

Pad Ready/Build to Suit or Sale - Mooresville, NC

±4 Acres @ 622 Bluefield Rd.



**Percival
McGuire**
COMMERCIAL REAL ESTATE

**Curry
Martin**
704-632-1023
or
Justin Saverin
704-632-1039



- Zoned HB
- Impervious water shed district of Mooresville with regional off site detention, allows nearly all of site to be paved.
- Close proximity to numerous restaurants, retailers and lodging.
- Good interstate access with future road plans to provide read access to Cornelius Rd. and I-77!



70% impervious Water Shed District!

Every effort has been made to ensure the accuracy of the information presented but no liability is assumed for errors or omissions. Any projections of future rents or investment returns are estimates based on assumptions and not warranted; all figures and assumptions should be independently verified. This offering is subject to prior sale, lease, change or withdrawal without prior notice and approval of owner.

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McGuire**

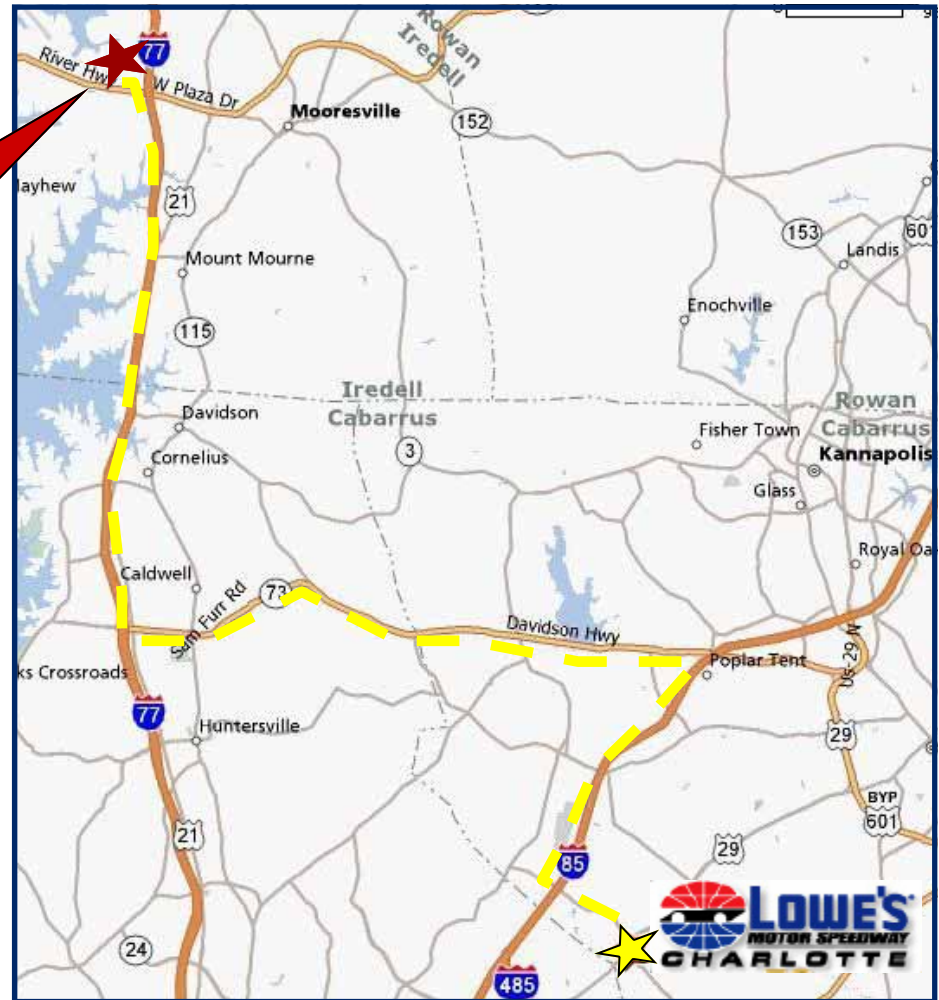
COMMERCIAL REAL ESTATE

301 S McDowell St, Suite 1200
Charlotte, NC 28204
704-632-1000
704-333-8633 FAX
www.pmcrc.com



±4 Acre Site

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2008 DEMOGRAPHICS

