



Mt. Mourne/Mooresville Land Assemblage

Mooresville, North Carolina 28115

LOWE'S

Corporate Office HQ

Future Lynx
Red Line

14,000 VPD

Mecklenburg Hwy

1,135 FT

+/- 13.3 AC
9 Parcels For Sale

1,600 VPD
710 FT

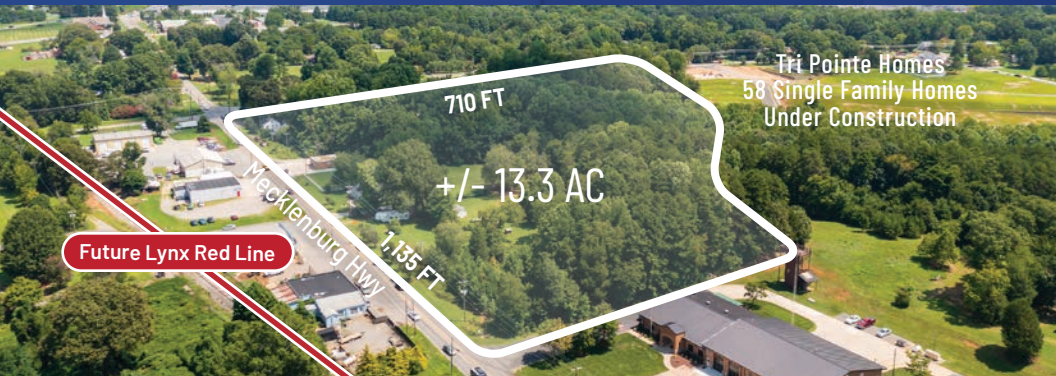
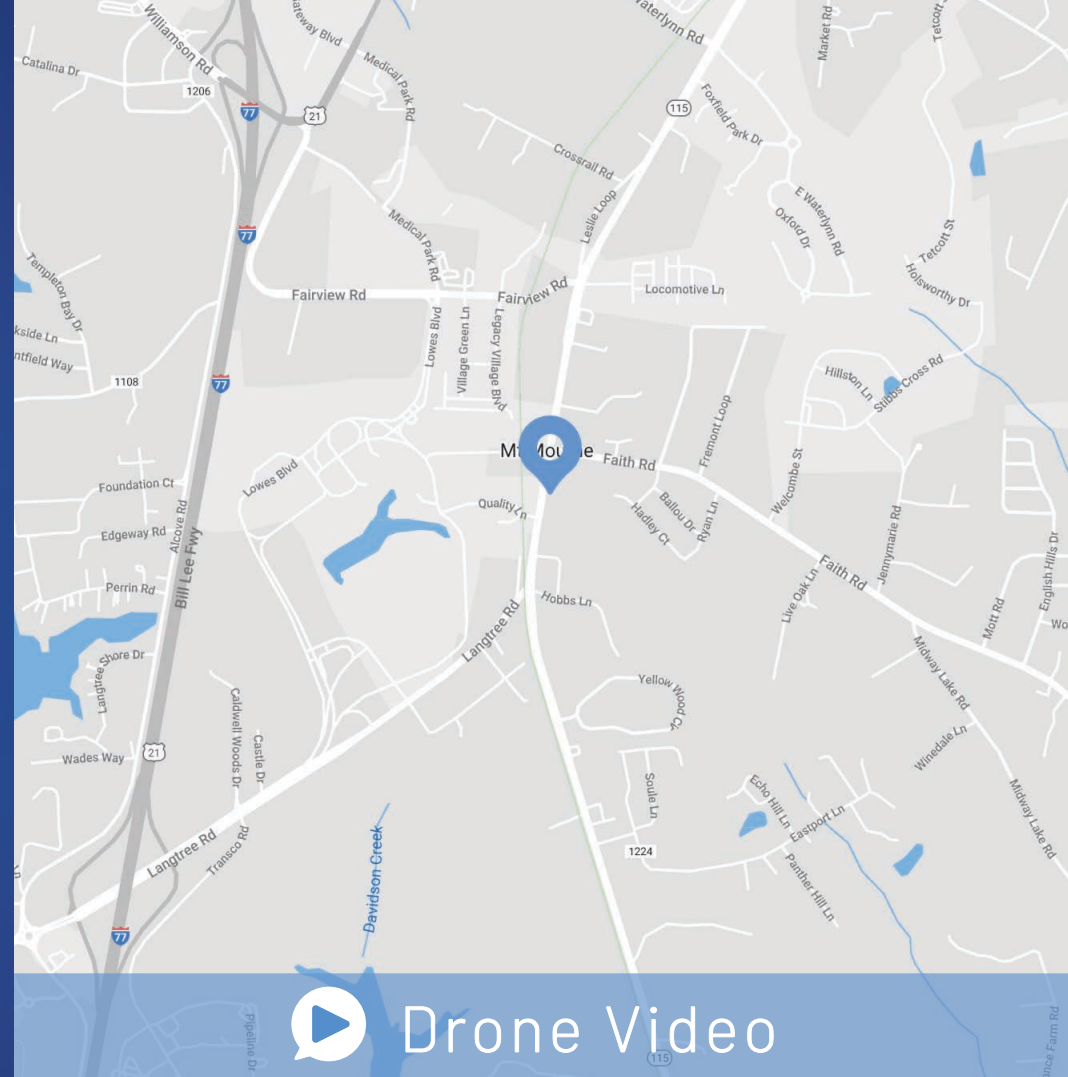
Property Overview

