

Brawley School Road Site



MALVERN WAY, MOORESVILLE, NC 28117



Lake Norman

Woodland Heights Elementary

Woodland Heights Middle School



Trump National Golf Course

Lake Norman Elementary

The Brawley School

Publix

Lowe's

Harris Teeter

The Goddard School

COSTCO WHOLESALE

35

77

Langtree Charter Upper School

FOOD LION

33

Lake Norman Regional Medical Center

LOWE'S Corporate Office

77

8 Vacant Townhome Lots

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Lake Norman

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The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.



Executive Summary | Property Details

Property Details

| | |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Address | Malvern Way Mooresville, NC 28117 |
| Pricing | \$895,000 |
| PIDs | #4636169128 #4636169240 #4636169251 #4636169273 #4636260205 #4636260227 #4636260238 #4636260350 |
| County | Iredell |
| Zoning | Residential |
| Access | via Brawley School Rd and Forest Lake Blvd |

Pricing \$895,000

Overview

Forest Lake represents a rare chance to acquire eight entitled, finished townhome lots within a fully permitted, 120-unit master-planned community previously developed by Nest Homes. The site is situated at the signalized intersection of Brawley School Road and Forest Lake Boulevard providing excellent visibility and access to surrounding amenities.

Highlights

Townhome lots are fully entitled and engineered.

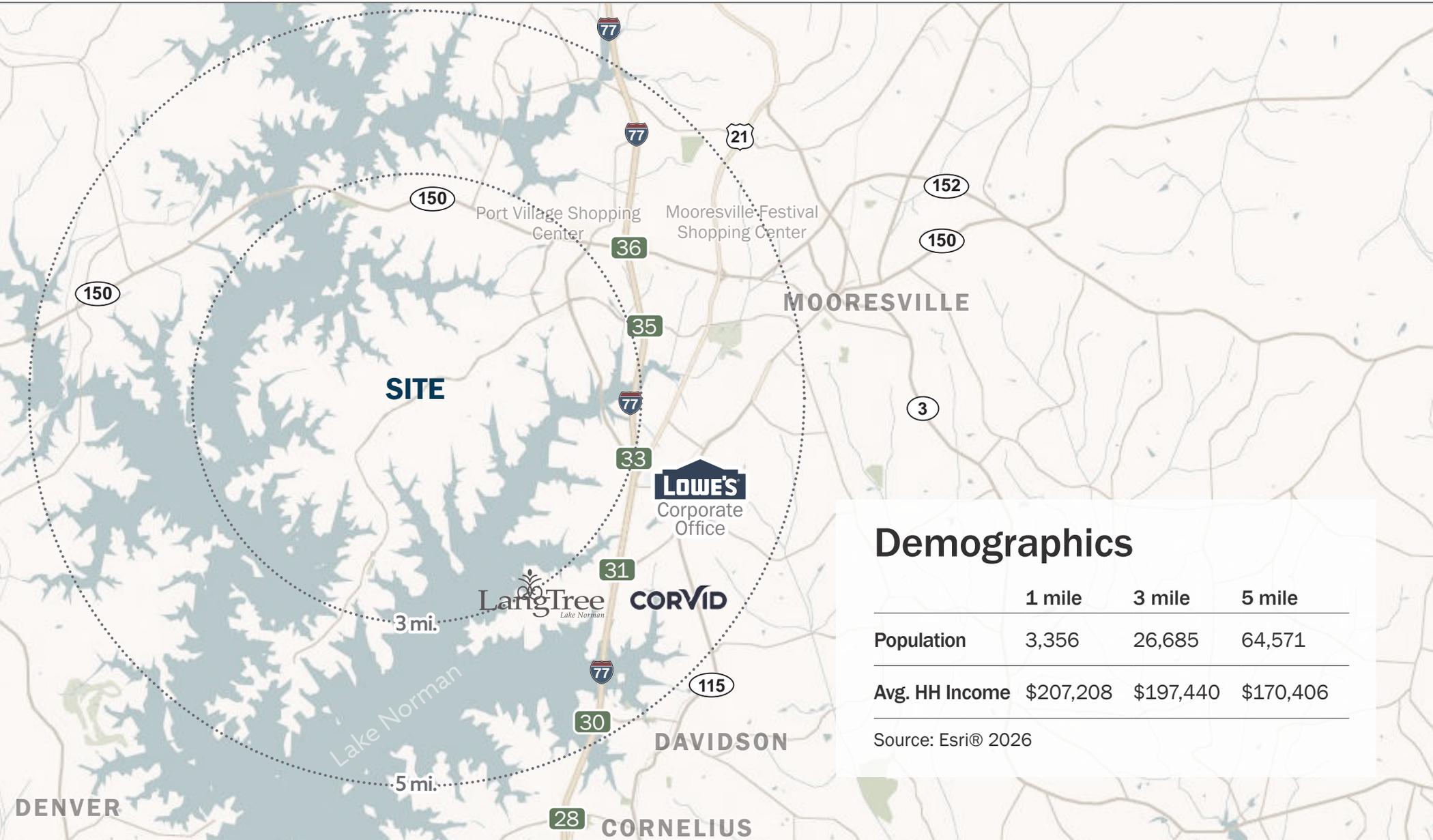
Prime Infill Location with frontage to Brawley School Road.

