

# 228 E. CENTER AVENUE

FOR SALE | MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES	1.335
BUILDING SIZE ±	60,800 SF Approved
SALE PRICE	\$1,470,000

## DESCRIPTION

Approved! 49 units in the heart of Mooresville, NC. ±60,800 SF approved building plan for 49 multi-family units- 5-story development opportunity for sale. Impressive planned penthouse units with rooftop balconies, impressive planned penthouse units, and onsite parking. Attractive price in a market with a very high barrier to entry. Mooresville has seen a population surge by over 10% since 2020 making it one of the fastest-growing suburbs in the Charlotte metro area. Site is within the Mooresville Graded School District, which is a top ranked district in North Carolina.

SCAN OR CLICK BELOW TO  
VIEW THE PROPERTY VIDEO



NICK GONZALEZ

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P 336.724.1715

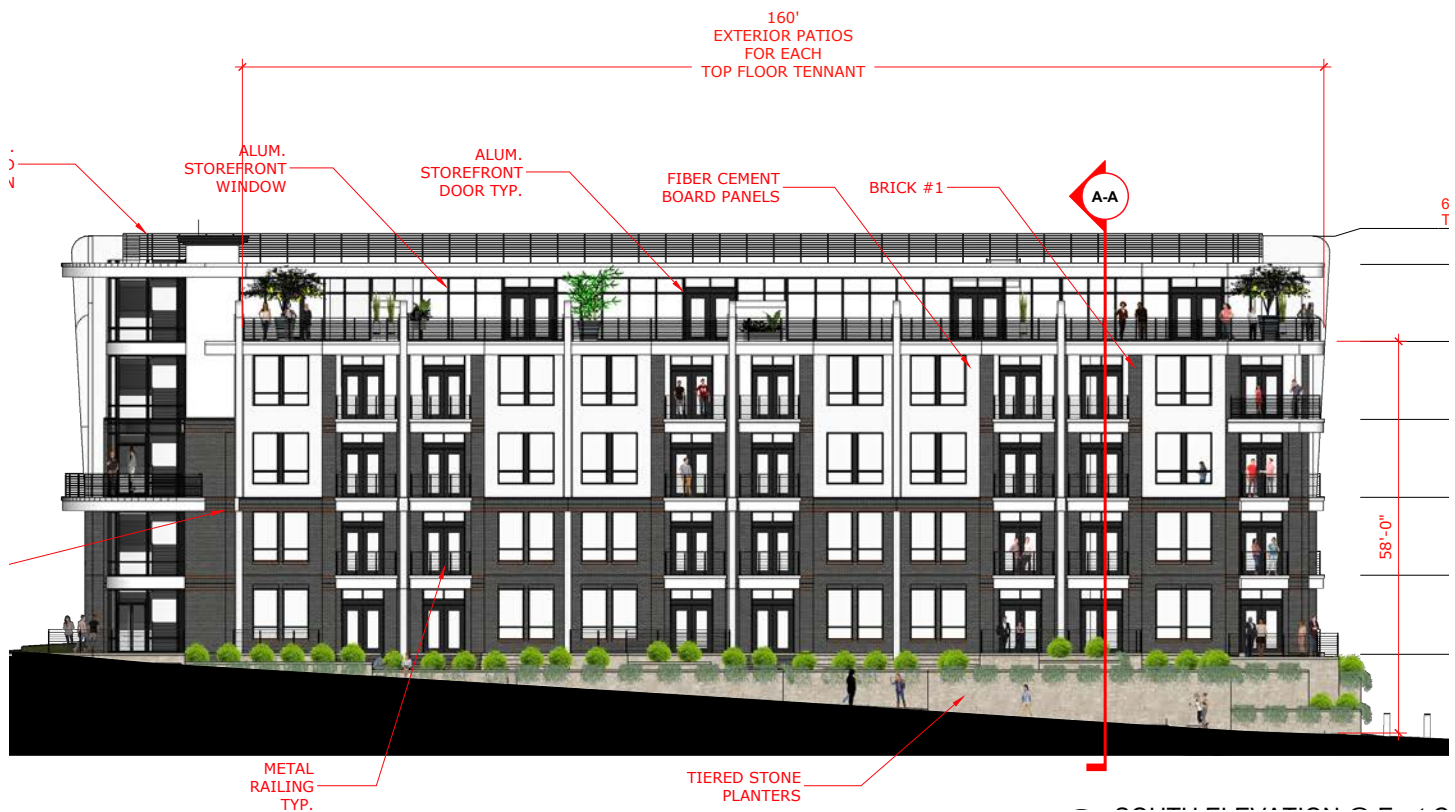
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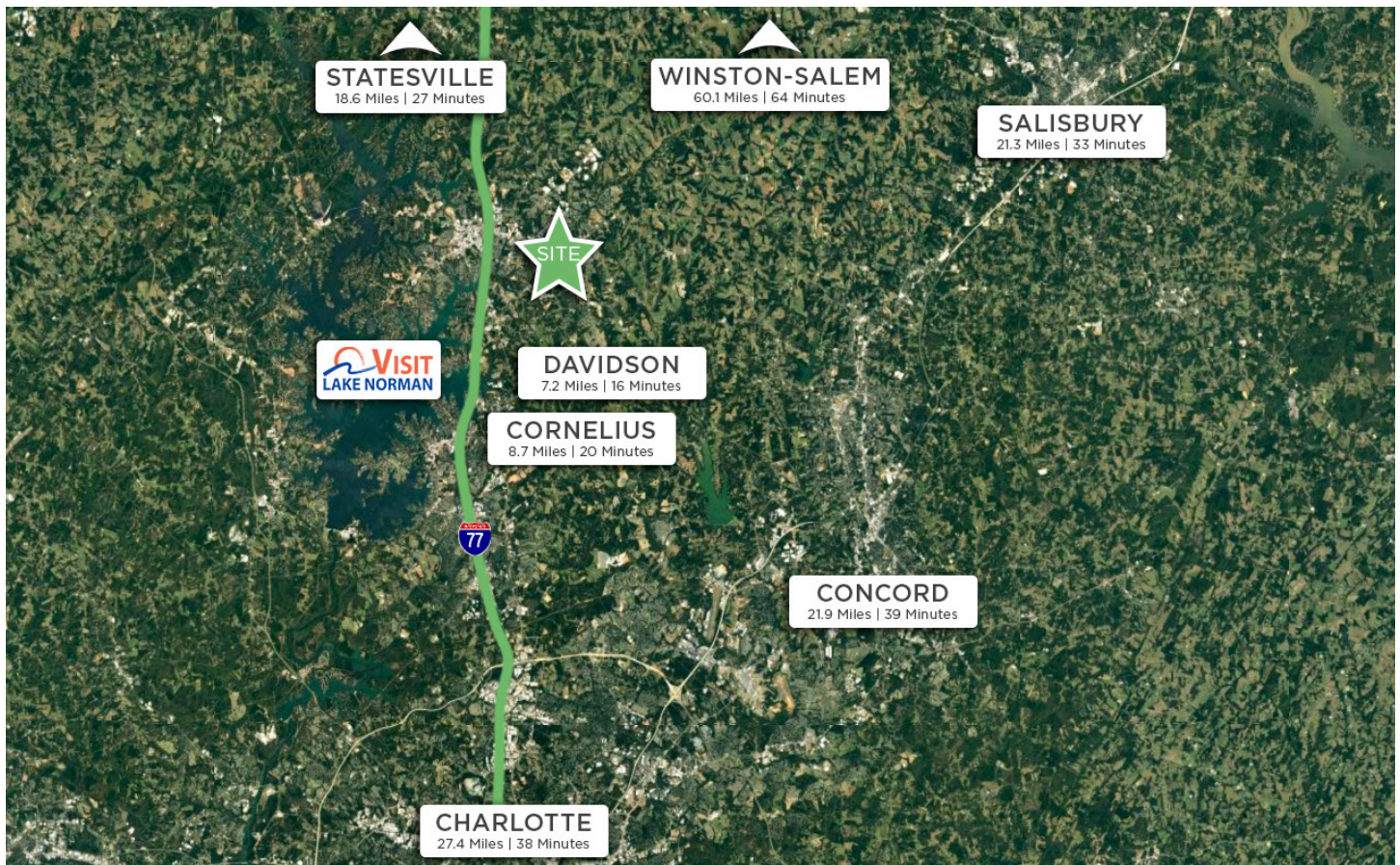
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## MOORESVILLE, NORTH CAROLINA

