

# OATES RD/OVERHILL DR

MOORESVILLE, NC 28117



NEW PARCEL ONE  
16.12 ACRES

NEW PARCEL TWO  
18.22 ACRES

59,000 VPD



CONTACT FOR DETAILS  
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*Available Land for Sale*

PROPERTY OVERVIEW

# AVAILABLE LAND FOR SALE

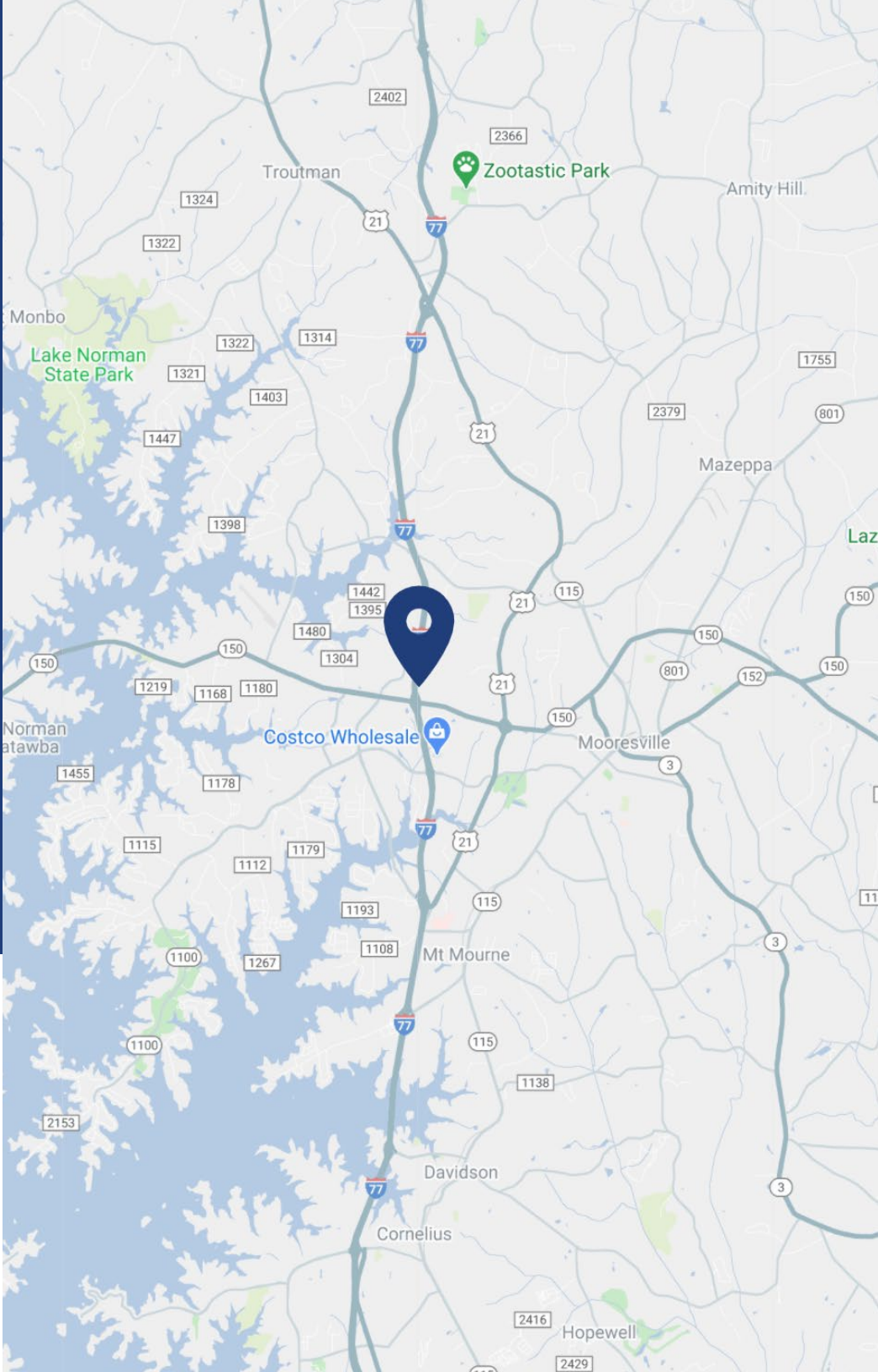
From Charlotte take I-77 north to Exit 36 (NC 150). Turn right onto NC 150 and left onto Straightaway Drive (200 feet from interchange). Straightaway Drive dead ends into Oates Road.

PROPERTY DETAILS

Address	390 Oates Rd/Overhill Dr   Mooresville, NC 28117
Acreage	+/- 16.12 AC - Parcel 1 +/- 18.22 AC - Parcel 2
Zoning	HB (Highway Business)
Potential Uses	Office, Automotive, Brewery, Restaurant, Hotel, Auto Service/Dealership, Medical, Mini Storage, Warehouse/Manufacturing, Outdoor Storage (Industrial), Kennel/Dog Boarding, Entertainment Venue, Vet Clinic, various Retail
Traffic Counts	I-77   59,000 VPD
Additional Notes	Interstate frontage
Sale Price	\$60,000/AC

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	3,661	36,537	74,051
Avg. Household Income	\$76,432	\$91,806	\$99,578
Median Household Income	\$68,455	\$68,978	\$73,104
Households	1,653	14,312	28,146
Daytime Employees	8,376	24,406	34,798





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**THE NICHOLS COMPANY**

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