



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE INDUSTRIAL SITES

MT. HOLLY – HUNTERSVILLE RD. SITE

11301 Mt. Holly-Huntersville Road and 11836 Patterson Road
Huntersville, NC 28078

DETAILS

Size: 122 acres
Sub-dividable: Yes
Zoning: CB
Fire Rating: Class 6
Park Location: Mecklenburg County
Park Name: Bailey Commerce Park
Inside City?: Yes (Huntersville)
Topography: Flat to rolling
Elevation: 810'
Utilities:
Water: CMUD
Sewer: CMUD
Gas: Piedmont Natural Gas
Power: EnergyUnited & Duke Energy
Phone: AT&T

Transportation:

I-77: 1.5 miles
I-85: 11 miles
I-40: 24 miles
I-485: 3 miles (u/c)
Airport: 18 miles (CLT/Douglas)
Rail: N/A
Port:
 Wilmington: 216 miles
 Charleston: 227 miles

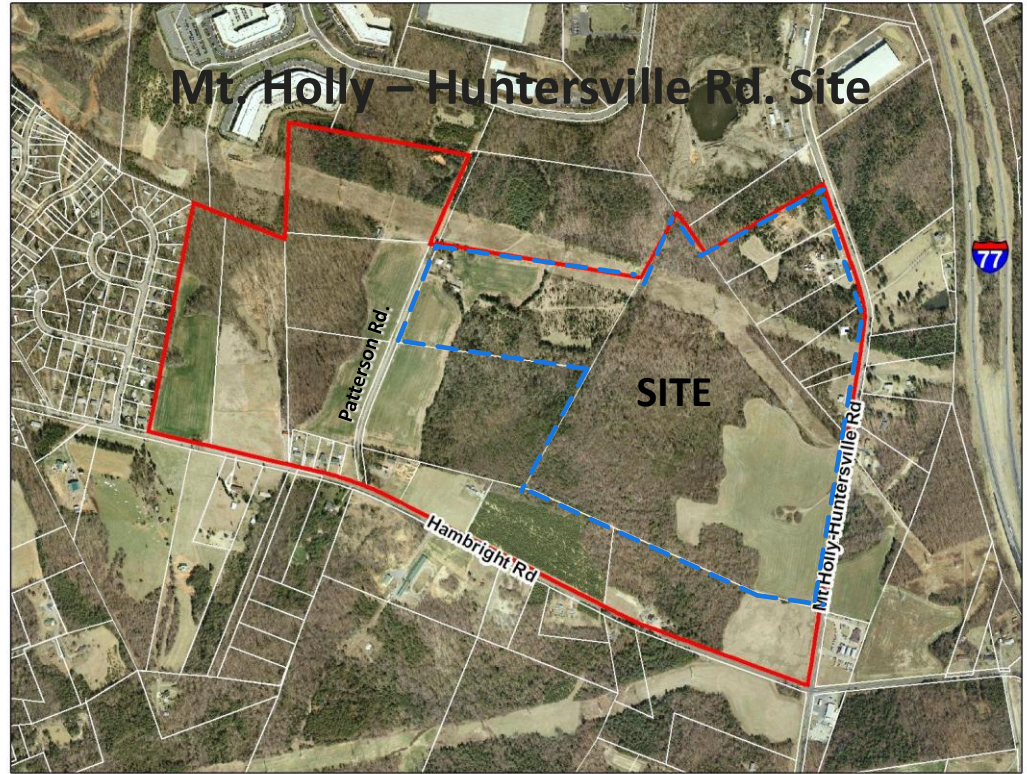
GIS ID #: 01740105 & 01722103

PRICING

Sale Price: \$65,000-\$70,000/acre

CONTACT INFORMATION

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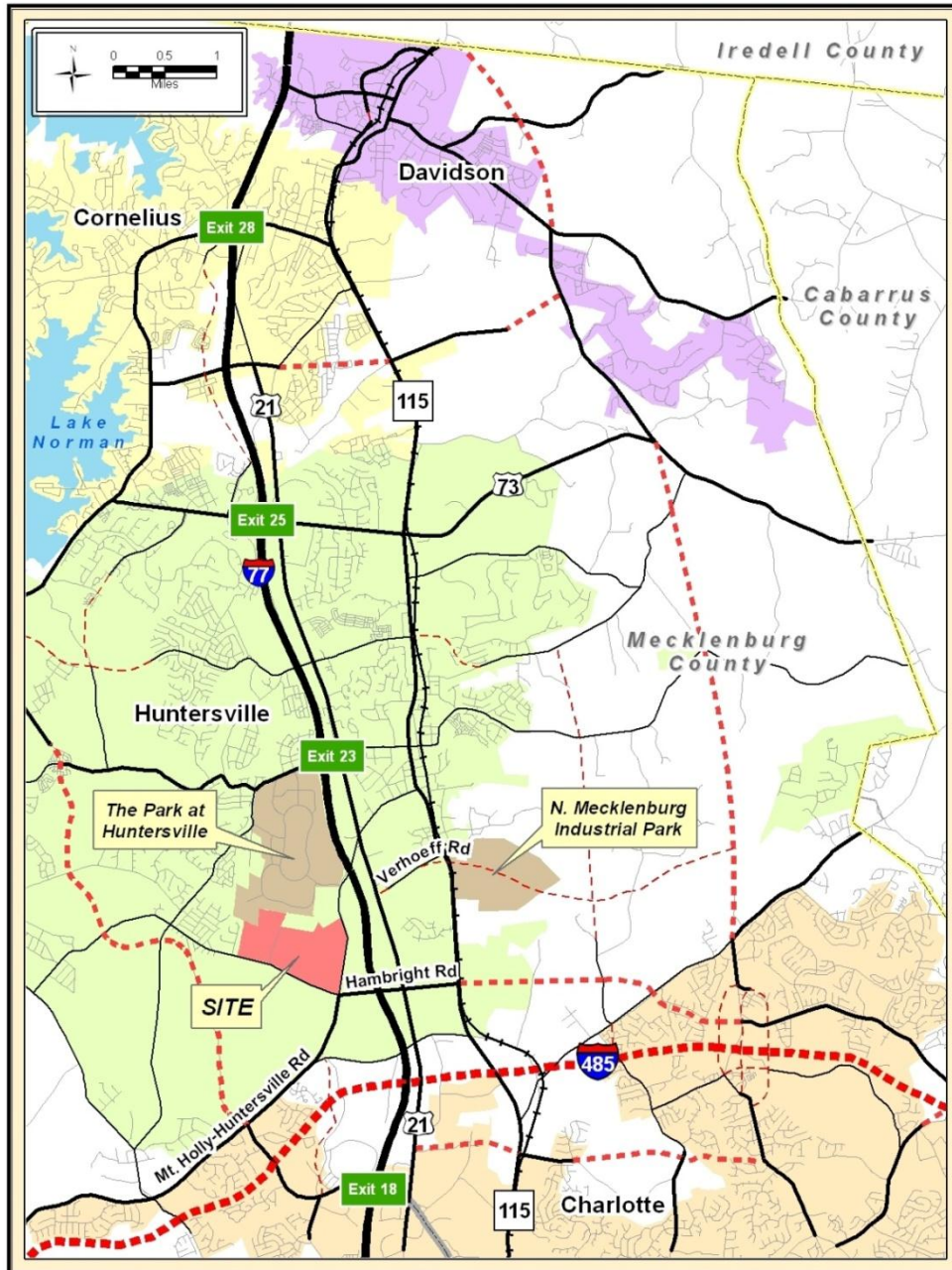
ADDITIONAL INFORMATION

The Mt. Holly-Huntersville Rd. site is located in Northern Mecklenburg County near Lake Norman just 1.5 miles from I-77 and only 3 miles from I-485. This site is part of a 350-acre future business park and is south of and adjacent to the 600-acre Park at Huntersville. Sewer is located approximately 3,100' to the west of this property and water is on Mt. Holly- Huntersville Road in front of the site. The terrain is flat to gently rolling with open and wooded areas. The Town of Huntersville zoned the property CB (Corporate Business), which will accommodate manufacturing as well as corporate office uses.

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LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION
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MT. HOLLY - HUNTERSVILLE RD. SITE LOCATION MAP



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