Mt. Mourne/Mooresville Land Available for Sale

+/- 13.3 AC land assemblage opportunity prominently situated at the corner of Mecklenburg Hwy and Faith Rd. With various potential uses, the site is an excellent opportunity adjacent to Lowe's Corporate Headquarters and only 1 mile from I-77.

Property Details

Address	Intersection of Faith Rd. & Mecklenburg Hwy. Mooresville, North Carolina 28115		
Acreage	+/- 13.3 AC For Sale		
Parcel IDs	4655-06-5862	4655-07-7099	4655-06-5649
	4655-07-9410	4655-07-6326	4655-07-6547
	4655-07-6012	4655-06-5982	4655-07-6233
Zoning	RLI: Residential Low-Intensity		
Frontage	Mecklenburg Hwy. 1,135 FT Faith Rd. 710 FT		
Traffic Counts	Mecklenburg Hwy. 14,000 VPD Faith Rd. 7,600 VPD		
Pricing	Call for Details		
Traffic Counts	Tuckaseegee Rd 5,600 VPD		
Pricing	Call for Details		



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	3,853	33,274	94,229
Avg. Household Income	\$125,987	\$125,426	\$134,239
Median Household Income	\$97,696	\$93,262	\$94,430
Households	1,635	13,310	37,594
Daytime Employees	2,779	14,831	45,343

