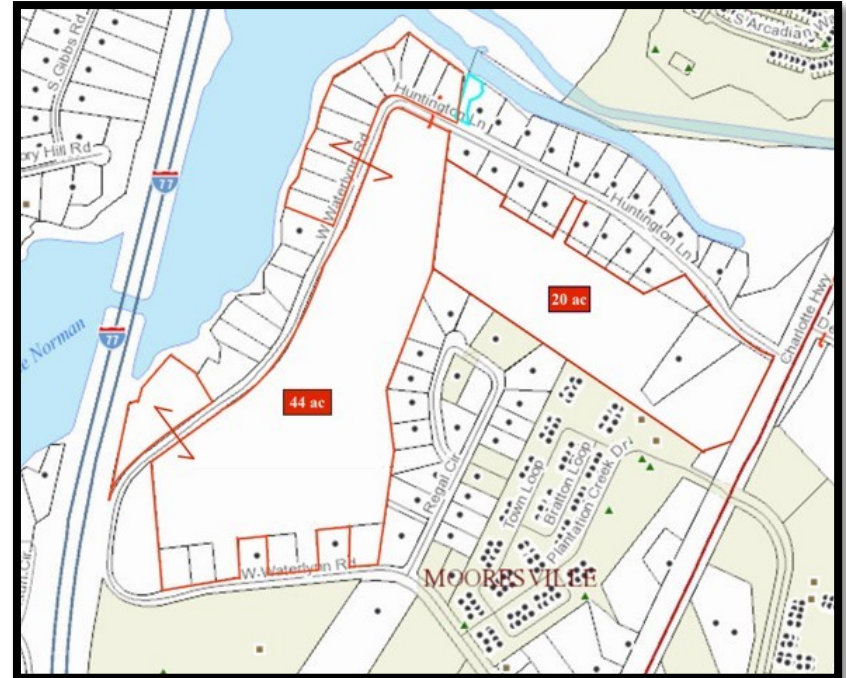


**For Sale +/- 44 Acres**  
**Off I-77, Exit 33 & Highway 21**  
 **Mooresville, NC**

**Southeast**  
**Commercial Real Estate Group Inc.**

**Larry Core 704-906-6371**  
*lcore@southeastcommercial.com*  
**Gino Chiaravalloti 704-491-1658**  
*gino@southeastcommercial.com*

**Call For Pricing**



**PROPERTY**

**Size** +/- 44 Acres

**Zoning** R-3 & R-2 - Subject to Rezoning

**Property** +/- 1,600 sf of waterfront. Possibility to add 6-24 ac & another 1,000 of waterfront

**Utilities** Water is at site. Sewer requires lift station

**Locality** Close proximity to Lake Norman Regional Medical Center and Lowes Headquarters

**DEMOGRAPHICS (2017)**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population (Estimated)</b>	3,516	29,768	76,265
<b>Population 65 +</b>	455 (12.94%)	4,042 (13.58%)	10,439 (13.69%)
<b>Avg. Household Income</b>	\$97,895	\$94,565	\$99,784
<b>Med. Household Income</b>	\$79,442	\$72,733	\$75,405
<b>Med. Home Value</b>	\$228,798	\$248,203	\$258,723

**For Sale +/- 44 Acres**

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 Mooresville, NC**

**SOUTHEAST**  
Commercial Real Estate Group Inc.

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