2432 STATESVILLE HIGHWAY, MOORESVILLE, NC

+/- 5.98 ACRES FOR SALE



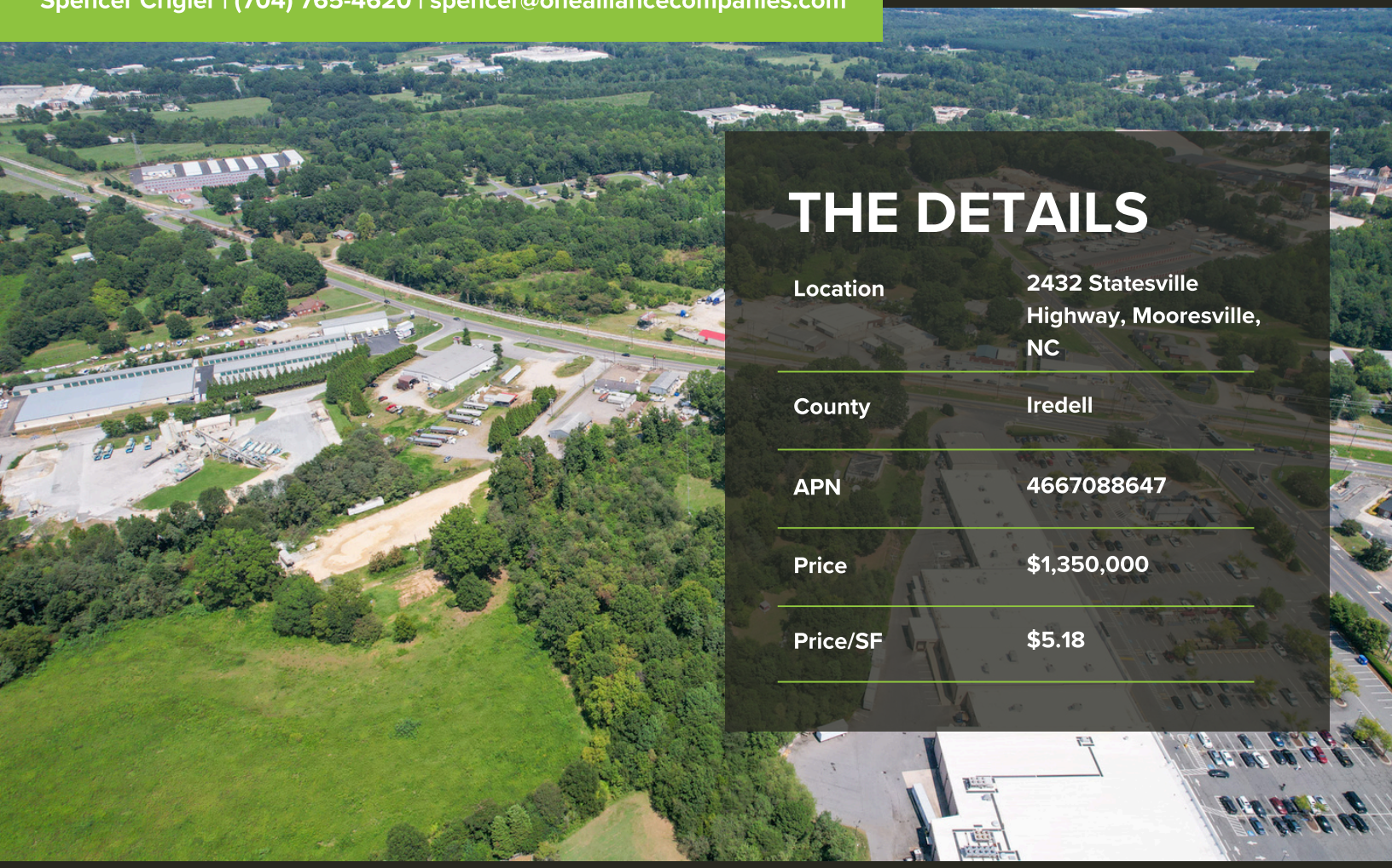
Spencer Crigler | (704) 765-4620 | spencer@onealliancecompanies.com