Only 1 mile to I-77

Tri Pointe Homes
58 Single Family Homes
Under Construction

+/- 13.3 AC

Faith Rd
710 FT

1,135 FT

Mecklenburg Hwy

14,000 VPD

Future Lynx
Red Line


Corporate Office HQ

Market Overview



Lynx Red Line

Highlights

Current Status
DESIGN STAGE

25
Miles

10
Stations

Uses
**Upgraded
Norfolk
Southern
Rail**

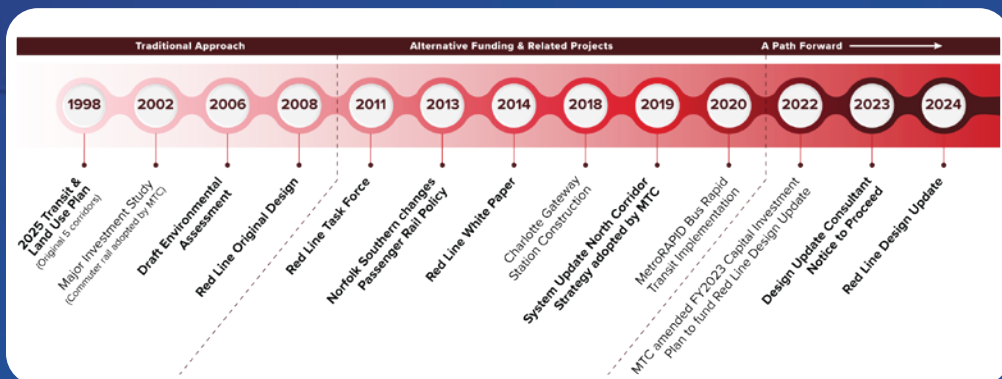
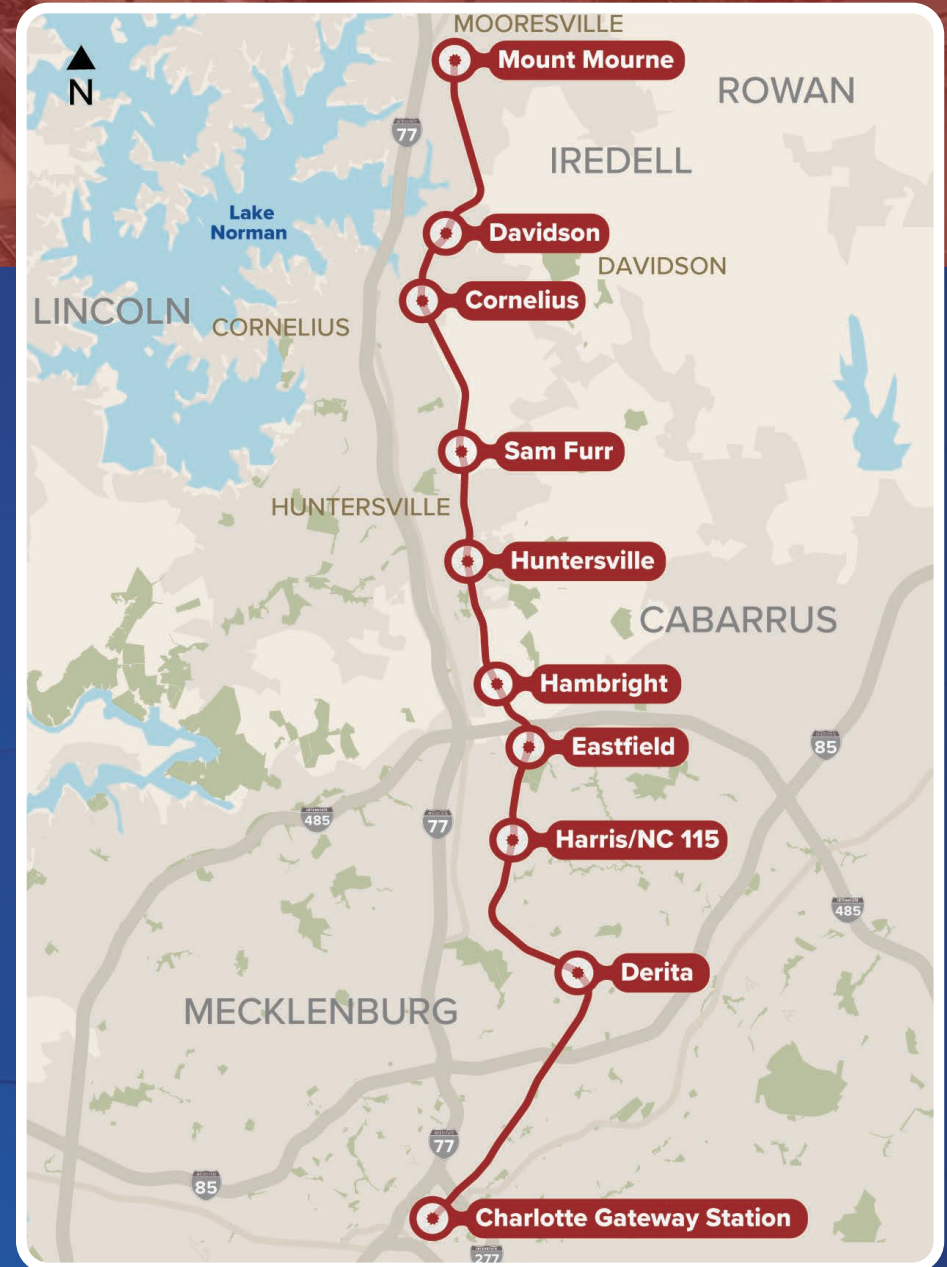
25 Miles

North Corridor
Connecting Mt Mourne to Uptown

Overview

The 2030 Transit Corridor System Plan consists of multiple transit modes in five corridors, a series of improvements in Charlotte's transportation infrastructure to link our area's key centers of economic activity.

