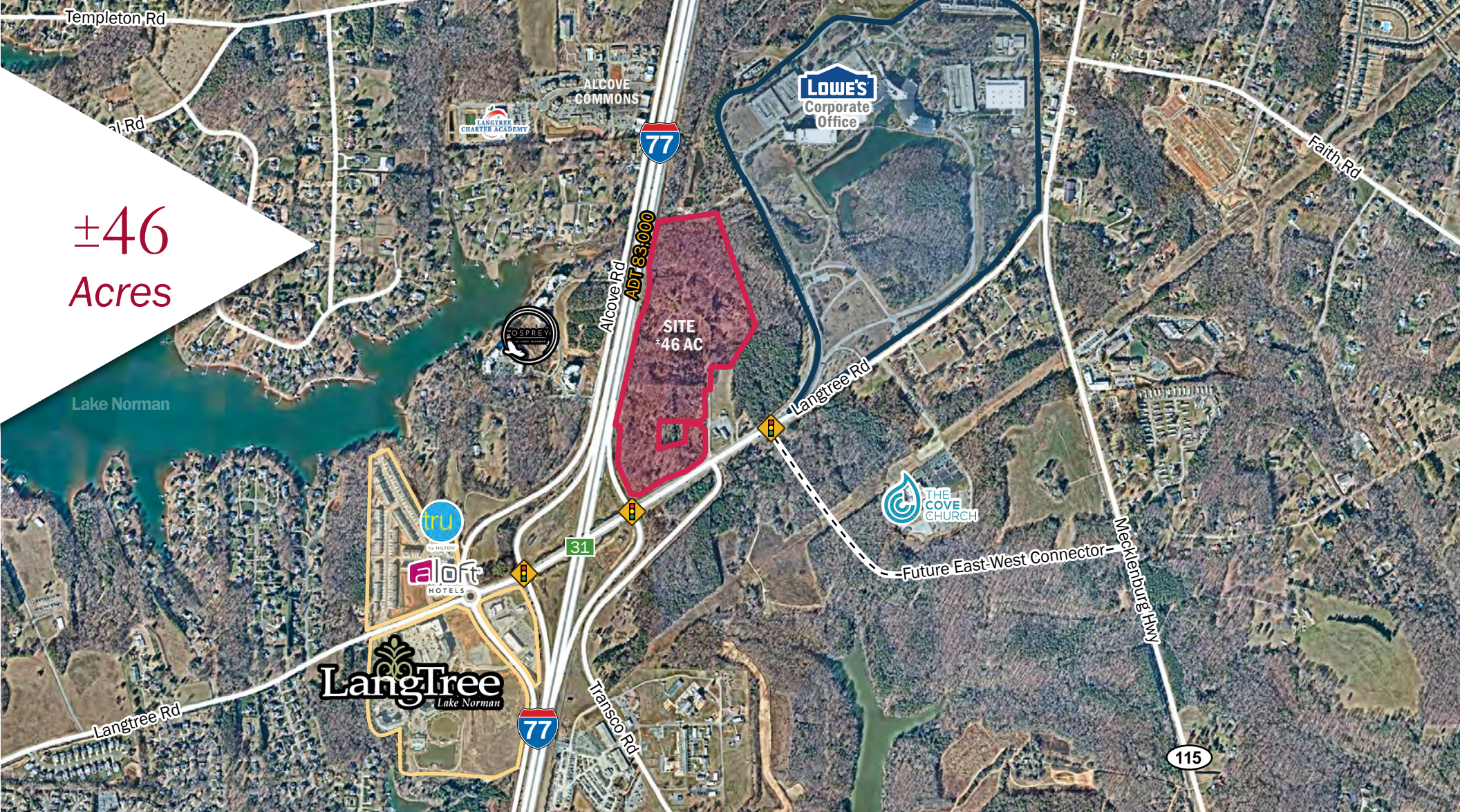


±46
Acres



±46 ACRE MIXED-USE DEVELOPMENT OPPORTUNITY IN MOORESVILLE AREA

LANGTREE ROAD LAND

Mooresville, NC



mpvre.com | 704.248.2100

2400 South Boulevard, Suite 300
Charlotte, NC 28203

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PROJECT OVERVIEW

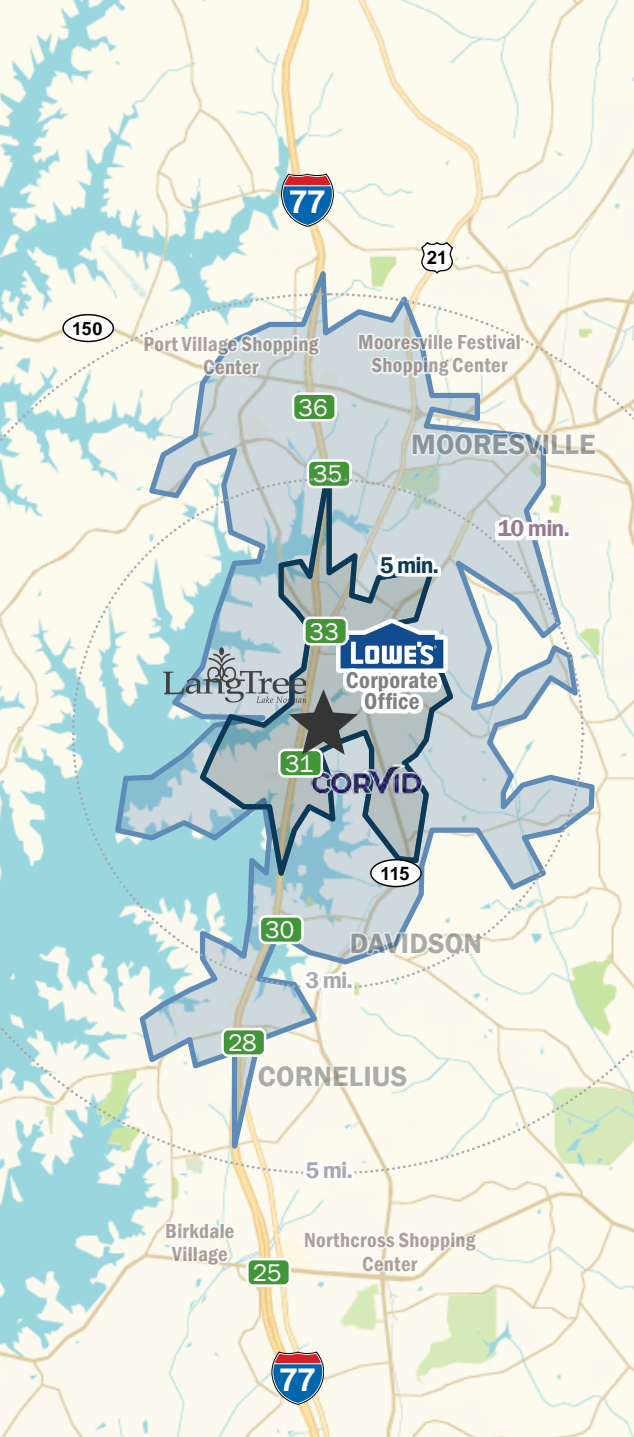
The Langtree Road Land (the “Property”) consists of approximately 46.67 acres at Exit 31 in Mooresville, NC adjacent to the Lowe’s Corporate Campus. With over 2,000 feet of frontage on I-77 and 750 feet of frontage on Langtree Road, the Property is ideally suited for a mixture of commercial, institutional, and residential uses. The site offers a very rare opportunity to develop a transformational project at a major interchange on I-77. The Town of Mooresville is fully supportive of dense development on this site, and they view the site as a gateway into the town and a complementary site to the LangTree Lake Norman development on the west side of I-77.

Zoning: 38.57 acres zoned Village Center (VC), 8.1 acres zone Neighborhood Mixed-Use (NMX).

List Price: \$25,000,000

According to the Town of Mooresville Zoning Ordinance, the Village Center (VC) District “serves as an urban center, a focal point of employment, commercial, and retail uses similar to the Town Center (TC) District, but is located in outlying areas of the Town as designated by Comprehensive Land Use Map of the Comprehensive Land Use Plan. It is intended to support a variety of housing types and compatible nonresidential and institutional uses.” The Neighborhood Mixed-Use (NMX) District is “intended primarily for mixed pedestrian-scaled neighborhood-serving nonresidential uses and high density residential uses in the same structure or in close proximity to one another.”

