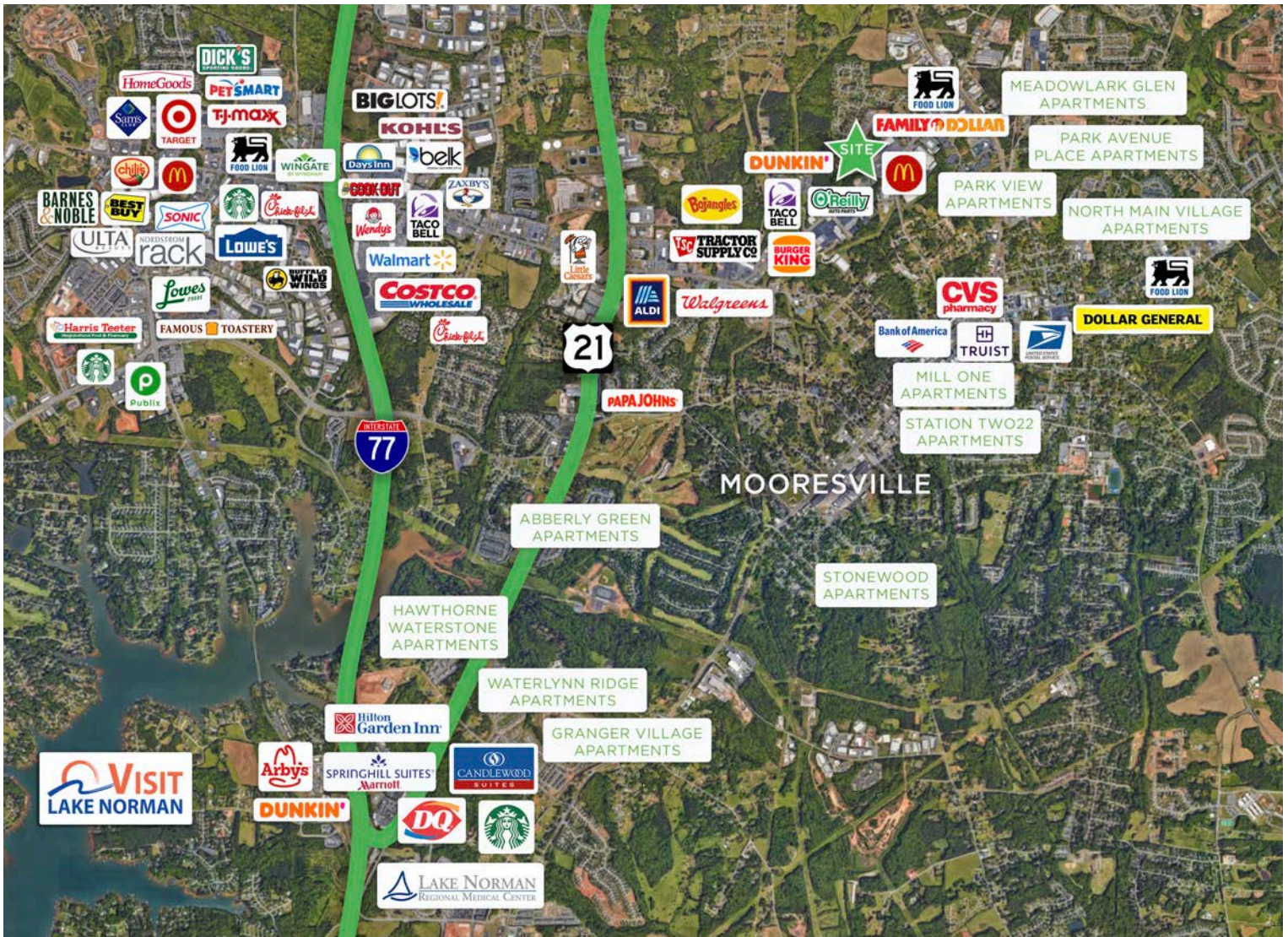
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MOORESVILLE, NORTH CAROLINA

