



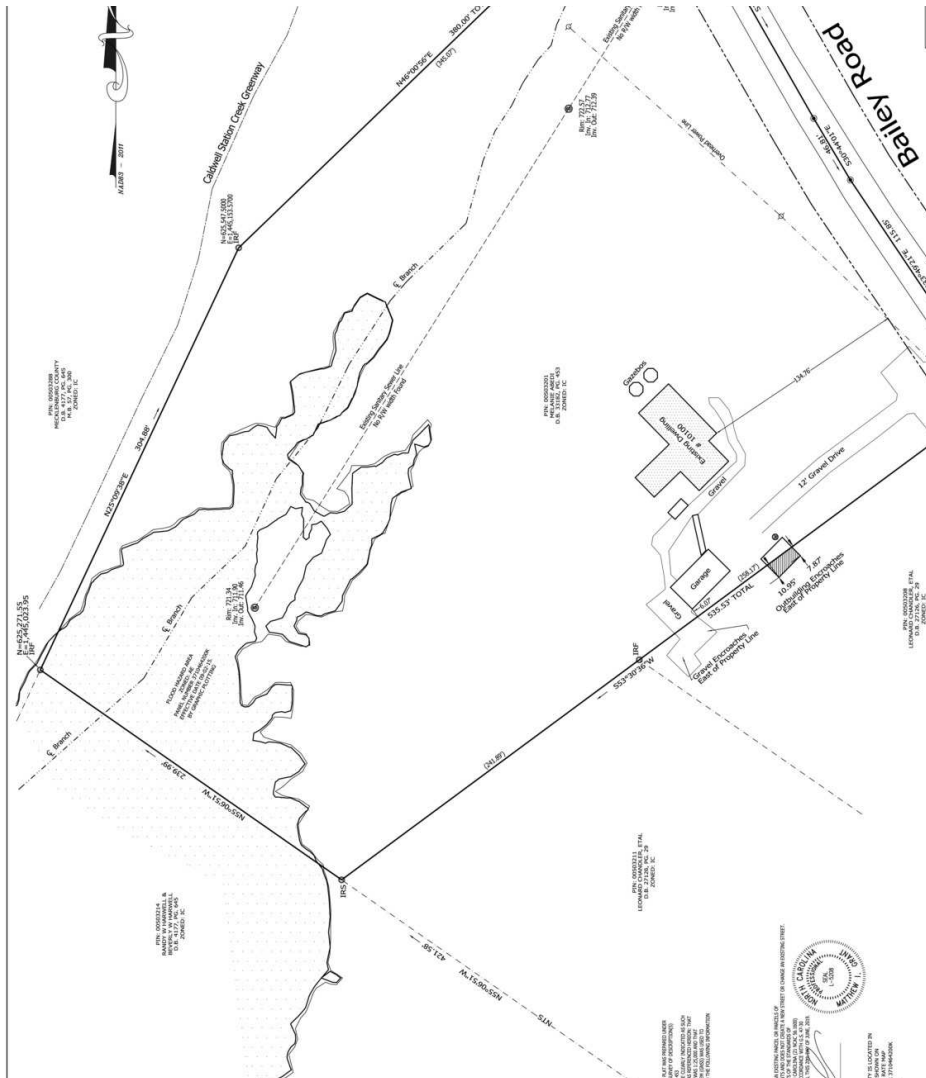
10100 Bailey Road

Land For Sale

Presented By:
NICK GONZALEZ
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10100 BAILEY ROAD

LAND FOR SALE



PROPERTY DESCRIPTION

±3.99 acre development opportunity in Cornelius, NC. Centrally located east of Lake Norman with a 10 mile drive to Mooresville and 18 miles to downtown Charlotte. All municipal utilities are available and there are no known environmental encumbrances. Please inquire on multiple conceptual plans for development! Owner will sell, joint venture, or owner finance.

PROPERTY HIGHLIGHTS

- ±3.99 acre development opportunity in Cornelius, NC
- Centrally located east of Lake Norman
- 10-mile drive to Mooresville, 18 miles to downtown Charlotte
- All municipal utilities available, no environmental encumbrances
- Multiple conceptual plans for development available
- Owner open to sale, joint venture, or owner finance