The Property will be sold as-is, but the Sellers are willing to consider offers subject to rezoning and/or site plan approval.





DEMOGRAPHIC OVERVIEW

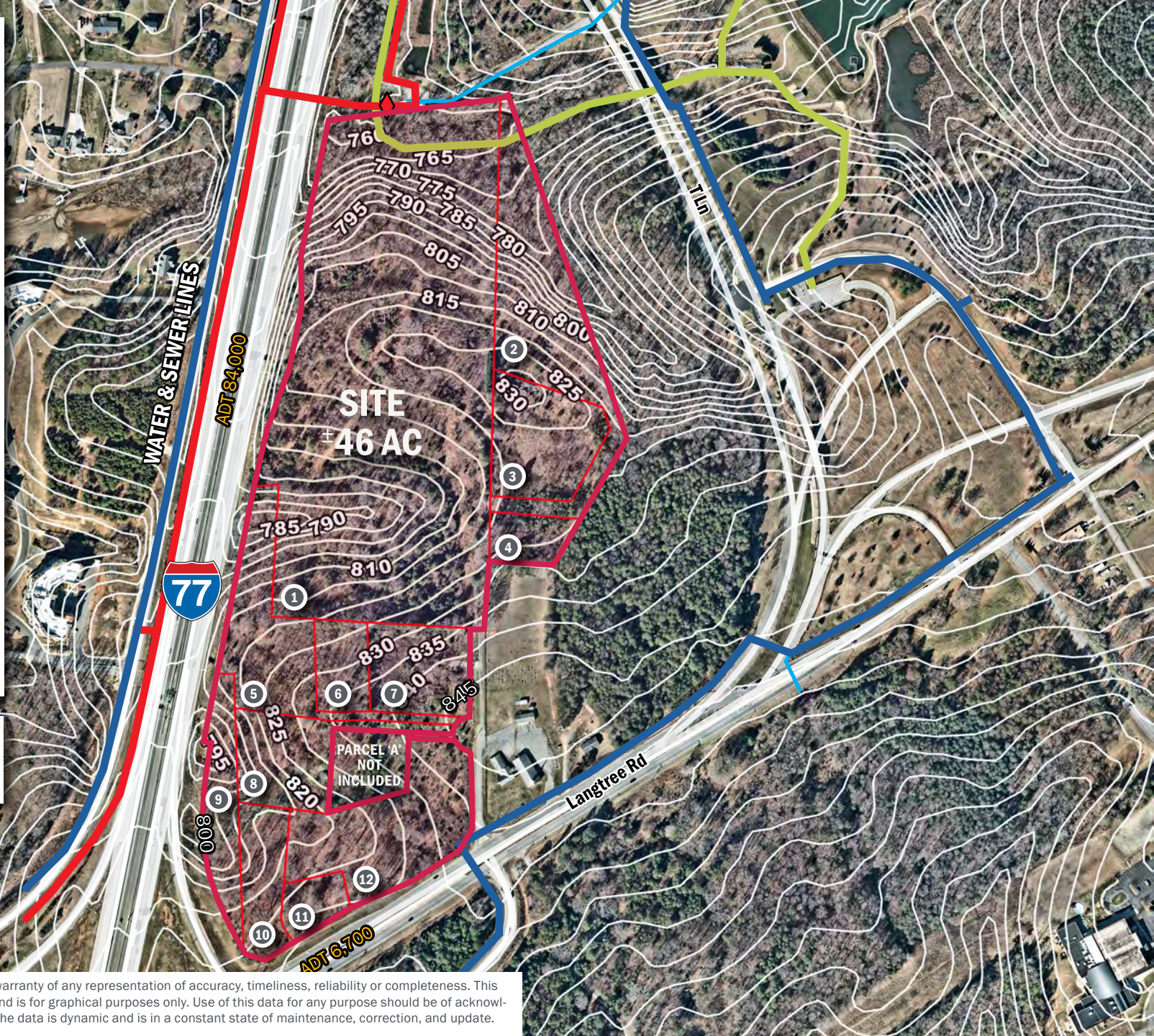
| Demographics by Drive Time (2023) | 5 Minutes | 10 Minutes |
|-----------------------------------|-----------|------------|
| 2023 Population | 7,271 | 42,490 |
| Average Household Income | \$127,033 | \$119,268 |
| Business Establishments | 626 | 3,490 |
| Daytime Employment | 6,187 | 37,850 |