- **#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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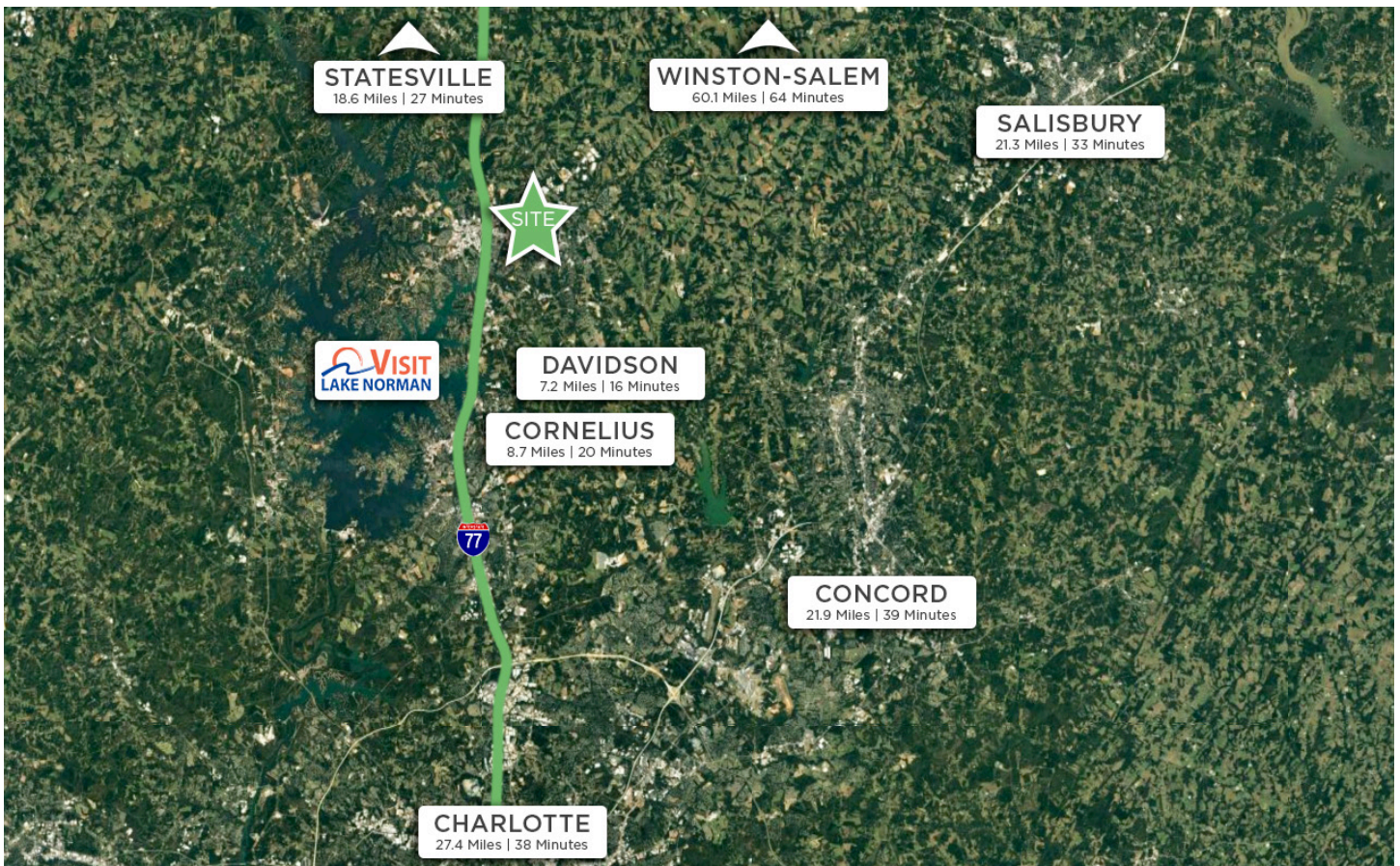
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MOORESVILLE, NORTH CAROLINA

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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PROPERTY INFORMATION

| | | | |
|---------------|------|---------|---------------------------|
| PROPERTY TYPE | Land | ZONING | Community Commercial (CC) |
| ACRES ± | 1.68 | TAX PIN | 4657965798 |

PRICING & TERMS

| | |
|------------|-----------|
| SALE PRICE | \$895,000 |
|------------|-----------|

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