

W. WATERLYNN ROAD & HIGHWAY 21, MOORESVILLE, NC 28117

3.625 ACRES FOR SALE

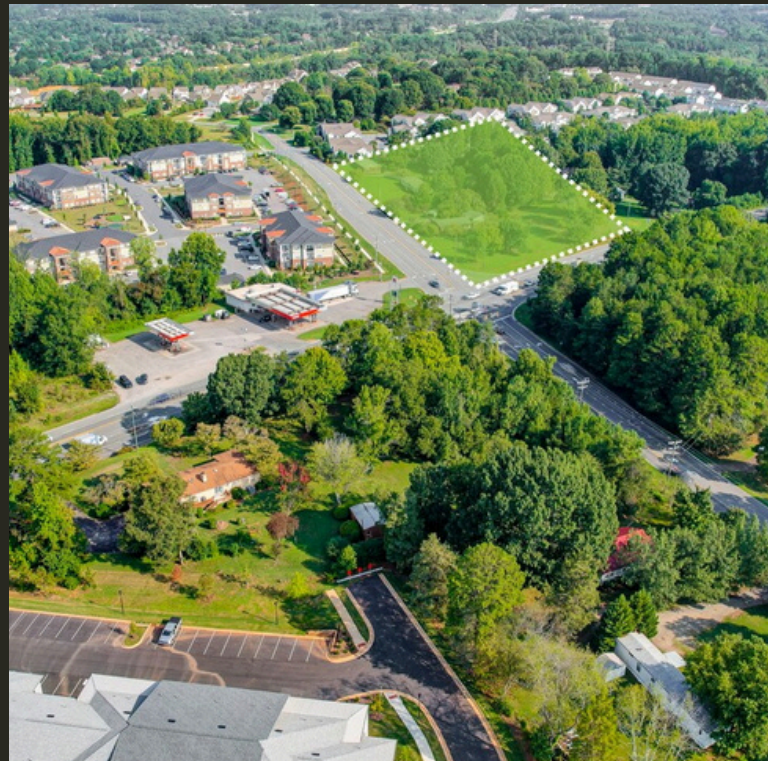


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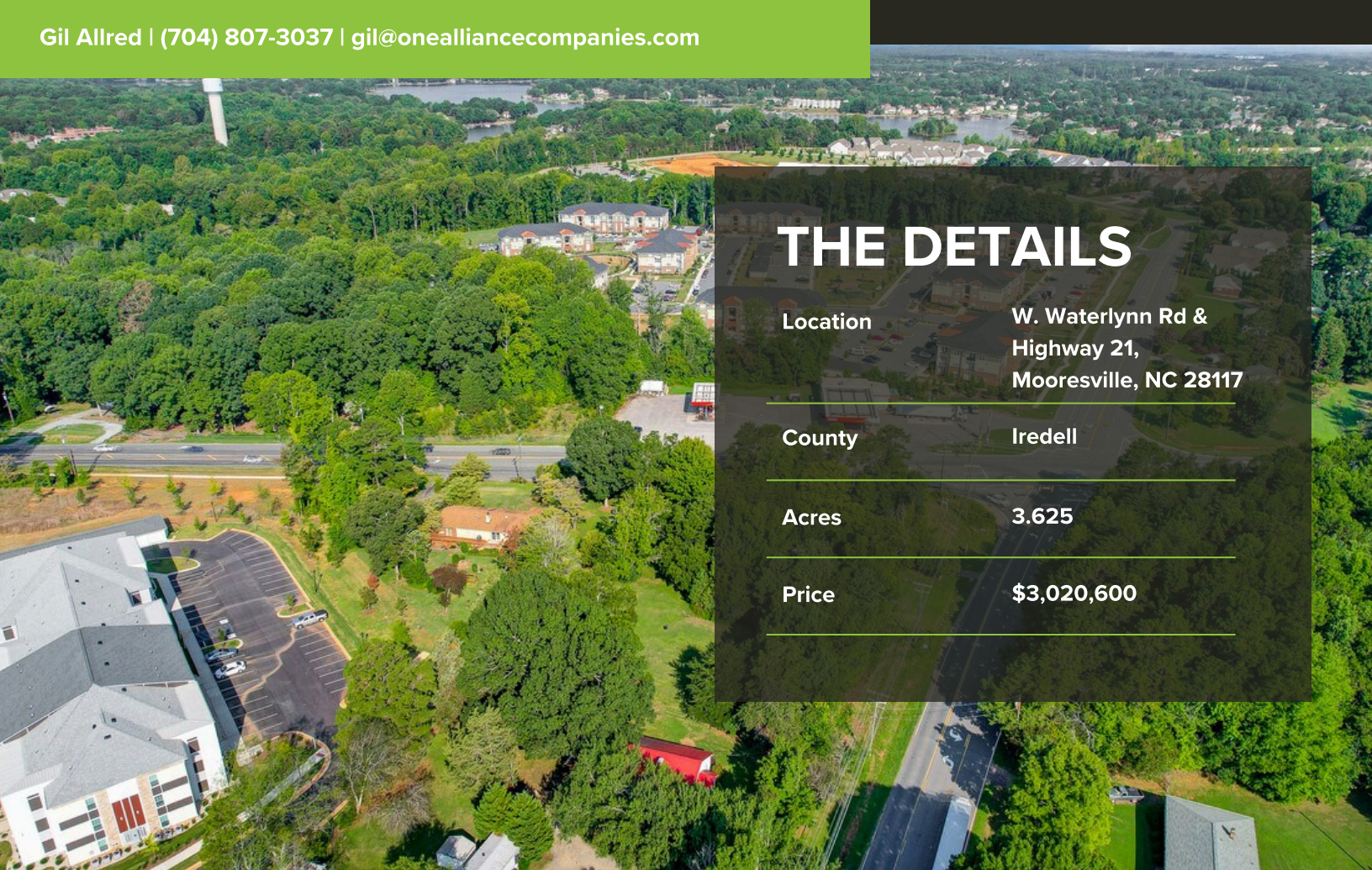
ABOUT THE PROPERTY