Builder will benefit from existing infrastructure in place from previous builder.

Mooresville and the broader Lake Norman area provide excellent demographic tail winds.

The eight lots are an ideal development opportunity for a regional or local builder to capitalize on one of the most active growth corridors in the greater Charlotte MSA.

Property Overview | Location



Demographics

| | 1 mile | 3 mile | 5 mile |
|----------------|-----------|-----------|-----------|
| Population | 3,356 | 26,685 | 64,571 |
| Avg. HH Income | \$207,208 | \$197,440 | \$170,406 |

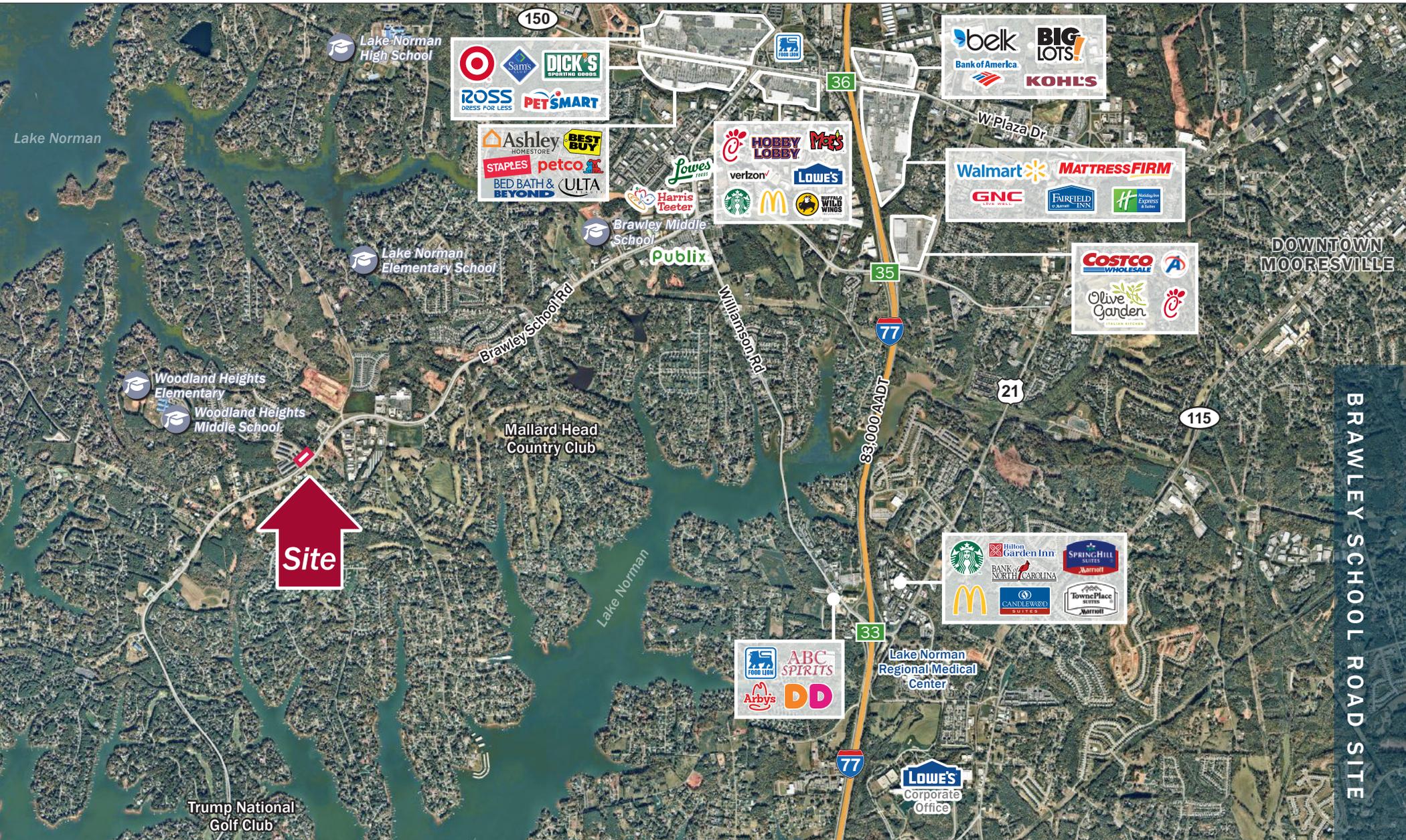
Source: Esri® 2026

Property Overview | Site Aerial



BRAWLEY SCHOOL ROAD SITE

Market Overview | Market Aerial



BRAWLEY SCHOOL ROAD SITE

Market Overview | Demographics

Lake Norman – Mooresville

Mooresville is a suburb of Charlotte, NC. Mooresville is in Iredell County and is one of the best places to live in North Carolina. Living in Mooresville offers residents a dense suburban feel and most residents own their homes. Many families and young professionals live in Mooresville and residents tend to lean conservative. The public schools in Mooresville are highly rated. Source: Niche