*Source: ESRI

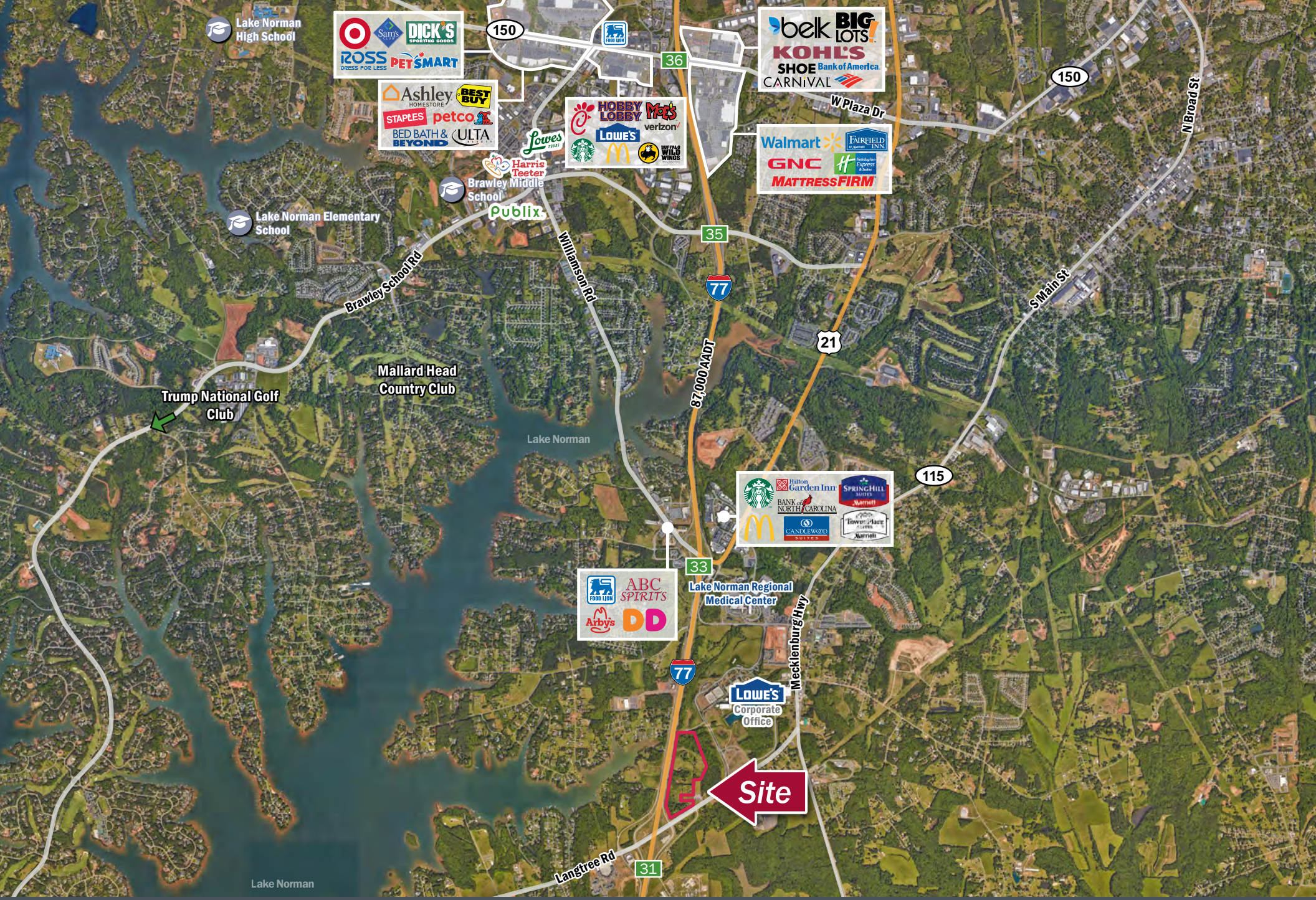
| Marker | PIN | ACRES |
|--------|----------------|--------|
| 1 | 4645658489.000 | 22.851 |
| 2 | 4645753673.000 | 4.853 |
| 3 | 4645753254.000 | 2.5 |
| 4 | 4645742993.000 | 0.75 |
| 5 | 4645645506.000 | 2.957 |
| 6 | 4645647513.000 | 1.002 |
| 7 | 4645649571.000 | 2.028 |
| 8 | 4645645225.000 | 2.15 |
| 9 | 4645643058.000 | 1.543 |
| 10 | 4645634877.000 | 1.458 |
| 11 | 4645636831.000 | 0.717 |
| 12 | 4645648060.000 | 3.757 |