ABOUT THE PROPERTY

+/- 5.98 ACRES FOR SALE

- Zoned Hybrid Light Industrial (HLI): allows office, light manufacturing, warehousing, and flex uses
- Supportive uses permitted: restaurants, hotels, recreation, personal services, commercial and institutional
- Designated in Mooresville Plan for Village Center & Neighborhood Residential
- Village Center Node (Corridor Mixed-Use) allows retail, office, hotel, institutional, multifamily, and townhomes
- Higher intensity, density, and height allowed within 1/4 mile of a Village Center Node intersection
- Planning department supports medium-density residential development
- Accessible via Statesville Hwy; close to Hwy 150 and I-77
- High visibility from Statesville Hwy for strong exposure





THE DETAILS

Location	2432 Statesville Highway, Mooresville, NC
County	Iredell
APN	4667088647
Price	$1,350,000
Price/SF	$5.18

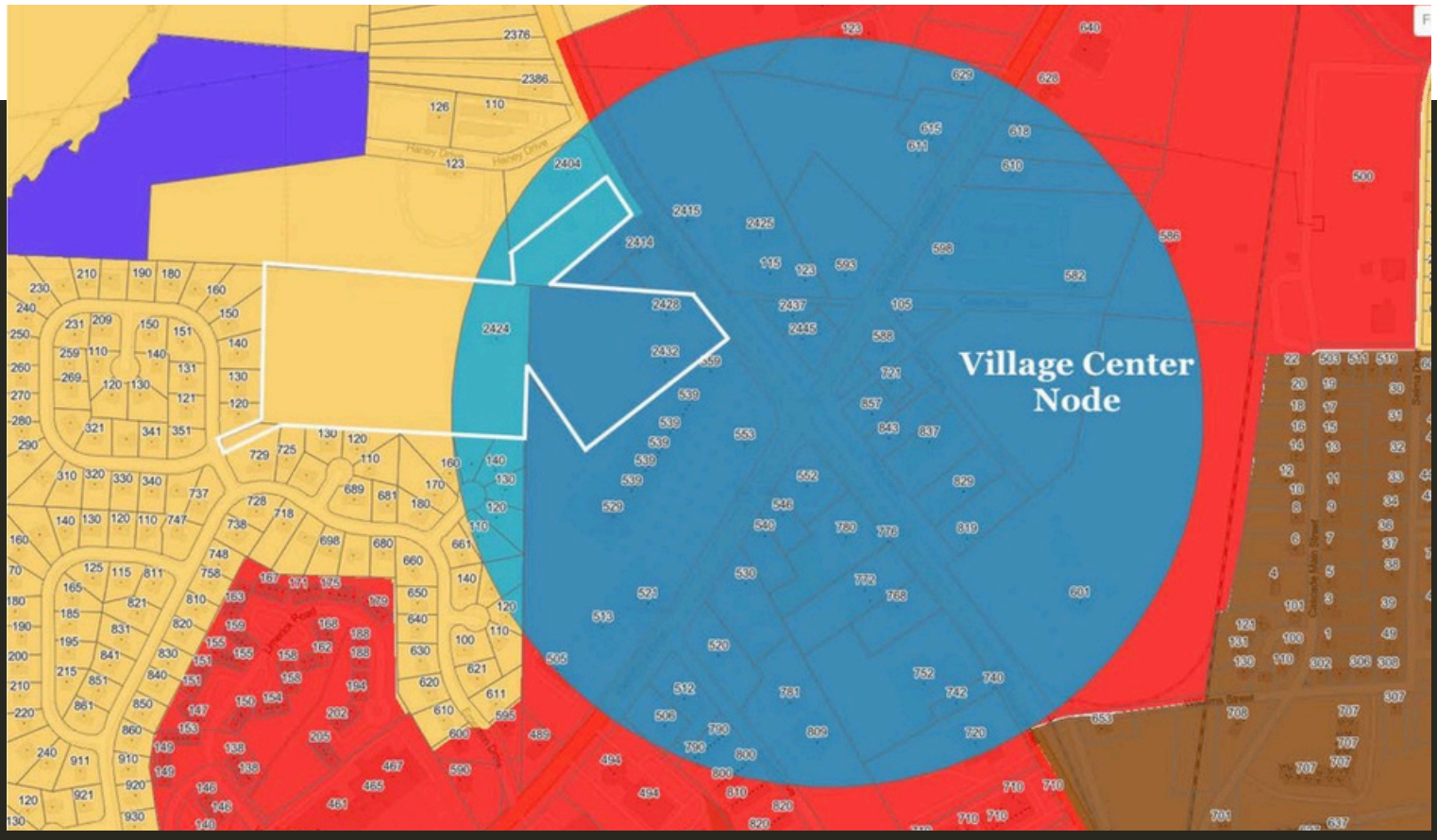
ABOUT THE PROPERTY

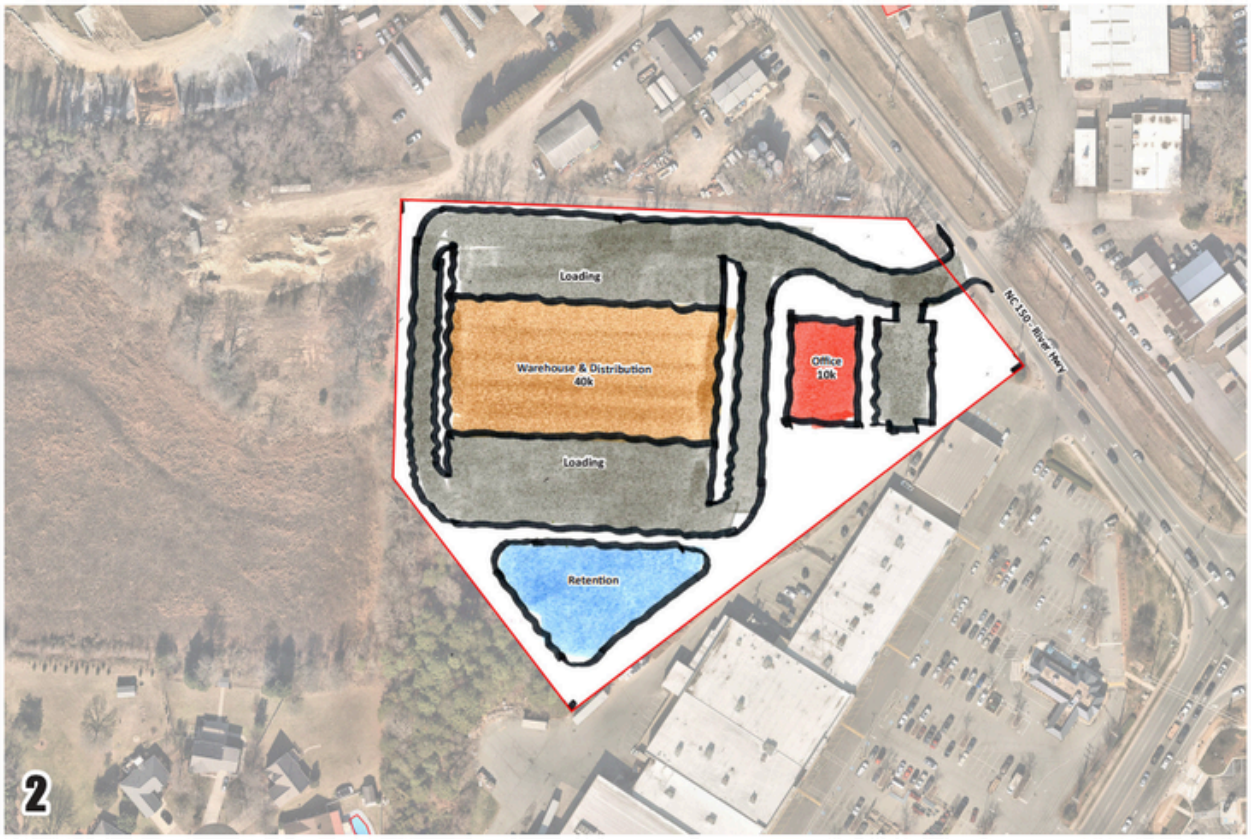
PROPERTY FEATURES

Land Acres	5.98
Land SF	260,488
Parcels	1
Zoning	HLI
Traffic Count	12,500 ADT




FINISHLINE CAR WASH
FARM BUREAU INSURANCE
NASCAR CarWash
American Auto Stores
First National Bank
POWER OUTLET
bp
Maaco
Advance Auto Parts
FAST PIE'S Convenience Stores
Caribou Coffee
PLAY IT AGAIN SPORTS
TOKYO
CANNON PHARMACY
FOOD LION
SOUTHERN STATES
A Farmer Owned Cooperative Since 1923.
MOORESVILLE
Aaron's
Pinnacle
FAMILY DOLLAR
ABC LIQUOR STORE
ULTIMATE BAR & GRILL
ROCKET


