

±0.82 ACRES FOR SALE

S. MAIN STREET, MOORESVILLE, NC 28115

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COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land, Retail, Multi-family
ACRES ±	0.82
SALE PRICE	\$1,100,000

DESCRIPTION

±0.82-acre site approved for 37 units with parking. The site is also well-suited for stand-alone retail space, as well as for-sale or rental condos. Just steps from downtown Mooresville's main retail thoroughfare, restaurants, and nightlife. Located within the Mooresville Graded School District, one of North Carolina's top-ranked districts. Owner will sell, joint venture, or offer owner financing.



Total Population
54,578



8 Year Population Growth
43.24%



Average Household Income
\$101,643



Household Type: Renters
40.7%

NICK GONZALEZ

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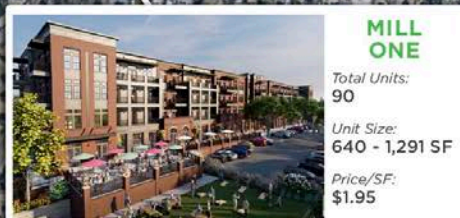
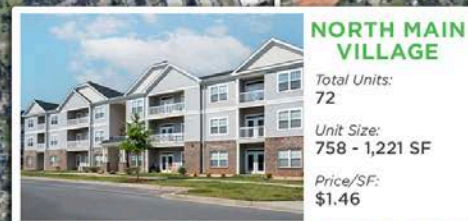
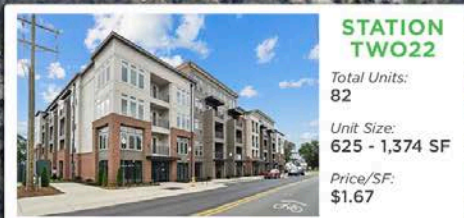
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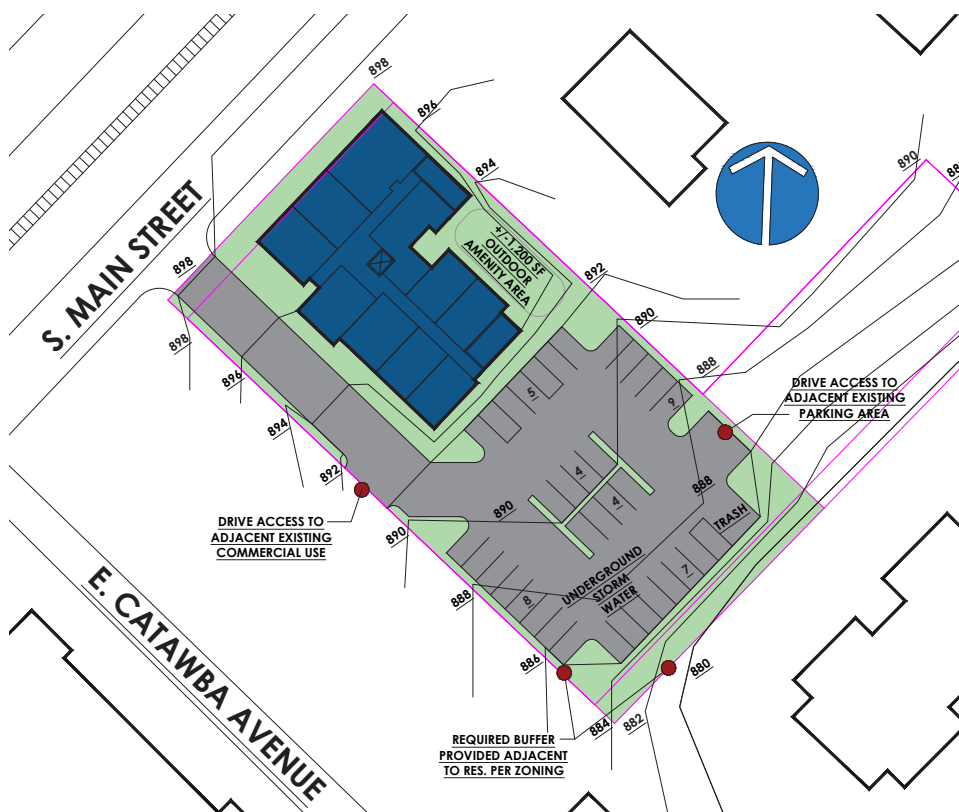
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PROPOSED PLAN OPTION 1



