

+/- .98 ACRES FOR SALE

zoned Residential Mixed Use

**OTHER PARCELS ALONG LESLIE LOOP ALSO
AVAILABLE**

Near Intersection of Hwy 115, Fairview Rd, and Leslie Loop

MOORESVILLE, NC 28115

Offered at \$149,000

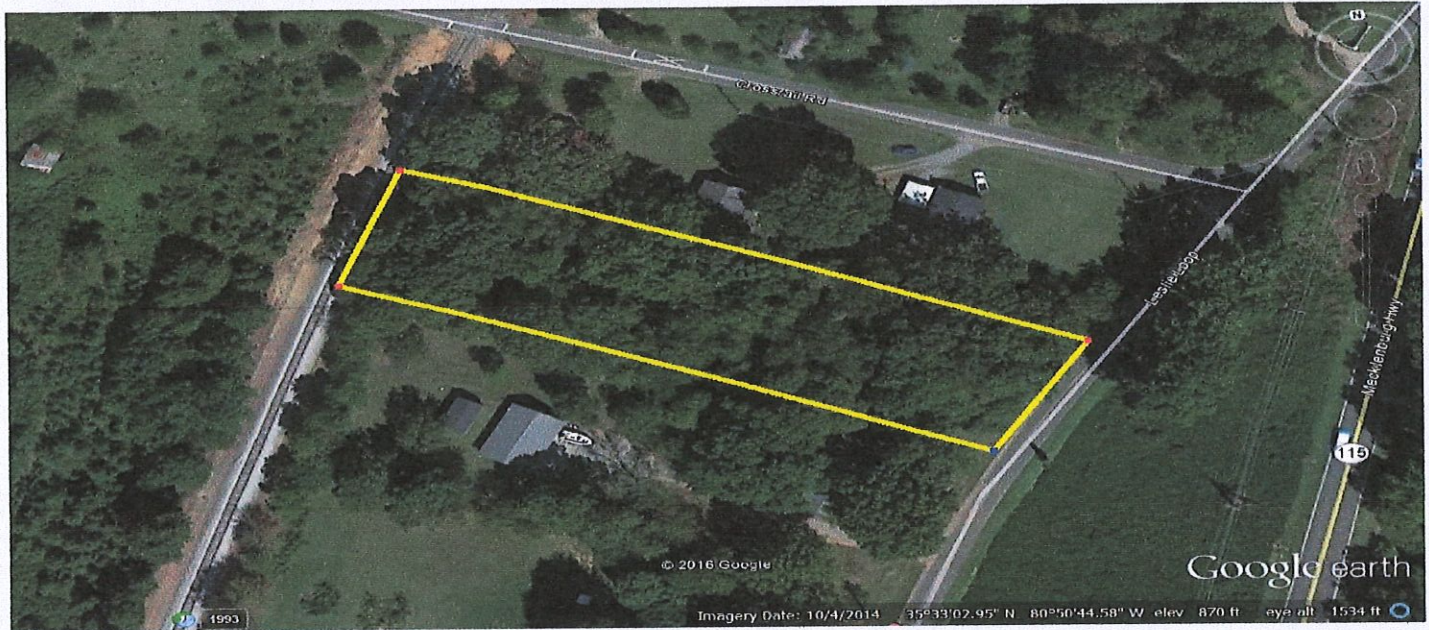


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Mooresville Commercial Land - on Leslie Loop, near Signalized Intersection of Hwy 115 & Fairview Road



+/- .98 Acres - parcel #4656-10-0510

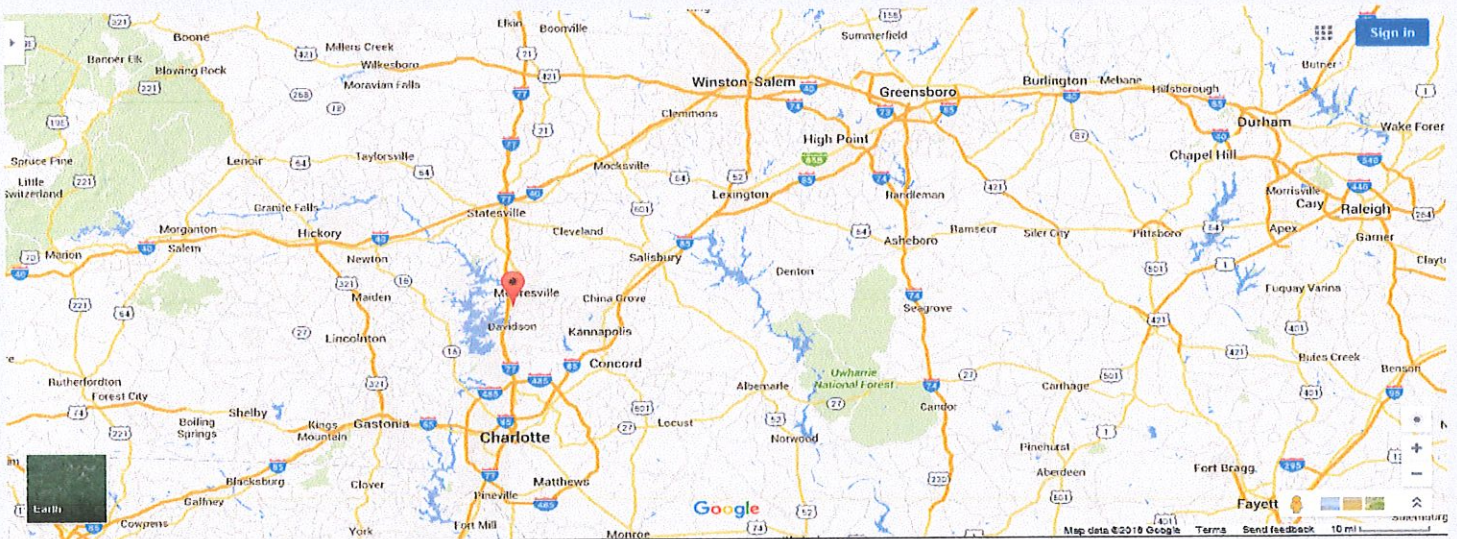
Zoned RMX - Residential Mixed Use - mixes various types of residential development as the primary use type, complemented by neighborhood-serving retail