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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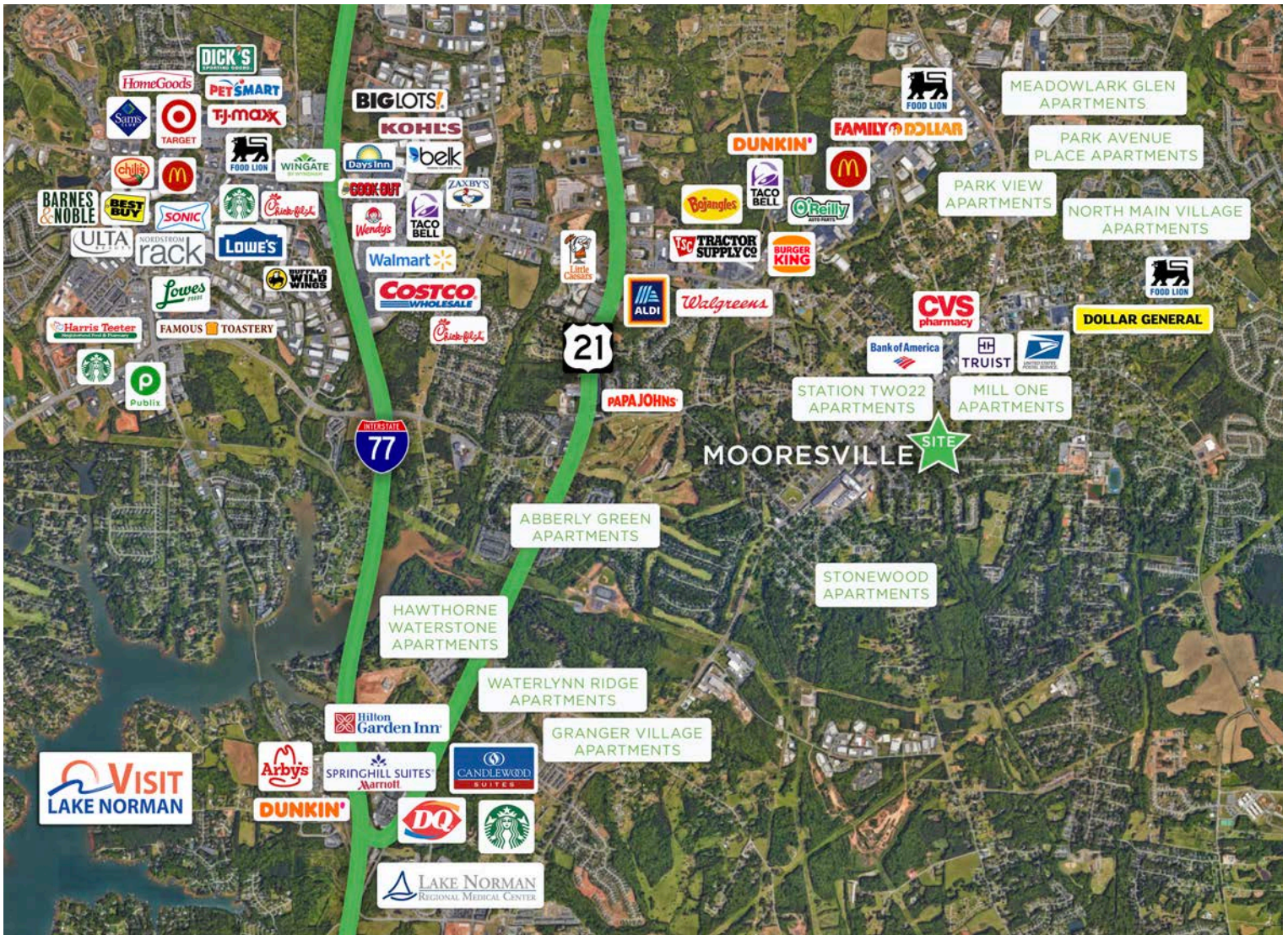