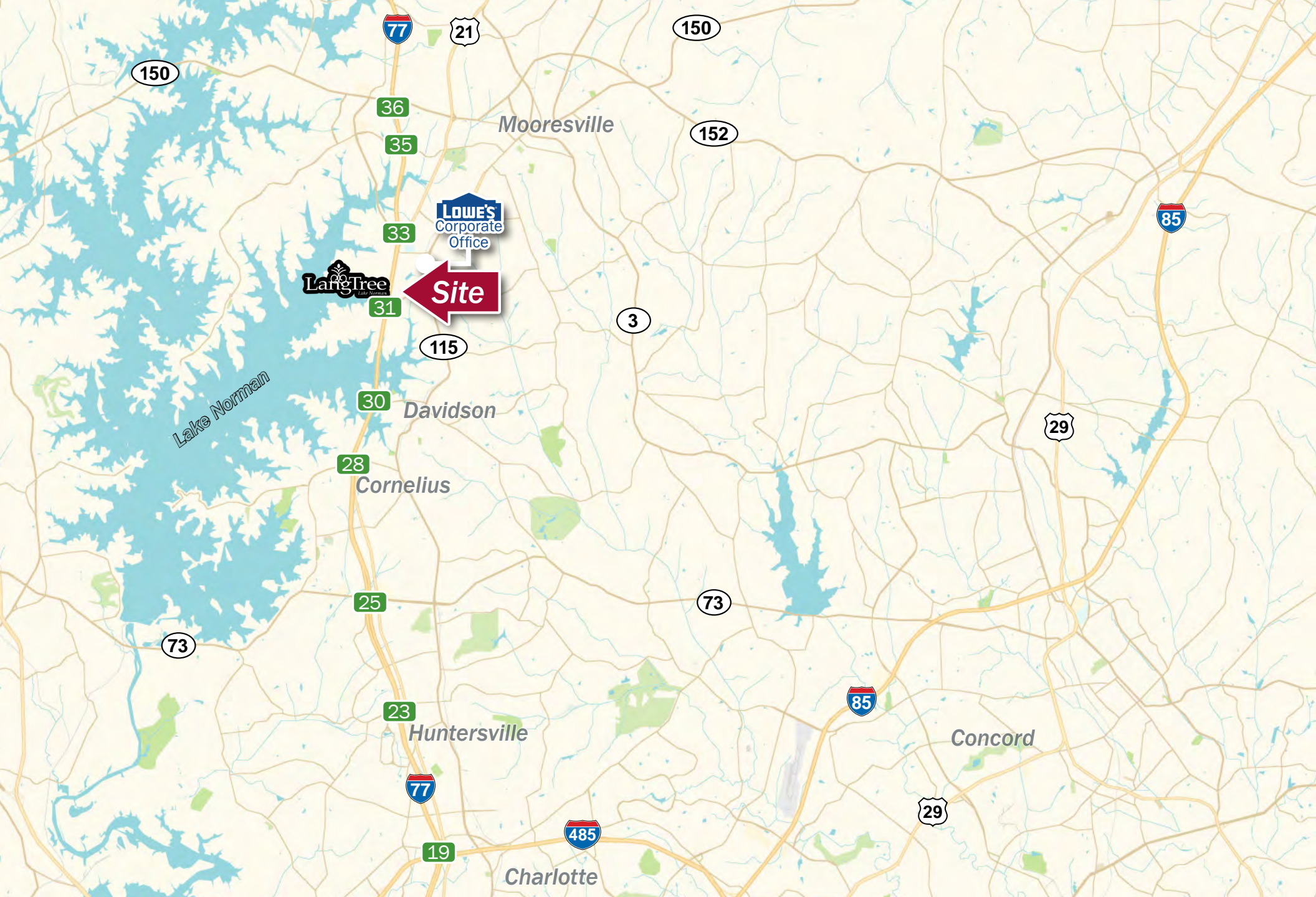
 SEWER
 WATER

- Utilities Subject To Buyer Verification
- Parcel 'A' NOT INCLUDED (4645647293.000)



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.





53,956

MOORESVILLE POPULATION
(2023)

194,871

COUNTY POPULATION
(2023)

3.9%

UNEMPLOYMENT RATE
(Q1/2023)

MOORESVILLE OVERVIEW

Mooresville, North Carolina, known as Race City USA due to the NASCAR presence in the area, is a town located along the Interstate-77 corridor in the northly part of the Charlotte MSA - just 28 miles north of downtown Charlotte. Located in southern Iredell County, Mooresville is home to the Lowes Corporate Headquarters and sits on the eastern edge of Lake Norman (50 sq miles).

While the local NASCAR presence brings a vast number of motorsports related jobs, other major industries include advanced manufacturing, defense, finance and tourism.

With a population of 53,956, as of 2023, Mooresville is the largest municipality in Iredell County.

TOP EMPLOYERS

Lowe's Companies, Inc - 4,000

Ingersoll-Rand Company - 1,200

Lake Norman Regional Medical - 775

Mooresville Graded School Dist - 765

NGK Ceramics, USA Inc. - 700

Penske Racing, Inc. - 400

Carolina Beverage Group - 262

Pactiv Corporation - 360

Overcash Electric, Inc - 175

PGI Non-Wovens - 170

Roush Yates Performance Engine - 165

Cardinal Glass FG - 250

Niagara Bottling, LLC - 127

Rock Tenn - 94

*Source: <https://www.iredelledc.com/wp-content/uploads/2019/08/Top-25-Employers-1-1.pdf>



#1

TOP TECH MOMENTUM MARKET
- CBRE Group

#3

REAL ESTATE MARKET TO WATCH
- PWC & Urban Land Institute

#4

HOTTEST HOUSING MARKET IN 2018
- Zillow

#5

BEST CITIES FOR JOBS
- Forbes

CHARLOTTE OVERVIEW