Through development of rapid commuter rail service, the LYNX Red Line aims to connect the northern towns of Mecklenburg County and southern Iredell County to Uptown Charlotte. The 25-mile commuter rail would bring a complementary rapid-transit corridor to the region, helping move passengers and driving economic development.





**FORTUNE
500**

12,000
Charlotte MSA
Employees

10,000
 Mooresville
Corporate Employees

400,000 SF
Corporate Campus

Lowe's Home Improvement is the Charlotte region's highest-ranked company on the Fortune 500 list. With Lowe's headquartered in Mooresville and their new tech hub in South End, the home improvement company has expanded in a way that takes technology to new heights. Lowe's has long supported its home state's workforce, encouraging homegrown success and operating as a key partner in the Charlotte region's growth.

"Lowe's is an admired FORTUNE® 500 company, whose leadership is deeply engaged in our community. We appreciate that Lowe's continues to invest in the Charlotte region and together with the state, county, city, education and workforce partners look forward to supporting their growth here."

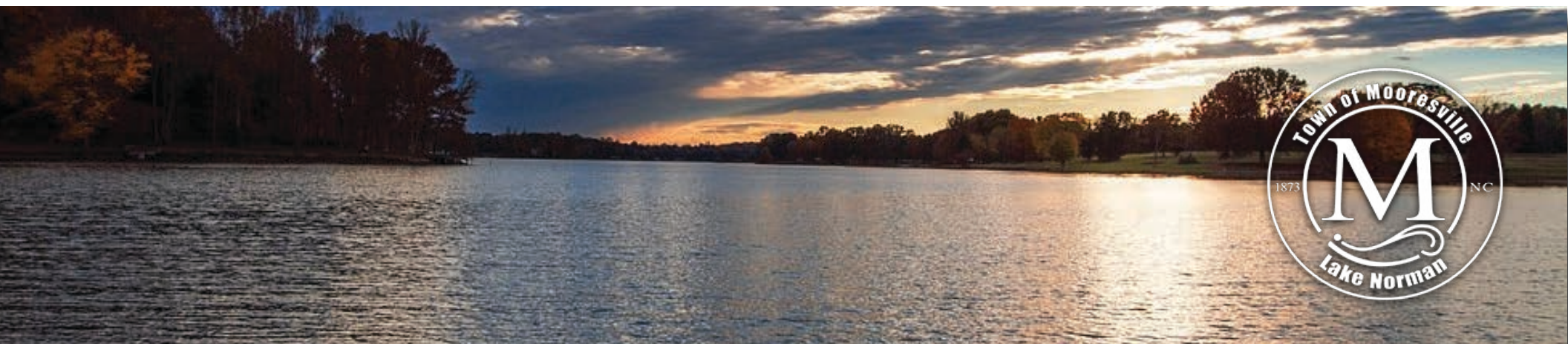
Janet LaBar, Charlotte Regional Business Alliance CEO



