

±1.58 ACRES FOR SALE

N. MAIN STREET & INSTITUTE STREET, MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE

APPROVED: 92 UNITS WITH DESIGN DEVELOPMENT PLANS

SALE, JOINT VENTURE,
OWNER FINANCE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land, Multi-family
ACRES ±	1.58
SALE PRICE	\$2,950,000

DESCRIPTION

Entitled and site plan approved with the Mooresville Unified Development Ordinance (UDO). Approved for 92 units, this 1.58 acre development opportunity is conveniently located in downtown Mooresville. 100% completed design development drawings available. Site is within the Mooresville Graded School District, which is a top ranked district in North Carolina. 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: Renters
40.7%

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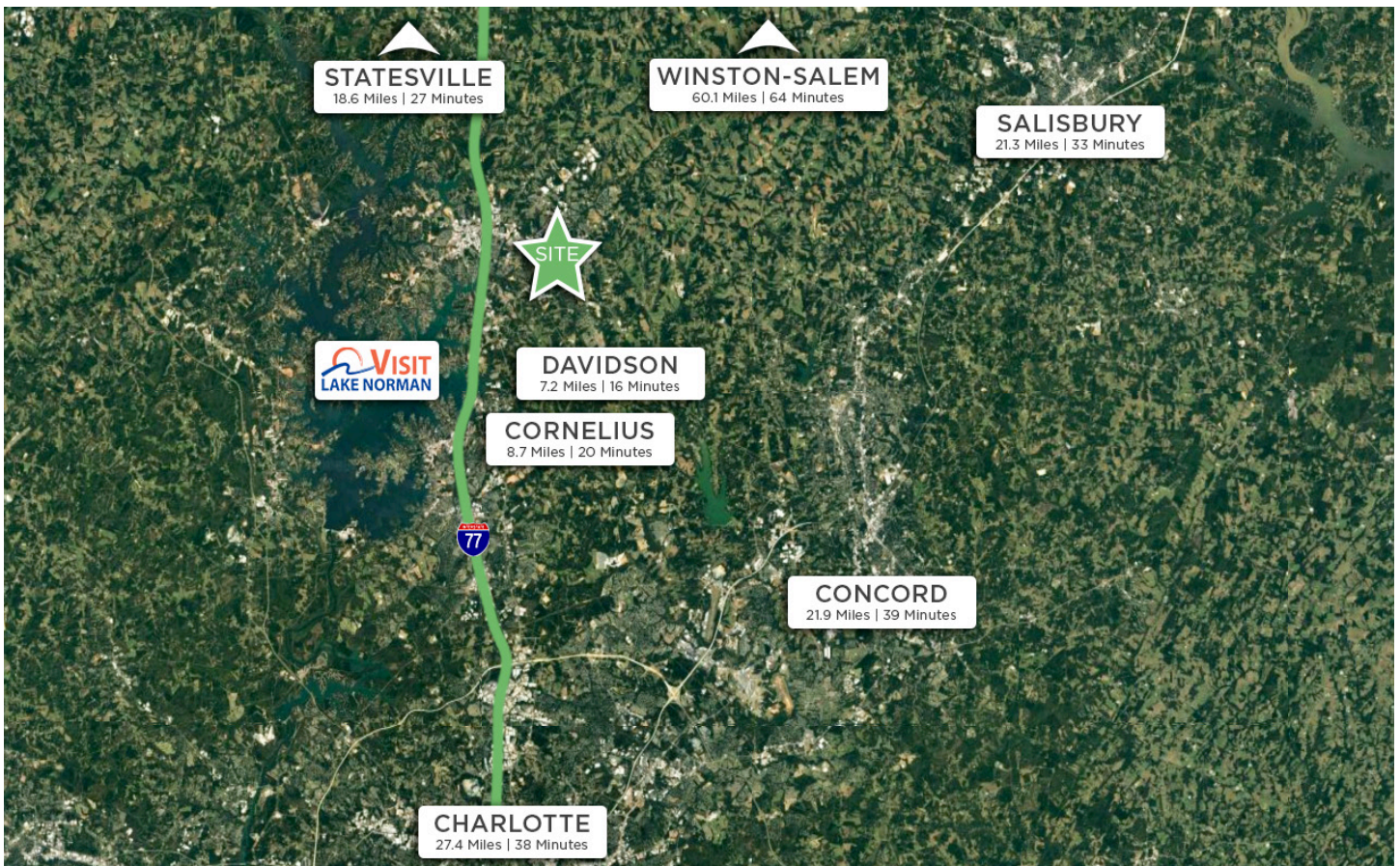
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MOORESVILLE, NORTH CAROLINA

