

±0.82 ACRES FOR SALE

S. MAIN 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 ± 0.82

SALE PRICE \$1,500,000

DESCRIPTION

±0.82 acre site with unlimited development density up to 4 stories. No parking requirements. Just steps from downtown Mooresville's main retail thoroughfare, restaurants, and night life. Well-suited as for sale or for rent condos. Please inquire on options for expansion to 150 units with acquisition of adjacent parcels. 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%

NICK GONZALEZ

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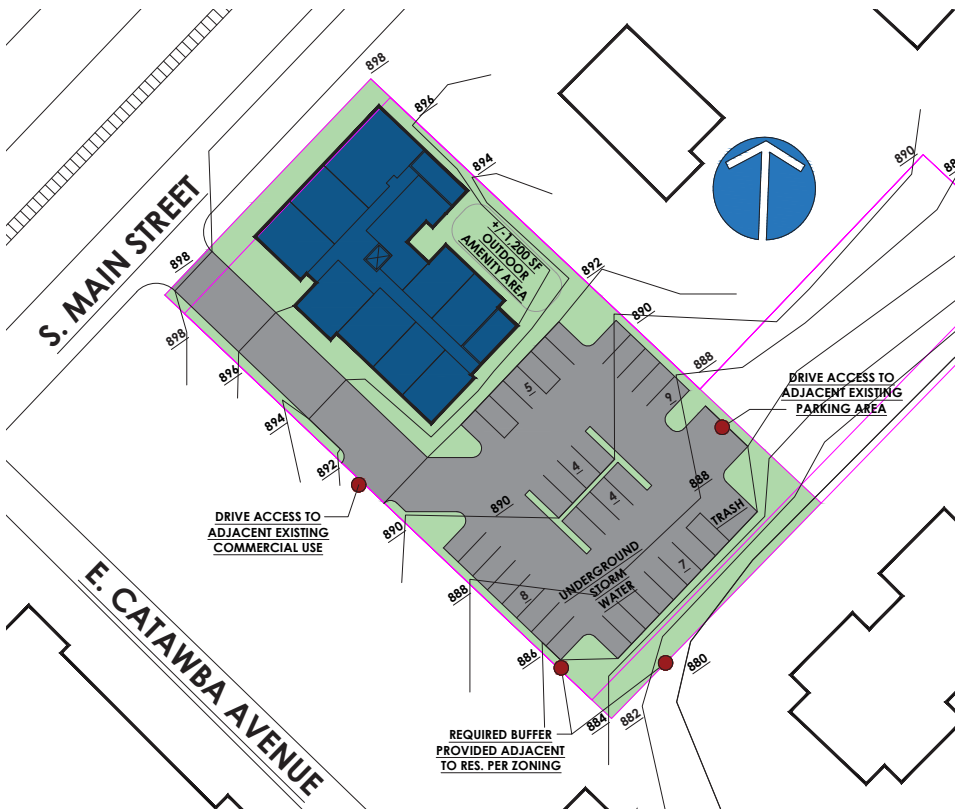


STATION TWO22
 Total Units: 82
 Unit Size: 625 - 1,374 SF
 Price/SF: \$1.67

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

PROPOSED PLAN



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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PROPERTY AERIAL PHOTOS



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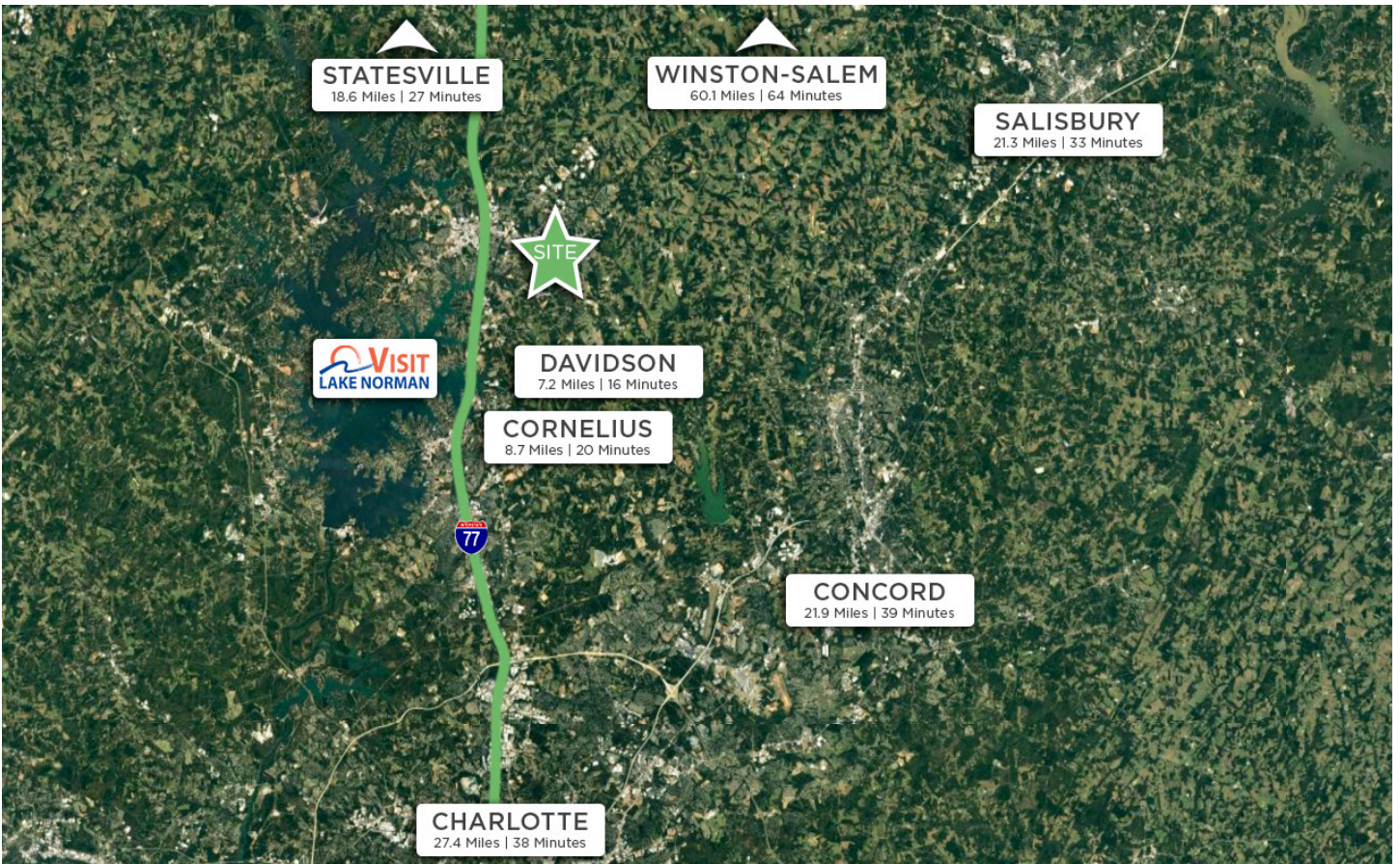
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MOORESVILLE, NORTH CAROLINA