DETAILS

UNIT TYPE	For Sale or For Rent
LAND SIZE	±0.82 Acres
TOTAL FLOORS	4
UNIT COUNT	37
TOTAL SIZE	±31,869 SF
PARKING SPACES	±40

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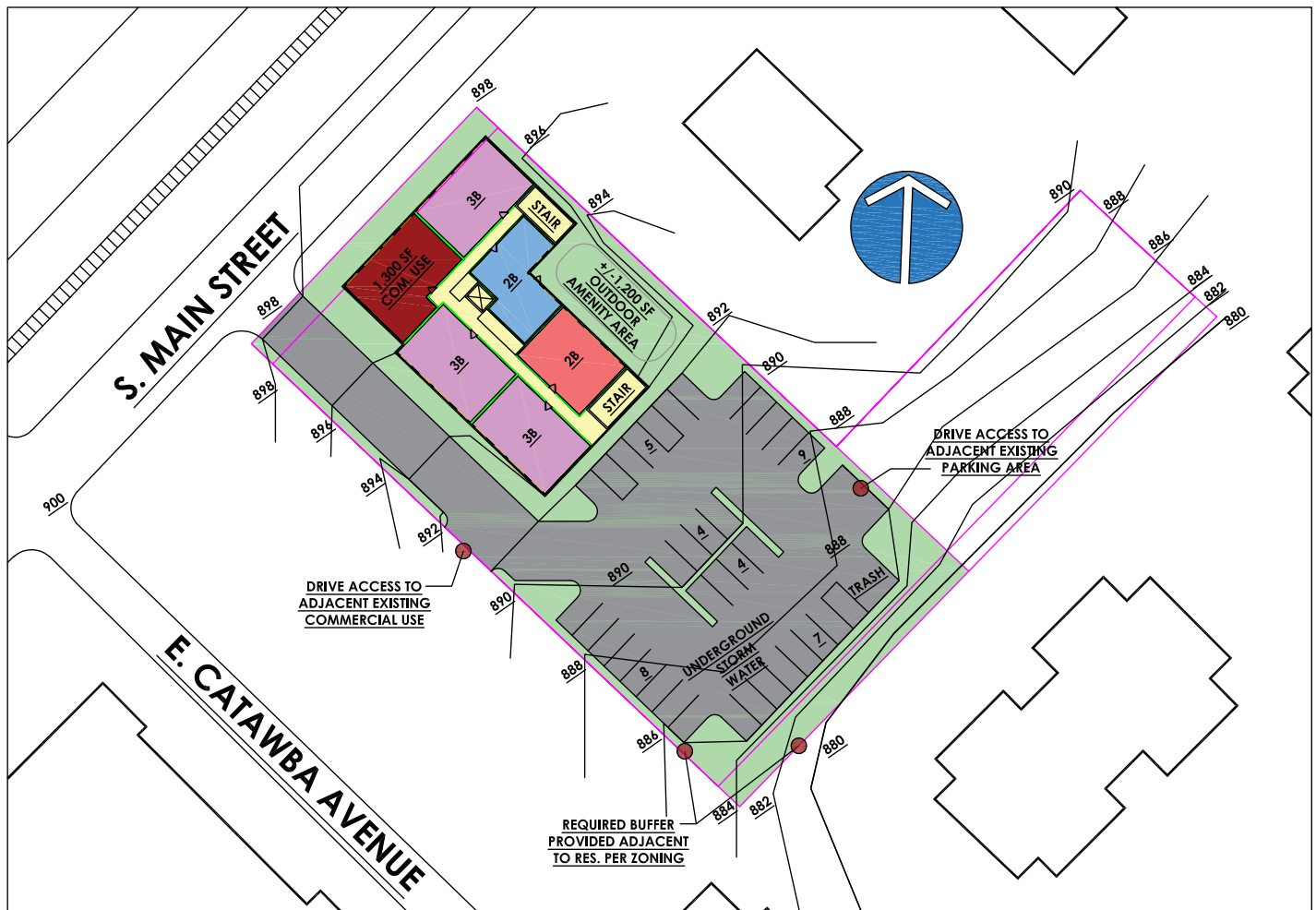
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PROPOSED PLAN OPTION 2