OFFERING SUMMARY

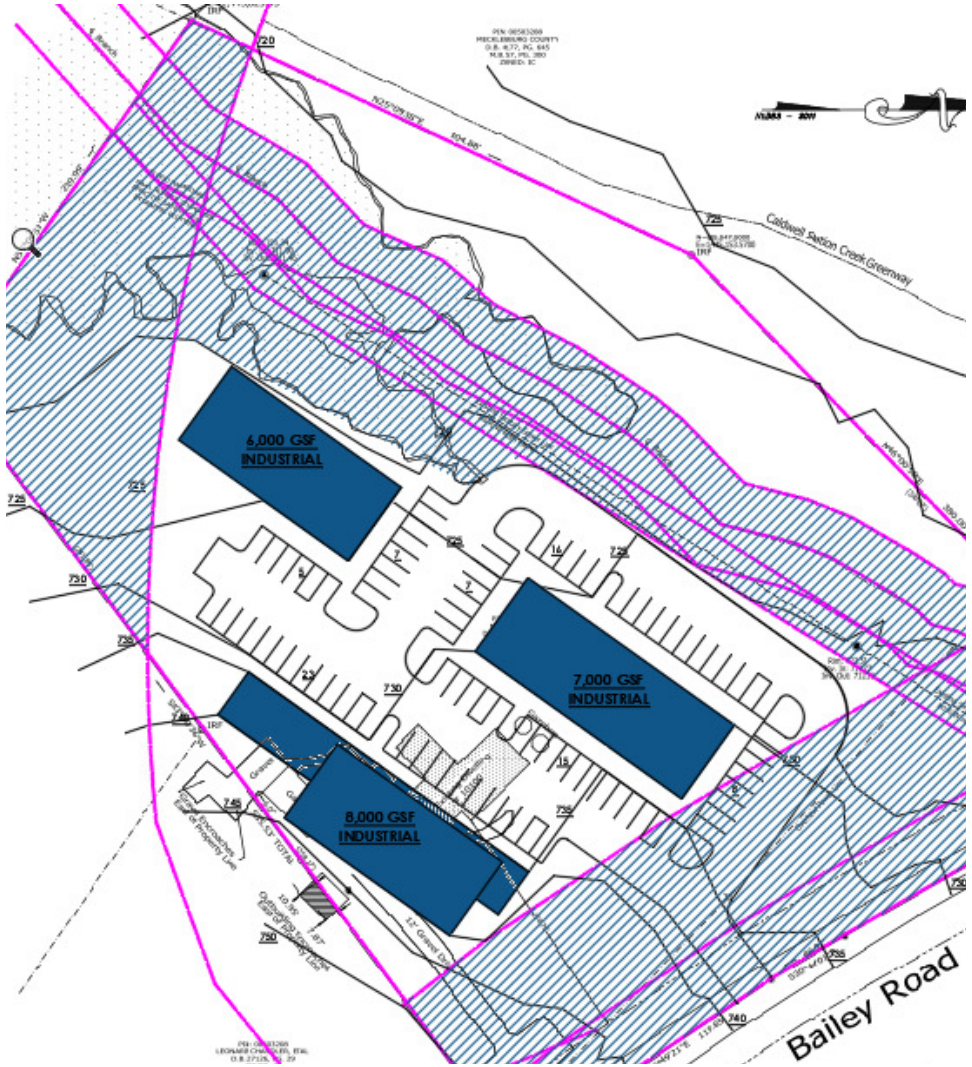
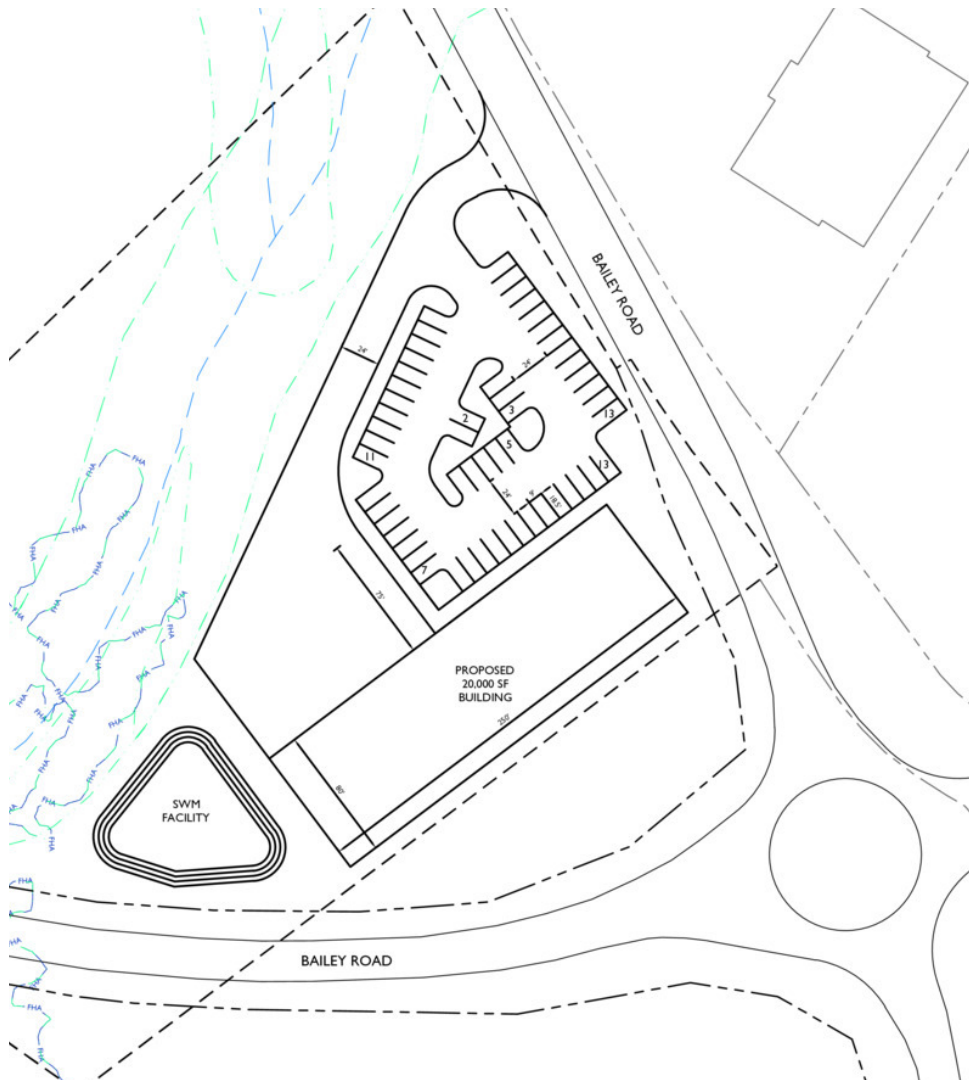
Sale Price:	\$1,070,000
Lot Size:	3.99 Acres

