

# ±1.58 ACRES FOR SALE

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

Linville | Team Partners

COMMERCIAL REAL ESTATE

## PRIME MULTI-FAMILY DEVELOPMENT IN DOWNTOWN MOORESVILLE



### PROPERTY HIGHLIGHTS

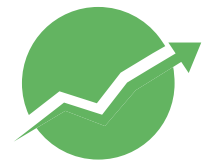
PROPERTY TYPE	Land, Multi-family
ACRES ±	1.58
SALE PRICE	\$3,900,000

### DESCRIPTION

Entitled and site plan approved with the Mooresville Unified Development Ordinance (UDO). Initially approved for 92 units, this 1.58 acre development opportunity is conveniently located in downtown Mooresville. Recent concept plan updates allow for up to 150 units. 100% completed design development drawings available. 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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**STATION TWO22**  
Total Units: 82  
Unit Size: 625 - 1,374 SF  
Price/SF: \$1.67



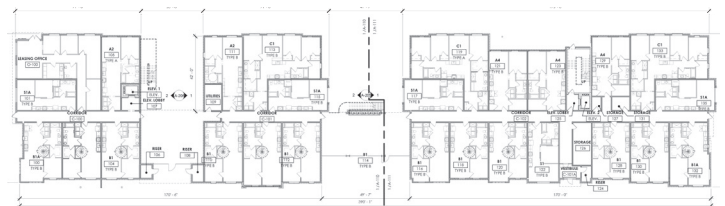
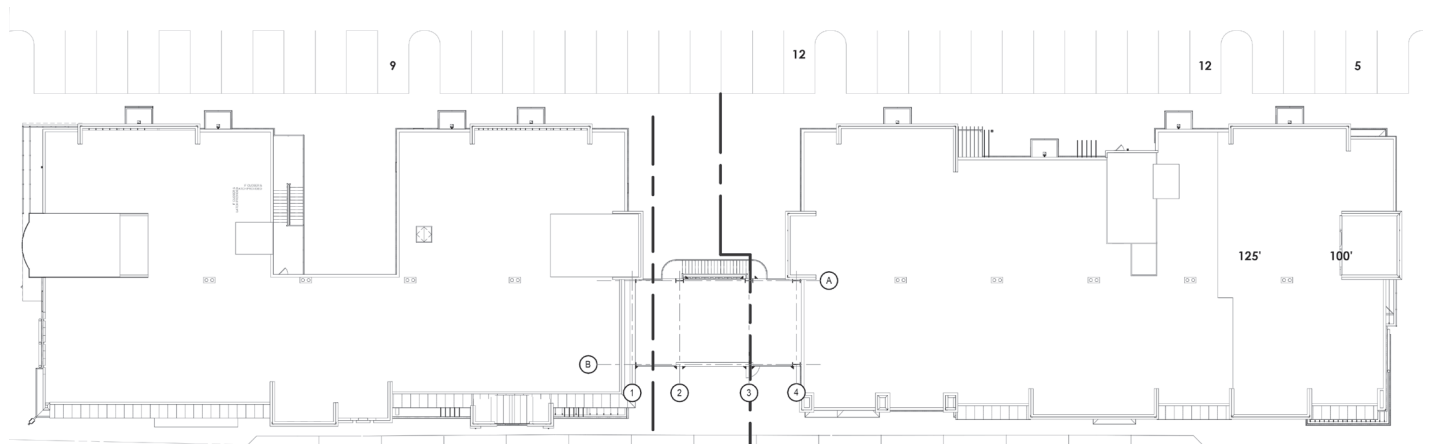
**NORTH MAIN VILLAGE**  
Total Units: 72  
Unit Size: 758 - 1,221 SF  
Price/SF: \$1.46