Approx. 103' of highway frontage; OTHER PARCELS ON LESLIE LOOP ALSO AVAILABLE

Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	883	7,918	23,264	1,026	9,047	26,488
Total Census 2010 Households	643	6,360	18,118	643	6,360	18,118
Average Household Size	2.4	2.5	2.5	N/A	N/A	.2
Total Housing Units	1,018	8,717	27,905	1,185	9,904	31,796
Owner	824	6,162	18,341	960	7,008	20,942
Renter	96	1,957	6,250	111	2,214	7,033
Vacant Housing Units	98	597	3,312	114	680	3,819

Mooreville Commercial Land: near Lowes HQ campus, Lake Norman Regional Hospital, and within 5 miles of nearly 30,000 rooftops

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	2,153	20,076	59,918	2,492	22,953	68,286
Total Census 2010 Population	1,686	16,488	47,976	1,686	16,488	47,976
Population Change %	27.7%	21.9%	25.9%	47.8%	38.5%	42.5%
Population Density (People/SQ Mile)	584	1,343	1,425	675	1,501	1,578
Medlan Age	48	45	44	49	46	45



Iredell County

est. 2014 population 166,675

Major Area Industries and Employers:

- ◆ **Lowes's corporate HQ**
- ◆ **Asmo North Carolina, Inc (motor mfg.)**
- ◆ **Piedmont Healthcare**
- ◆ **Ingersol Rand North American HQ**
- ◆ **concentration of NASCAR teams**



Mooresville commercial land — Leslie Loop, at Hwy 115 & Fairview Rd

A Growing Income Demographic

Income	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	51	432	1,142	60	489	1,292
\$10,000 - \$14,999	21	323	975	25	369	1,110
\$15,000 - \$19,999	12	321	956	14	363	1,089
\$20,000 - \$24,999	31	427	1,112	36	485	1,261
\$25,000 - \$29,999	N/A	443	1,307	N/A	503	1,486
\$30,000 - \$34,999	31	468	1,312	36	534	1,489
\$35,000 - \$39,999	56	336	1,268	65	385	1,443
\$40,000 - \$44,999	31	398	1,226	36	456	1,397
\$45,000 - \$49,999	27	407	1,126	31	470	1,289
\$50,000 - \$59,999	87	703	2,300	102	812	2,636
\$60,000 - \$74,999	86	1,092	2,930	100	1,247	3,346
\$75,000 - \$99,999	192	1,198	3,216	223	1,382	3,685
\$100,000 - \$124,999	83	622	1,626	97	716	1,850
\$125,000 - \$149,999	90	256	911	105	294	1,031
\$150,000 - \$199,999	27	166	746	31	191	851
Over \$200,000	50	250	910	57	286	1,033
Median Household Income	\$74,122	\$53,063	\$56,414	\$73,847	\$53,098	\$56,404
Aggregate Household	\$78,044,753	\$550,795,209	\$1,679,584,740	\$90,547,349	\$630,739,265	\$1,912,577,465
Average Household Income	\$88,386	\$65,559	\$70,289	\$88,253	\$65,583	\$70,210

High Traffic Count on the Edge of Mooresville's fast-growing Mt. Mourne community



Facing north from the front of the property, along Leslie Loop.

Facing south from the front of the property - note Hwy 115 parallel to Leslie Loop.

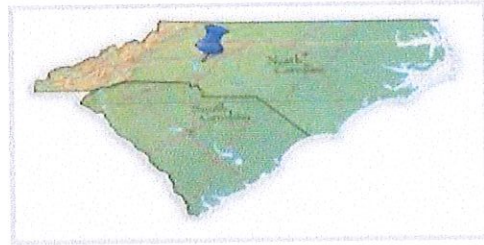


The signalized intersection of Hwy 115, Fairview Rd, and Leslie Loop, and 12,000 vehicles per day.



More facts about Mooresville, Iredell Co, and No. Mecklenburg Co.:

- * **Within 45 minutes of Charlotte Douglas International Airport, and 1 hr 20 min of Piedmont Triad International Airport, Greensboro**
- * **Within 45 minutes of uptown Charlotte, fine dining, nightlife, Concerts, Panther NFL football, and Hornet NBA basketball**
- * **Located on I-77, connecting the Great Lakes to the Southeast**
- * **Within 20 minutes of I-40, running 2,555 miles from the port of Wilmington, NC, to California**
- * **Within a 4-hr drive to the deepwater Panamaxports of Charleston, SC, and Wilmington, NC; another 40 minutes to the deepwater Panamax ports of Savannah, GA and Morehead City, NC**
- * **Within 40 minutes of NASCAR's Lowe's Motor Speedway**
- * **Approx. 4 hrs to the fine beaches of North and South Carolina**
- * **Within 1 hr 30 min of mountain resorts and snow skiing**
- * **Within approx 2 hrs to the state capital in Raleigh, the Research Triangle, and many of the nation's finest universities**



For more information, contact:

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