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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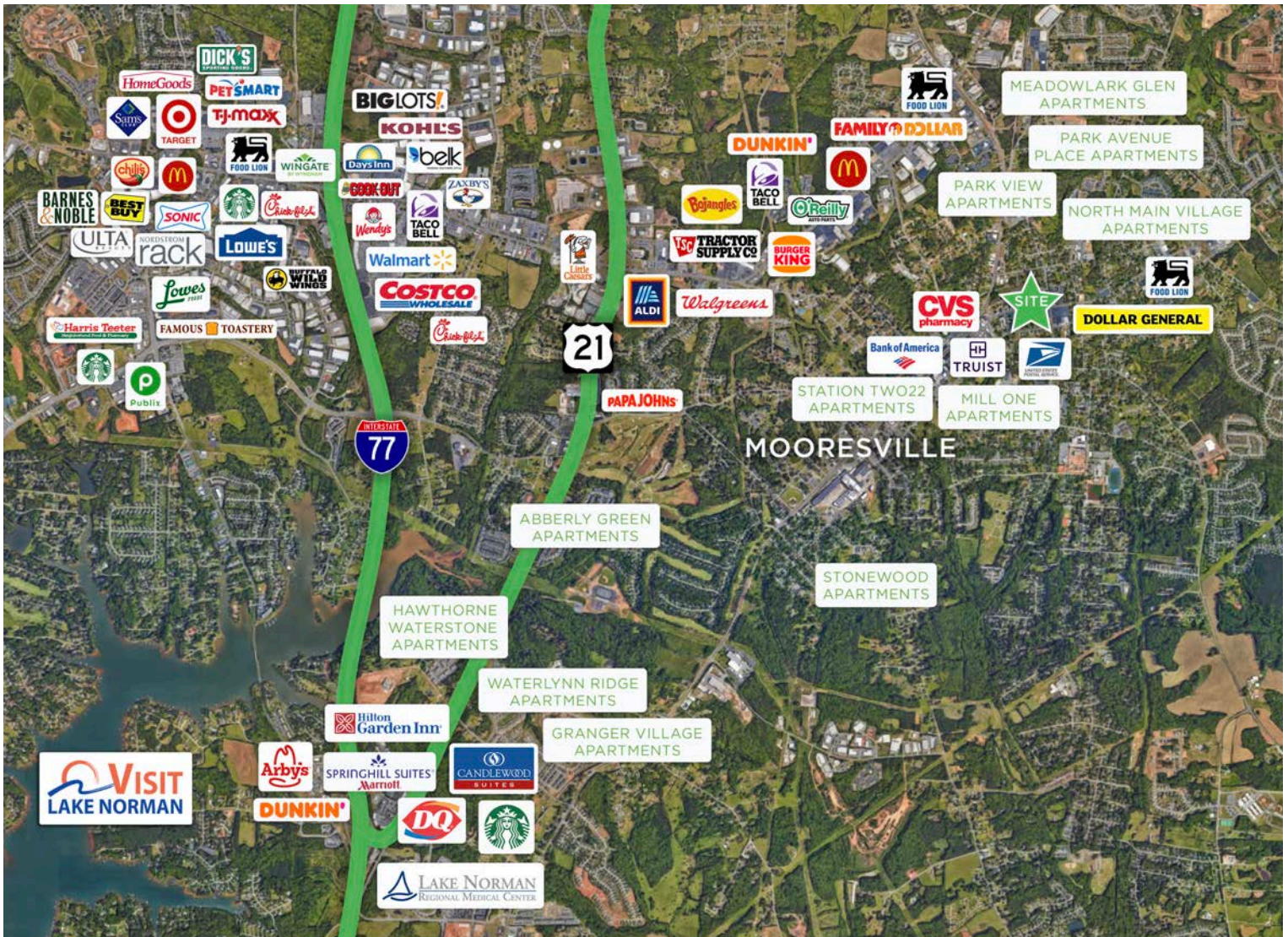
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MOORESVILLE, NORTH CAROLINA

- **#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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SITE TAX PINS

505 N. MAIN STREET	4667239078
519 N. MAIN STREET	4667330044
N. MAIN STREET	4667330085
114 INSTITUTE STREET	4667229999
120 INSTITUTE STREET	4667320912
INSTITUTE AVENUE	4667320827
504 N. CHURCH STREET	4667320709
508 N. CHURCH STREET	4667320850
512 N. CHURCH STREET	4667321813



PROPERTY INFORMATION

PROPERTY TYPE	Land	# OF PARCELS	9
ACRES ±	1.58	COUNTY	Iredell

PRICING & TERMS

SALE PRICE	\$2,950,000
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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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