**MILL ONE**  
Total Units: 90  
Unit Size: 640 - 1,291 SF  
Price/SF: \$1.95

## APPROVED SITE PLAN - 92 UNITS

PENTHOUSE AND DUAL ENTRY LOFT UNITS INCLUDED



LEVEL 1



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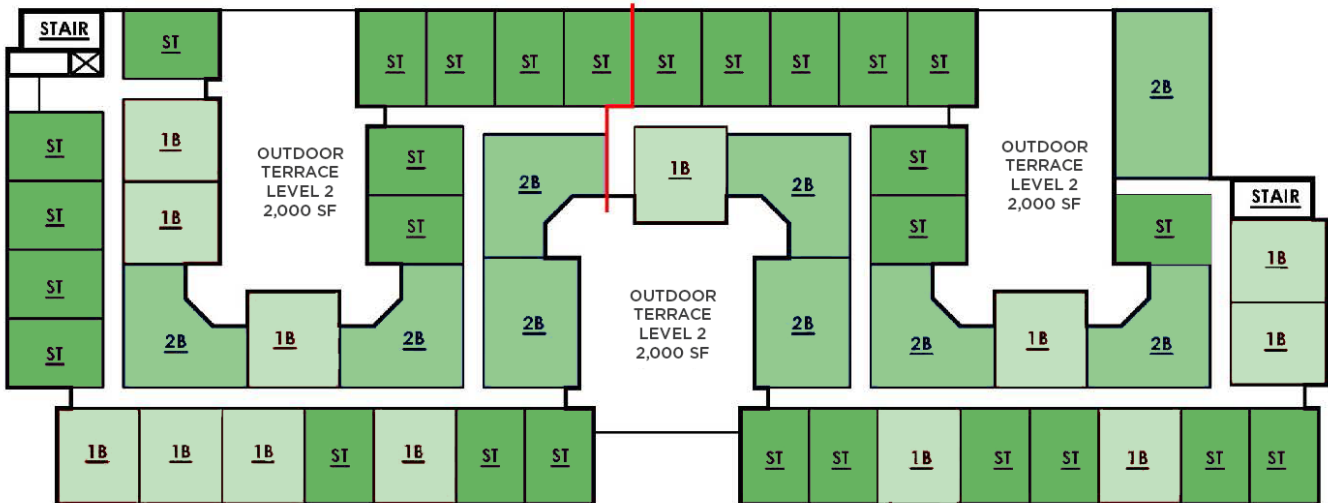
## PROPOSED SITE PLAN

TOTAL UNITS	150
TOTAL BEDS	177
PARKING SPACES	130 <i>(includes 15 street spaces)</i>

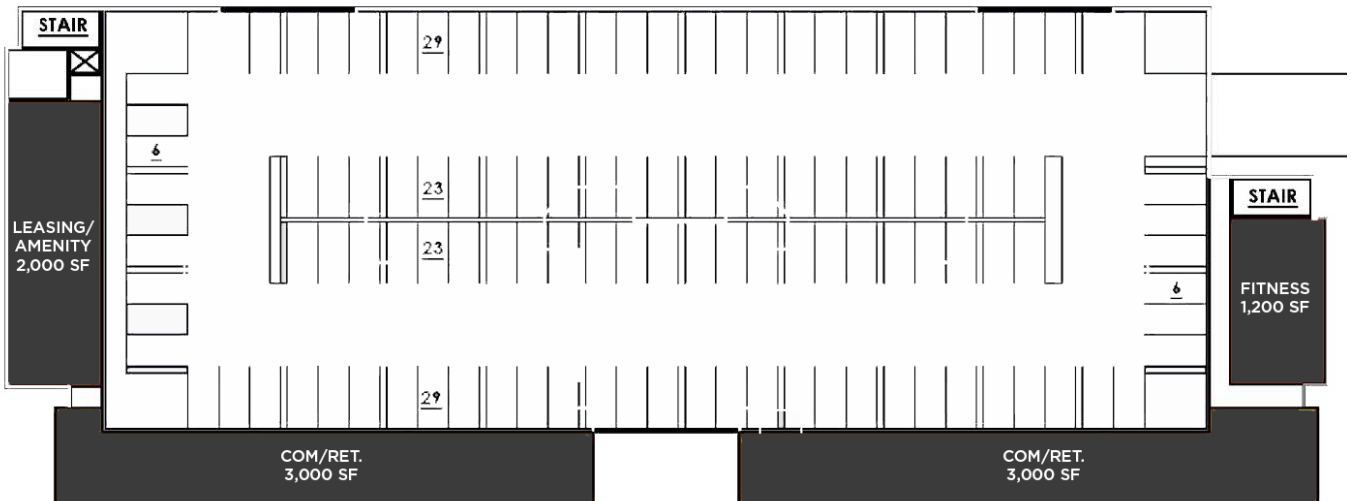
## UNIT MIX

STUDIO	84 units	600 SF/unit
1 BEDROOM	39 units	700 SF/unit
2 BEDROOM	27 units	1,000 SF/unit