3.625 ACRES FOR SALE

- Located on Highway 21 - main artery for Mooresville
- Less than 1 mile from Lake Norman Regional Medical Center
- NCDOT Traffic Count: 23,500 VPD
- Less than 1 mile from I-77
- Located in a fast-growing area
- Mooresville Town Planning is favorable to commercial development
- Approximately 500' of road frontage on Hwy 21 and W. Waterlynn Rd
- Heavy Multi-family/Residential development in close proximity



3.625 ACRES FOR SALE



THE DETAILS

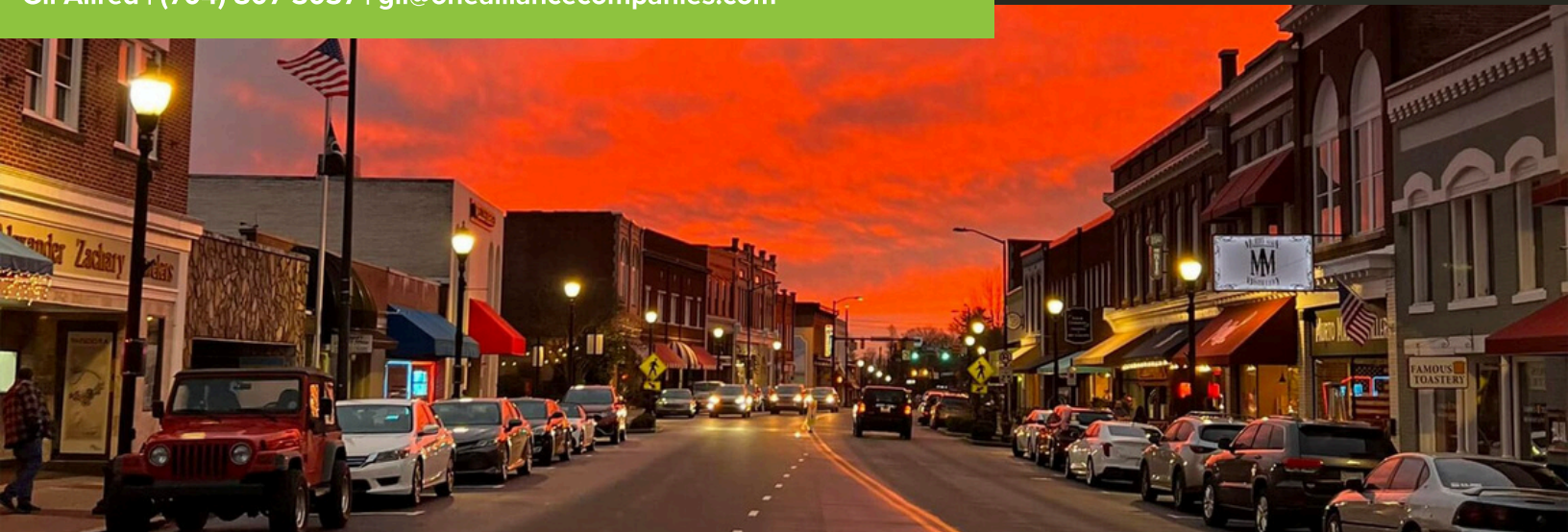
Location	W. Waterlynn Rd & Highway 21, Mooresville, NC 28117
County	Iredell
Acres	3.625
Price	\$3,020,600

ABOUT THE PROPERTY

PROPERTY FEATURES

Land Acres	3.625
Land SF	157,905
Parcels	5
Traffic Count	23,500
APN	4646945768, 4646944667, 4646946416, 4646947518, 4646943870





ABOUT THE AREA

MOORESVILLE, NC

Located about 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.