Mooresville, North Carolina, is a thriving town 20 miles north of Charlotte, best known as "Race City USA" and as the primary home to Lake Norman, the state's largest man-made lake. It boasts over 270 miles of shoreline, featuring extensive waterfront living, boating, and fishing. The town combines corporate headquarters, including Lowe's, with NASCAR racing teams, shopping at LangTree Lake Norman, and recreational activities at Lake Norman State Park. Source: Visit Lake Norman

KEY FACTS



Source: Esri 2026

#1 Best Places to Live in Iredell County

#1 Best Places for Young Professionals in Iredell County

#1 Places with the Best Public Schools in Iredell County

#1 Best Places to Raise a Family in Iredell County

Source: Niche

Market Overview | Economic Growth

Charlotte Market

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.

COMPANIES HEADQUARTERED IN CHARLOTTE

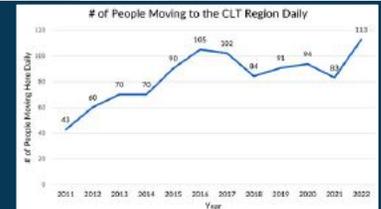


Charlotte Douglas International Airport is now ranked the 5th busiest airport in the world.

113 #4

People moving to Charlotte daily

Fastest growing city for young professional



Source: Charlotte Regional Business Alliance

Charlotte, North Carolina

- Average home sale price: \$420,000
- Average apartment rent: \$1,500 per month
- Average cost living: 2% lower than the national average
- Unemployment rate: 3.4%, as of June 2023
- Diversity grade: A-plus





Working Together

Office | Medical | Industrial | Retail | Land | Investment

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