

# ±0.56 ACRES FOR SALE

127 W. STATESVILLE AVENUE, MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE

## OFFICE/MEDICAL/COMMERCIAL MIXED-USE DEVELOPMENT IN DOWNTOWN MOORESVILLE

**SALE, JOINT VENTURE,  
OWNER FINANCE**

### PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land: Office/Medical, Commercial Mixed-Use
ACRES ±	0.56
SALE PRICE	\$749,000

### DESCRIPTION

Development opportunity approved by the Mooresville UDO. ±0.56 acres site accessible from Gum Street and W. Statesville Avenue. Perfect for office, medical, or commercial mixed-use development. Downtown-adjacent in North Carolina's fastest growing city. Excellent demographics and visibility in an A+ market. Owner will sell, joint venture, or owner finance.



Total Population  
**54,578**



8 Year Population Growth  
**43.24%**



Average Household Income  
**\$101,643**



Employment Rate  
**66%**

**NICK GONZALEZ**

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**POTENTIAL  
OFFICE  
RENDERINGS**



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\*REPRESENTATIVE RENDERINGS

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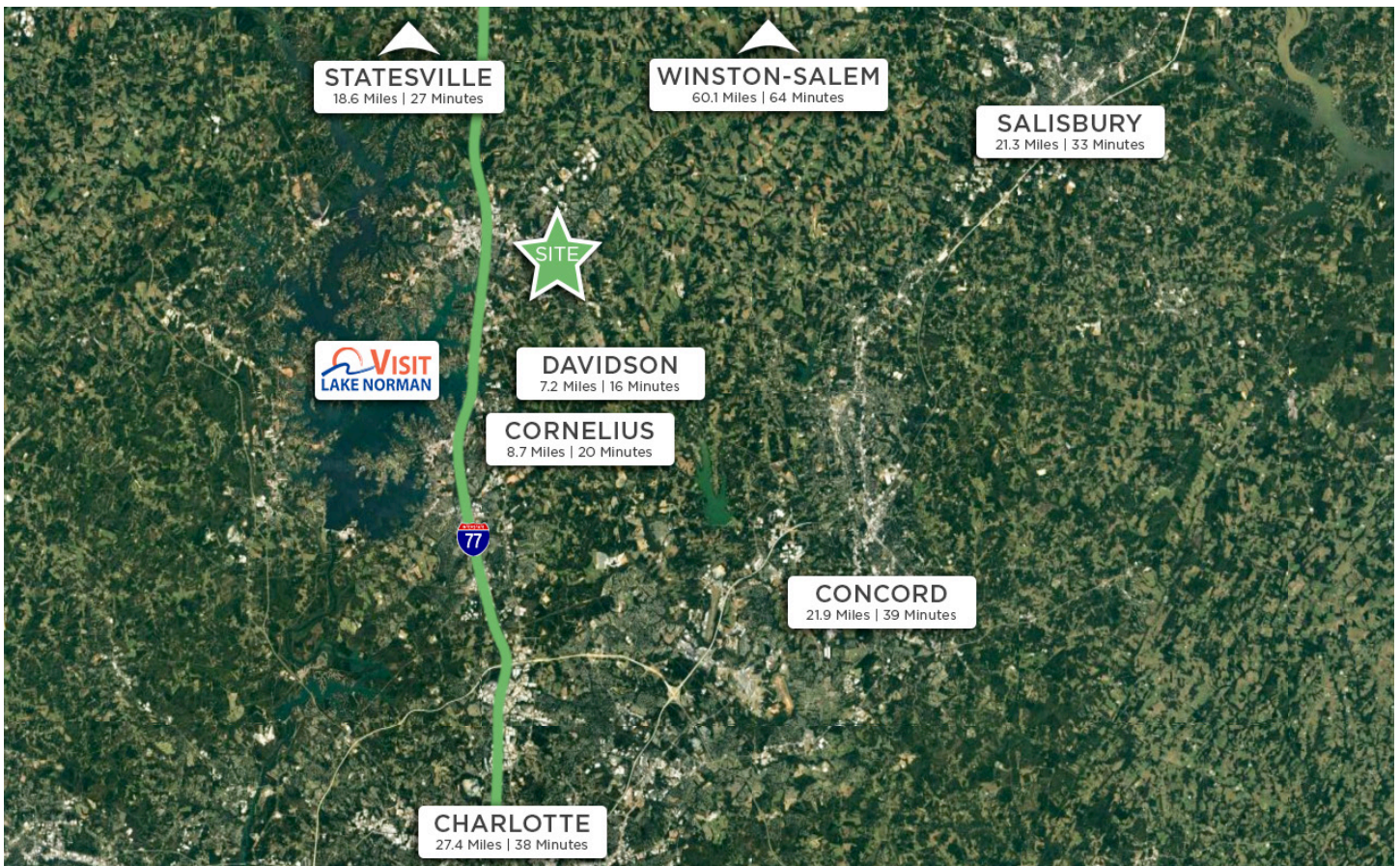
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## MOORESVILLE, NORTH CAROLINA