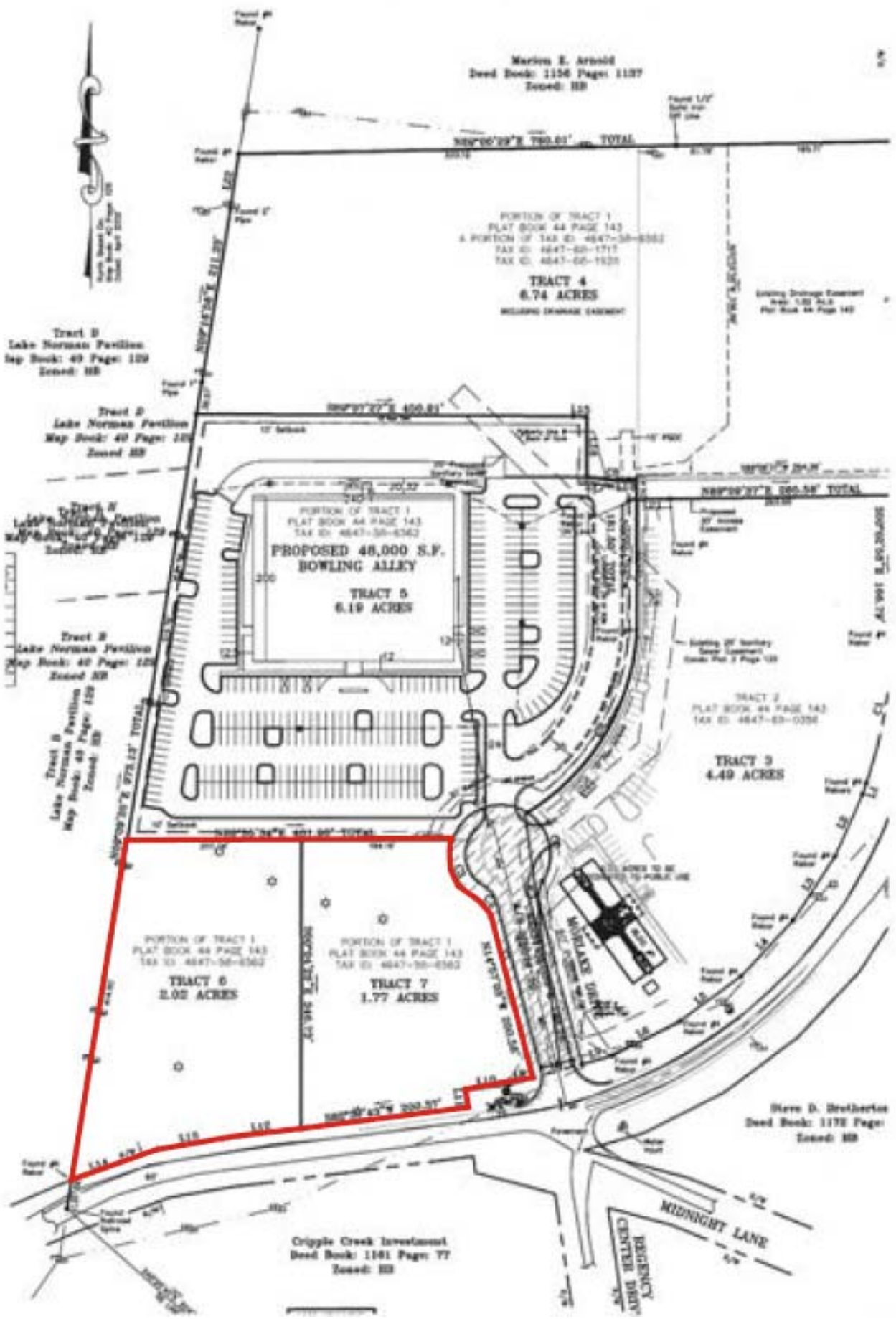
	3 Mile	5 Miles	10 Miles
Population	23,536	52,437	125,971
Households - 2008	8,905	20,238	49,129
Average HH Income	\$89,980	\$82,521	\$67,252

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622 Bluefield Road
 Mooresville, NC
 + / - 4 Acres





Marion E. Arnold
Deed Book: 1156 Page: 1187
Zoned: R2

PORTION OF TRACT 1
PLAT BOOK 44 PAGE 143
& PORTION OF 142 (S) 4647-50-0302
TAX ID: 4647-50-1717
TAX ID: 4647-50-1525

TRACT 4
6.74 ACRES

Existing Drainage Easement
Map 132 A.L.S.
Plat Book 44 Page 143

Tract B
Lake Norman Fertilizer
Map Book: 40 Page: 129
Zoned: R2

Tract B
Lake Norman Fertilizer
Map Book: 40 Page: 129
Zoned: R2

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PORTION OF TRACT 1
PLAT BOOK 44 PAGE 143
TAX ID: 4647-50-0302

**PROPOSED 48,000 S.F.
BOWLING ALLEY**

TRACT 5
6.19 ACRES

TRACT 2
PLAT BOOK 44 PAGE 143
TAX ID: 4647-50-0304

TRACT 3
4.49 ACRES

PORTION OF TRACT 1
PLAT BOOK 44 PAGE 143
TAX ID: 4647-50-0302

TRACT 6
2.02 ACRES

PORTION OF TRACT 1
PLAT BOOK 44 PAGE 143
TAX ID: 4647-50-0302

TRACT 7
1.77 ACRES

Steve D. Strubert
Deed Book: 1172 Page:
Zoned: R2

Criggle Creek Investment
Deed Book: 1161 Page: 77
Zoned: R2

BRENNY
CENTER DRIVE

MIDNIGHT LANE