DETAILS

LAND SIZE	±0.82 Acres
TOTAL FLOORS	4
UNIT COUNT	23
TOTAL SIZE	±33,847 SF
PARKING SPACES	37

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PROPERTY AERIAL PHOTOS



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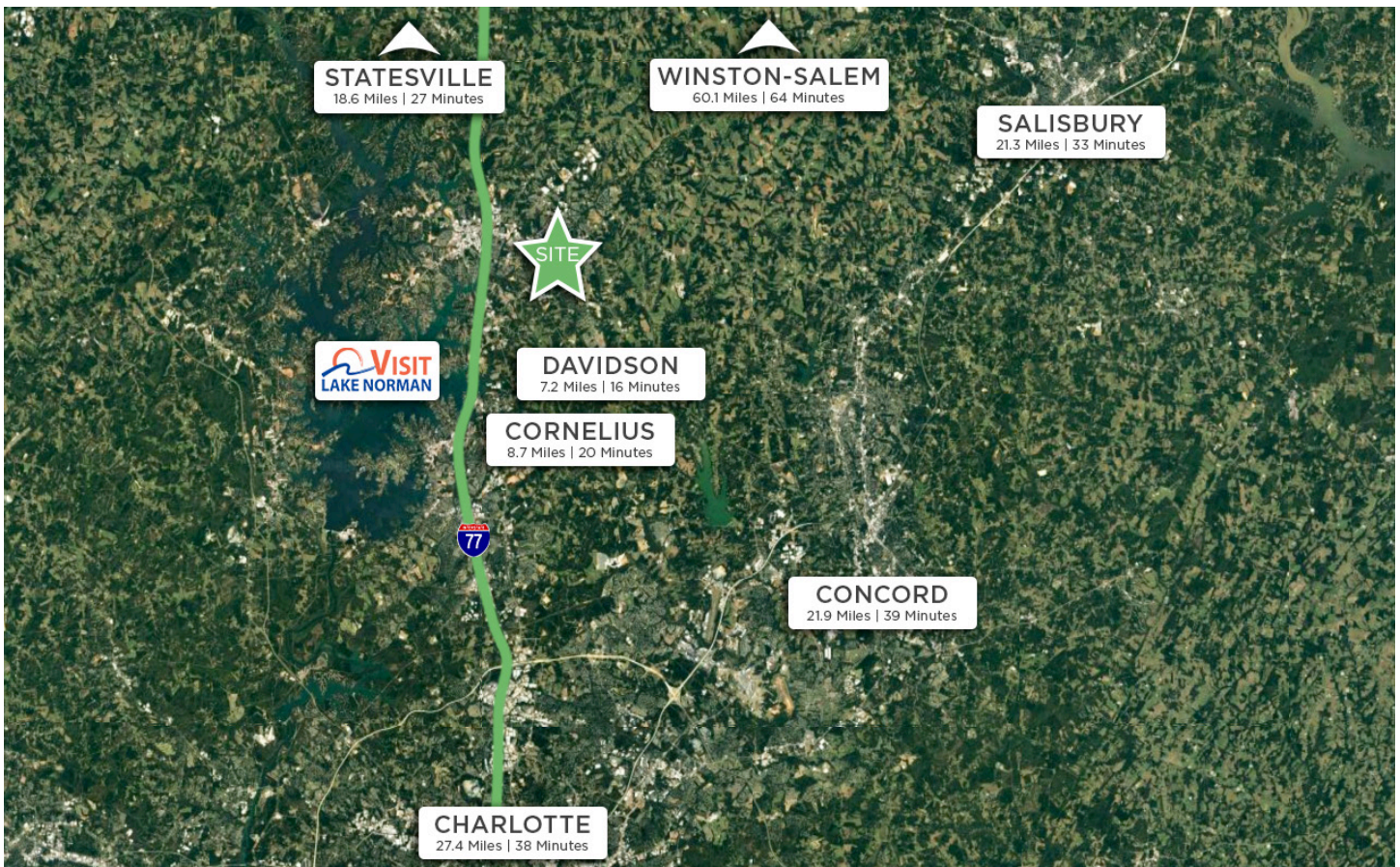
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MOORESVILLE, NORTH CAROLINA