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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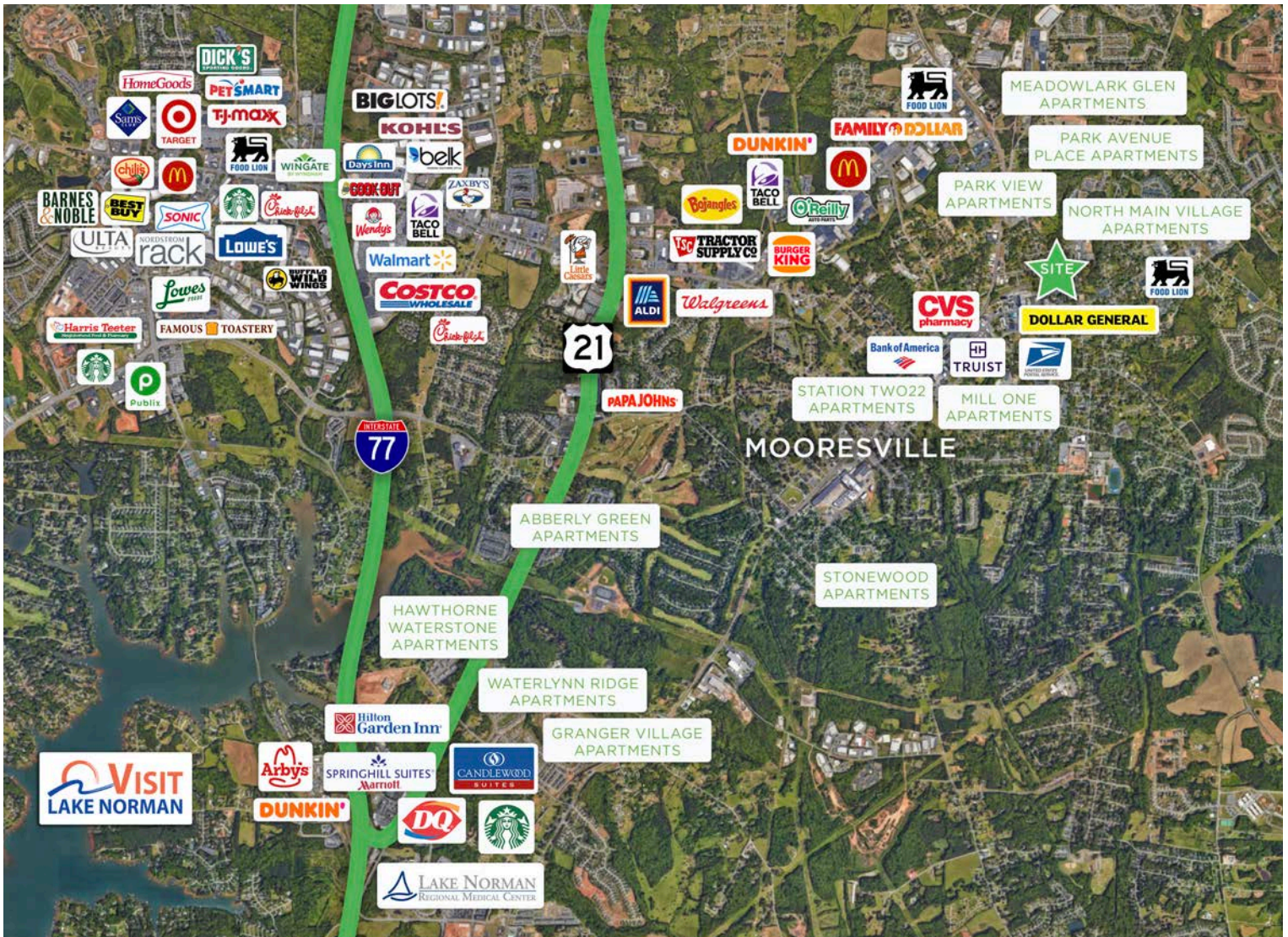


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## MOORESVILLE, NORTH CAROLINA

- **#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	PROPERTY SUBTYPE	Office/Medical, Commercial Mixed-Use
ACRES ±	0.56	TAX PIN	4667-33-8682

## PRICING & TERMS

SALE PRICE	\$749,000
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## DESCRIPTION

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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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