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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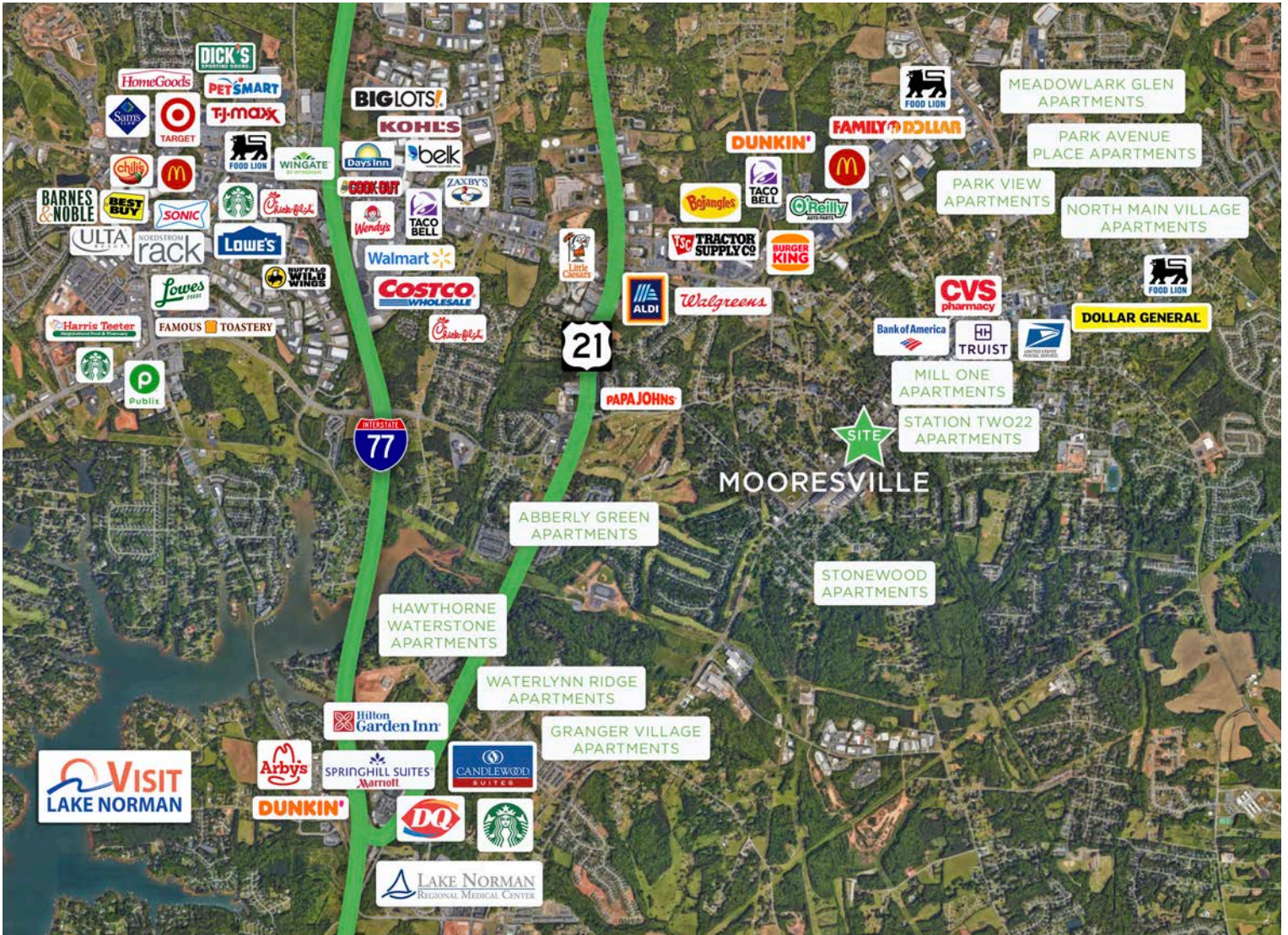
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MOORESVILLE, NORTH CAROLINA

- #1 FASTEST GROWING CITY IN NORTH CAROLINA
GOBankingRates, 2023
- #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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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	\$1,500,000
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DESCRIPTION

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