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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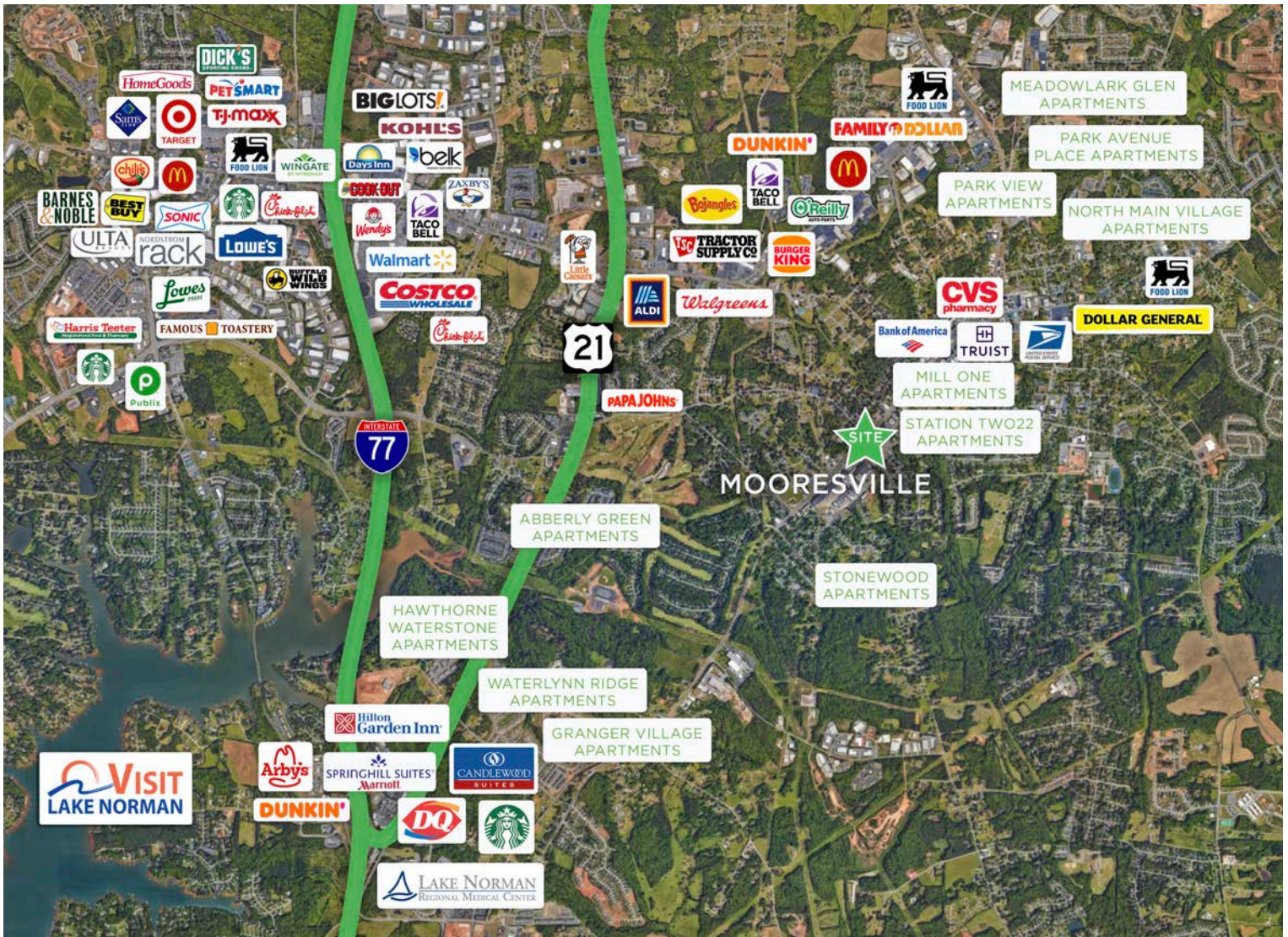
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MOORESVILLE, NORTH CAROLINA

- **#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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DOWNTOWN MOORESVILLE

PROPERTY INFORMATION

PROPERTY TYPE	Land	# OF PARCELS	3
ACRES ±	0.82	COUNTY	Iredell

TAX PINS

260 S. MAIN STREET	4667002847	270 S. MAIN STREET	4667001847
S. MAIN STREET	4667002893		

PRICING & TERMS

SALE PRICE	\$1,100,000
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DESCRIPTION

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