Village Center Node



SITE AREA: 5.98 Ac

Light Industrial Layout

5.98 ACRE PARCEL

MOORESVILLE | NORTH CAROLINA

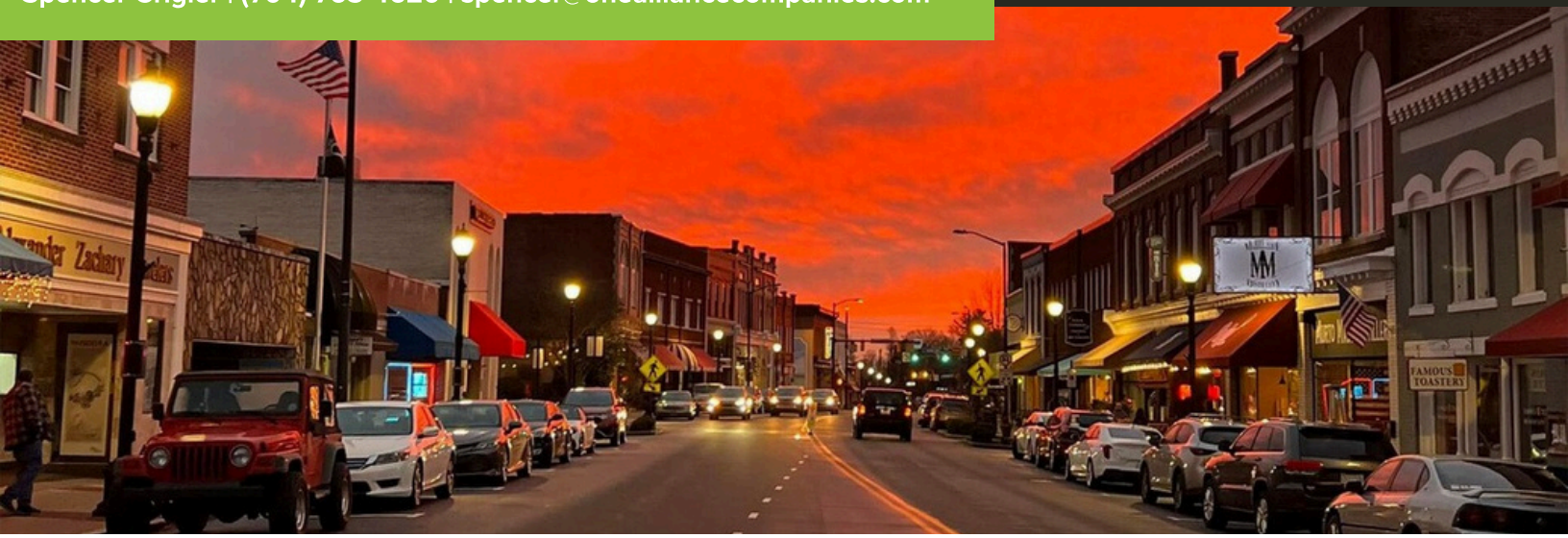
0' 50' 100'

ONE ALLIANCE COMPANIES

vhb

November 10, 2025





ABOUT THE AREA

MOORESVILLE, NC

Locatedabout 25 miles north of Charlotte, Mooresville offers convenient access to a major city while maintaining a smaller-town charm. Easy access to Interstate 77, which connects Mooresville to Charlotte and other regional hubs.

Known for its business-friendly environment, Mooresville is home to a variety of companies, including NASCAR teams, technology firms, and manufacturing businesses. Notable employers include Lowe's Companies Inc. (headquartered nearby in Mooresville), various NASCAR teams, and a range of local businesses.

The property's proximity to Lake Norman provides ample recreational activities such as boating, fishing, and watersports. Lake Norman's picturesque setting adds to the area's appeal, offering beautiful views and outdoor leisure options.

Mooresville is actively promoting mixed-use development, especially around growth nodes like Village Centers. Attracting residential, commercial, and light industrial development due to strategic location and amenities.

Mooresville has a rapidly growing population, which can drive demand for real estate and development. Known for its family-friendly atmosphere, good schools, and community events, Mooresville offers a high quality of life.

According to the NY Post, Mooresville is the fastest growing suburb in the U.S. Mooresville has seen a 27% increase in population over the last decade.

Factors that contribute to the growth of Mooresville include affordable housing compared to nearby Charlotte, attractive to families and professionals seeking suburban life, and strong local economy and job opportunities.

In response to such rapid population growth, Mooresville has had significant real estate development and new amenities. Continued growth is expected due to ongoing investments and desirability.