Mooreville

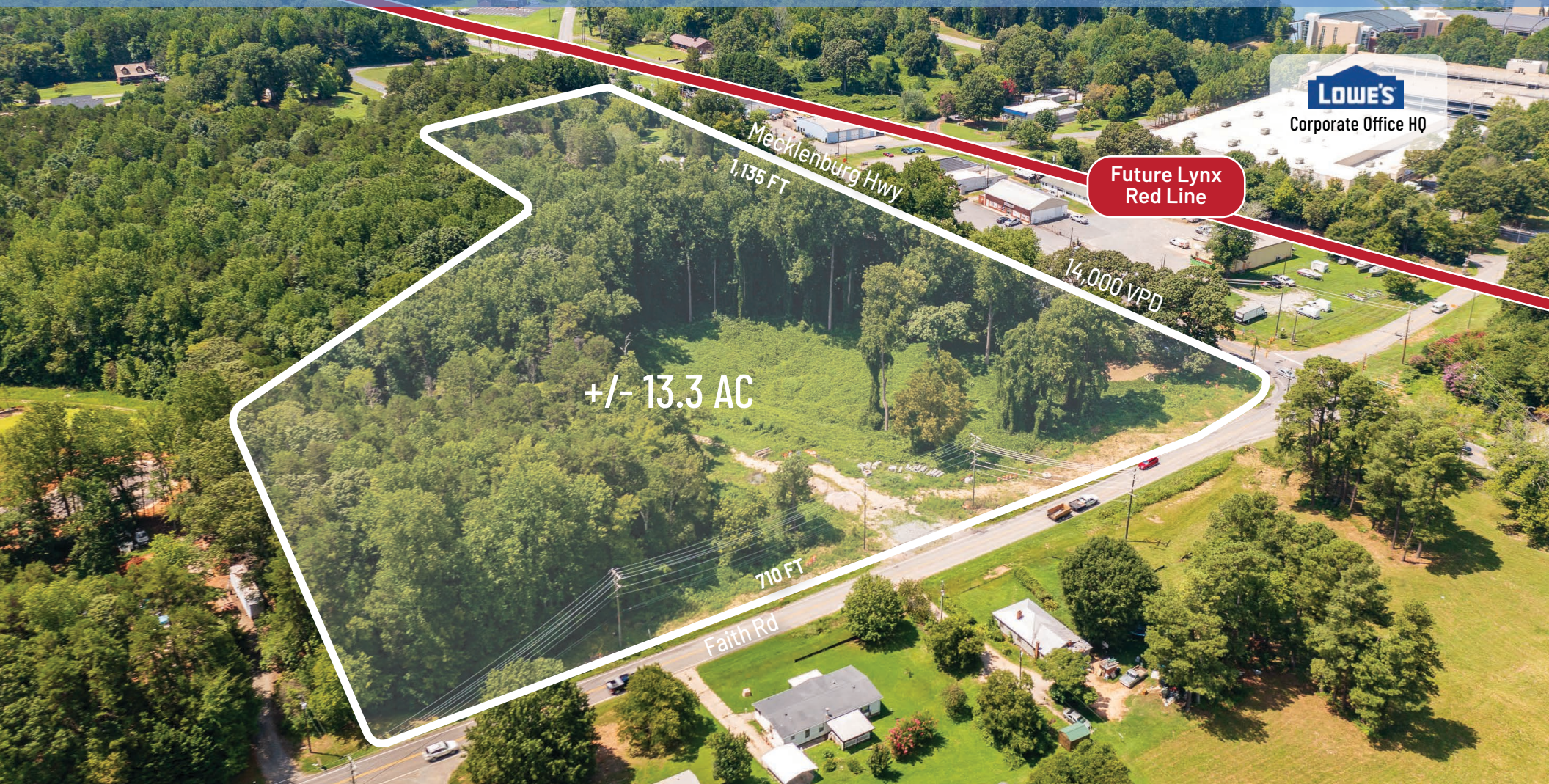
North Carolina

Mooreville is approximately a 35-minute drive north from Charlotte. With a growing population of nearly 40,000 people, Mooreville has become one of the top places to live outside of the Queen City. The town is near I-77, making it an easy commute for residents who work in Charlotte. Lake Norman is Mooreville's main attraction. With 520 miles of shoreline, the lake offers beautiful beaches, fishing, boating, hiking, camping, trails, and more.



Interested parties should submit a non-binding Letter of Intent ("LOI") with the following terms:

- Purchase Price
- Inspection Period
- References
- Approval Process
- Earnest Money Deposit
- Closing Period
- Documentation of Similar Transactions
- Any other information about capabilities and ability to transact
- Intended Use
- Contingencies
- Sources of Funds (Equity & Debt, if applicable)



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

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