People keep coming to the Charlotte Region. Nearly 100 people a day, in fact. Why do they come here? They come for jobs in a healthy and growing economy with thriving health care, finance and professional services sectors, and a tech talent pool growing twice as fast as the national average. They come to start and grow businesses in a region with an educated, talented and innovative workforce, regularly ranked in the top three places to start a business. They come for lower cost of living and affordable real estate in neighborhoods fit for any lifestyle - from vibrant urban centers, to suburban cul-de-sac to quaint small towns and rural areas. And 226 days of sunshine a year doesn't hurt either.

- Charlotte is located in **Mecklenburg County**, the most populous county in the state of North Carolina.
- Charlotte's population is **899,187 (2020)**, with a **20.4%** growth rate between April 2010-July 2019.
- The Charlotte-Concord-Gastonia MSA is the 22nd largest MSA in the country, with a population of **2,636,883** as of 2019.
- Charlotte's cost of living is **98.1%** of the national average. That's lower than 30 of the 40 largest cities in the US.
- Charlotte is home to Charlotte Douglas International Airport, the **7th busiest airport** in the world.

TOP NEW & EXPANDING JOBS

Amazon - 1,500

Ernst & Young - 375

Corvid Technologies - 267

Metyx Group - 200

Cheney Brothers - 105

New York Air Brake - 100

Prysmian Cables & Services - 100

Yokohama Tire Corporation - 56

Southern States Machinery - 35

Meritor Inc. - 26

Sources: Charlotte Regional Business Alliance <http://www.charlotteregion.com> & <http://www.census.gov>

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OFFICE

INDUSTRIAL

RETAIL

LAND

INVESTMENT