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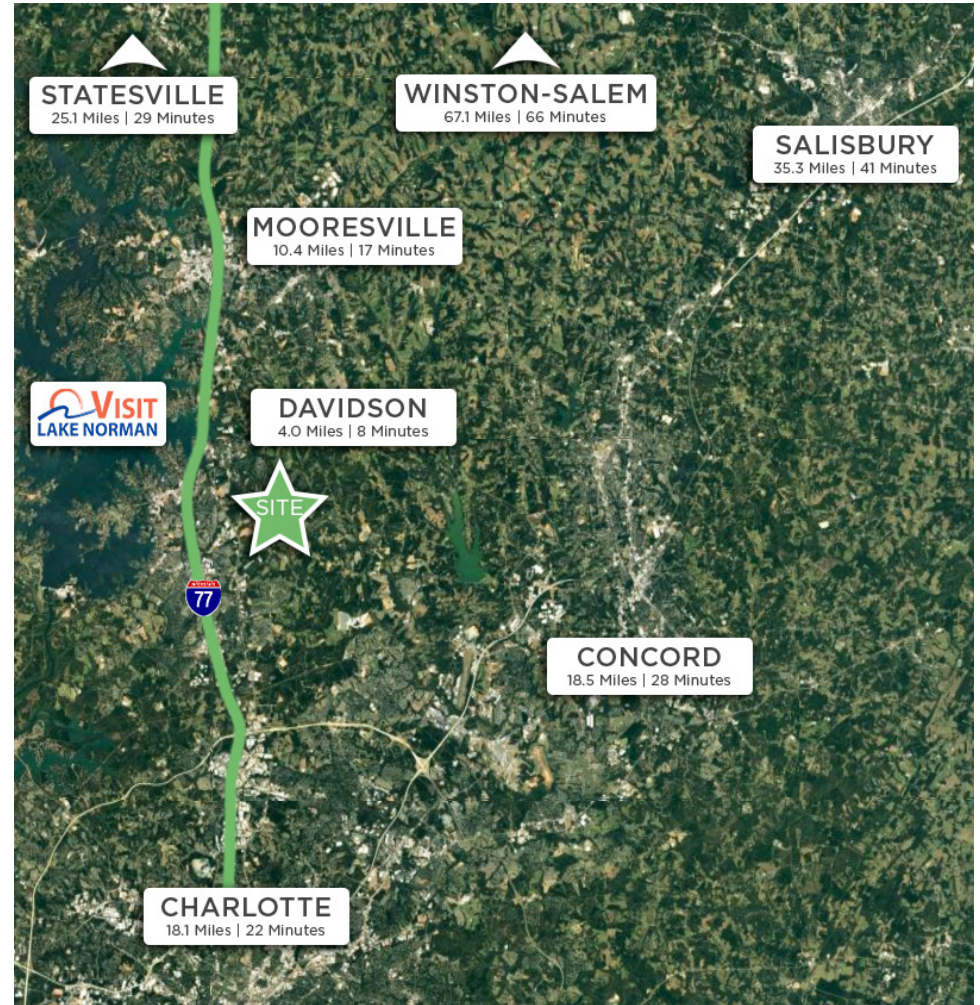
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,094	50,912	98,935
Average Age	40.4	42.5	42.7
Average Age (Male)	38.1	41.6	42.0
Average Age (Female)	40.9	42.6	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,249	21,335	39,163
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$137,397	\$155,009	\$174,107
Average House Value	\$378,213	\$528,008	\$596,729



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SALE PRICE: \$1,070,000

LOCATION INFORMATION

Street Address 10100 Bailey Road

City, State, Zip Cornelius, NC 28031

PROPERTY INFORMATION

Property Type Land

Property Subtype Office

Property Use Development

Lot Size 3.99 Acres



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