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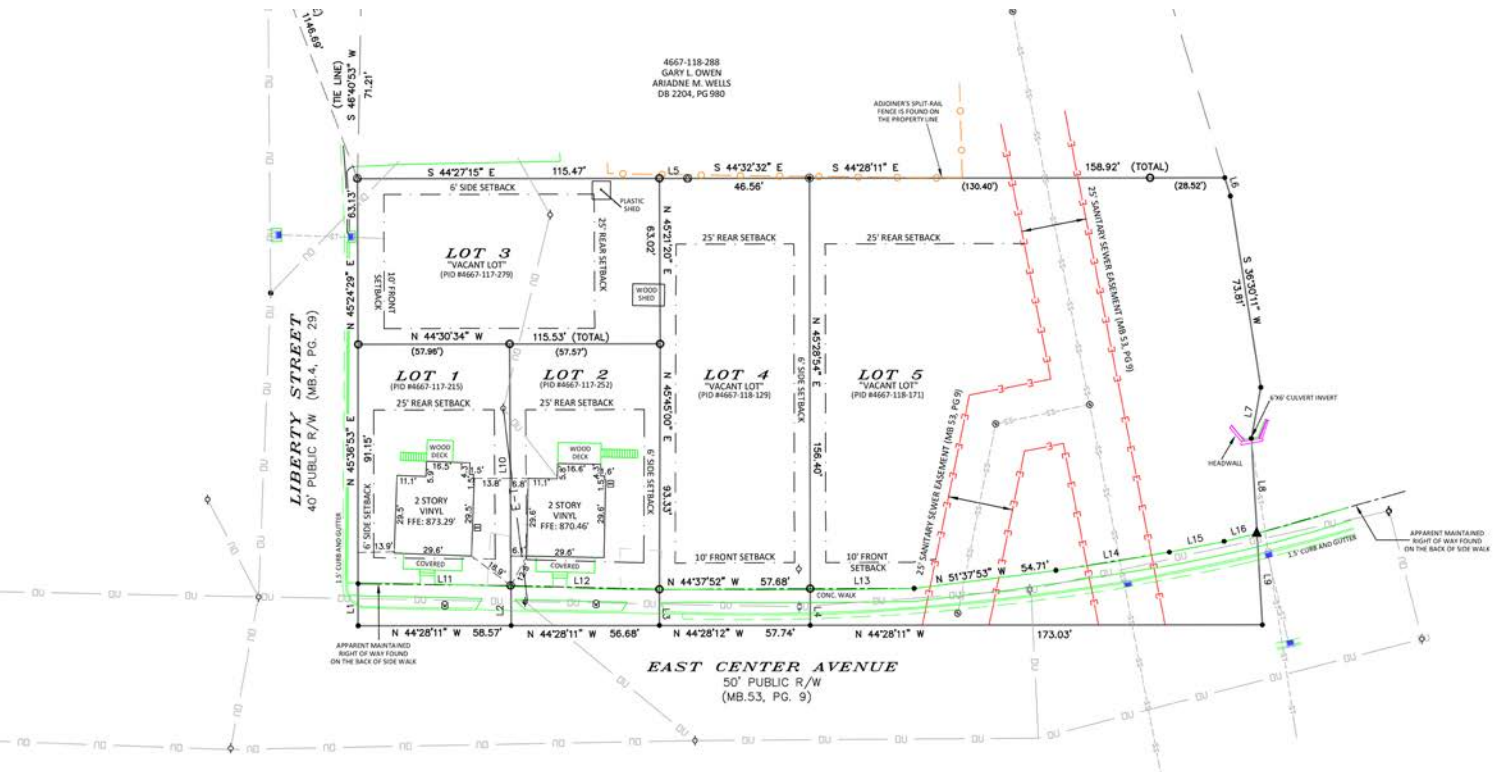
- **#1 FASTEST GROWING CITY IN NORTH CAROLINA**  
*GOBankingRates, 2023*
- **#1 LOWEST TAX RATE IN CHARLOTTE REGION**  
*NC Department of Commerce, 2023*
- **#1 COUNTY FOR ECONOMIC GROWTH**  
(CHARLOTTE METRO)  
*Charlotte Business Journal, 2023*
- **#2 FASTEST NC COUNTY POPULATION GROWTH**  
*Charlotte 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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## PROPERTY INFORMATION

PROPERTY TYPE	Land	PROPERTY SUBTYPE	Multi-family
ACRES	1.335	BUILDING SIZE ±	60,800 SF Approved
TAX PINS	667-11-7215, 4667-11-7252, 4667-11-7279, 4667-11-8129, 4667-11-8171		

## PRICING & TERMS

SALE PRICE	\$1,470,000
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