### LEVELS 2-4



### LEVEL 1



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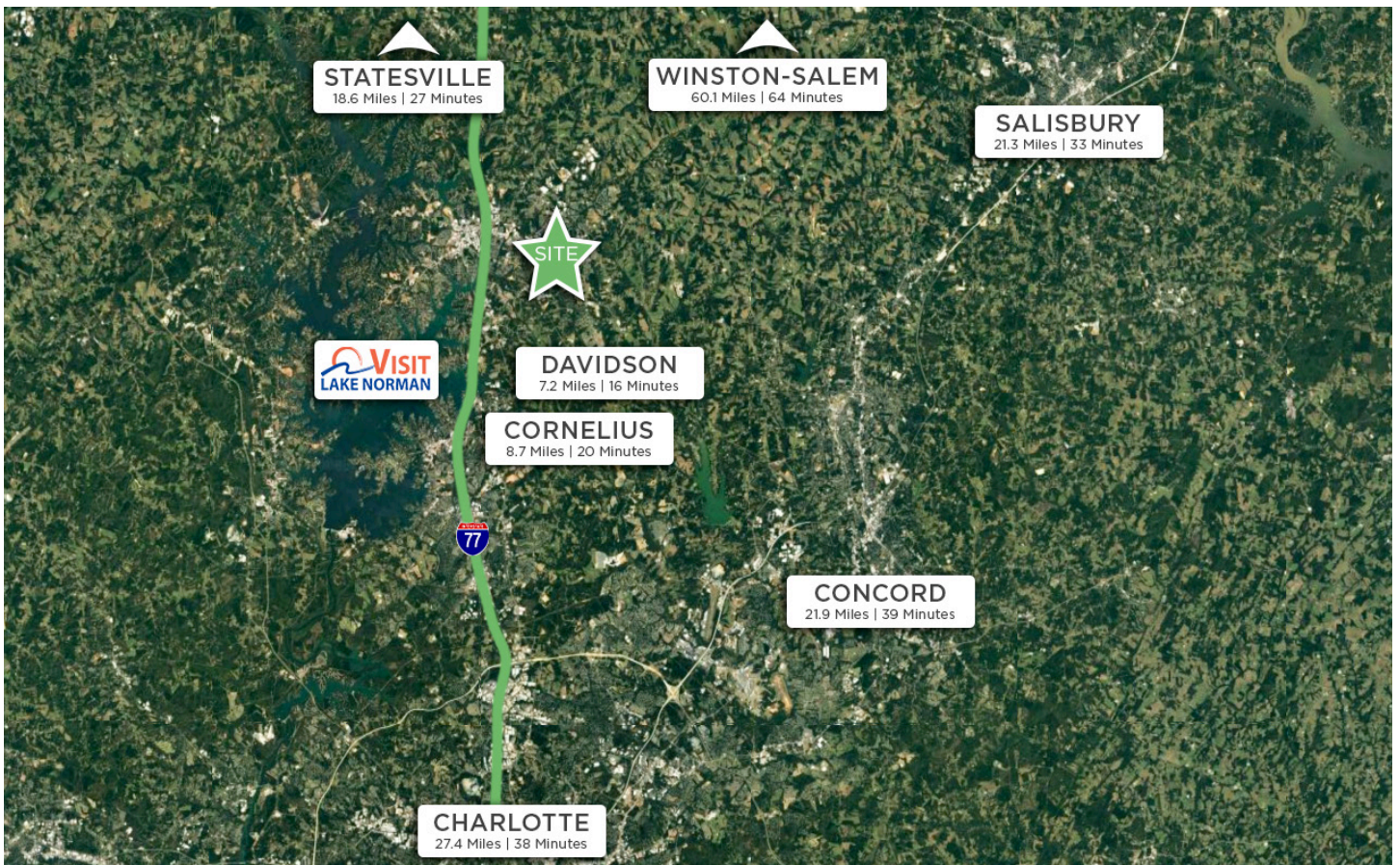
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## MOORESVILLE, NORTH CAROLINA

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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## 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

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	\$3,900,000
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