



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE SITES

Augustalee Site

Westmoreland Road at U.S. Highway 21/Statesville Rd.
Cornelius, NC 28031

DETAILS

Size: 103 Acres
Location: Mecklenburg County
Zoning: HC (CD)
Inside City?: Yes (Cornelius)
Utilities:
Water: CMUD
Sewer: CMUD
Gas: PSNC
Power: EnergyUnited
Phone: AT&T

Transportation:

I-77: Frontage
I-85: 14 miles
I-40: 26 miles
I-485: 7 miles
Hwy. 73: 2 miles
Airport: 22 miles
Rail: Proposed 1
mile away
Port:
Wilmington: 214 miles
Charleston: 225 miles

PRICING

Sale Price: \$8.8 million total
(Bank foreclosure)

CONTACT INFORMATION

Jerry Broadway CEcD
Executive Director
Lake Norman Regional EDC
O: 704.992.2300
E: jbbroadway@lakenormanregion.com



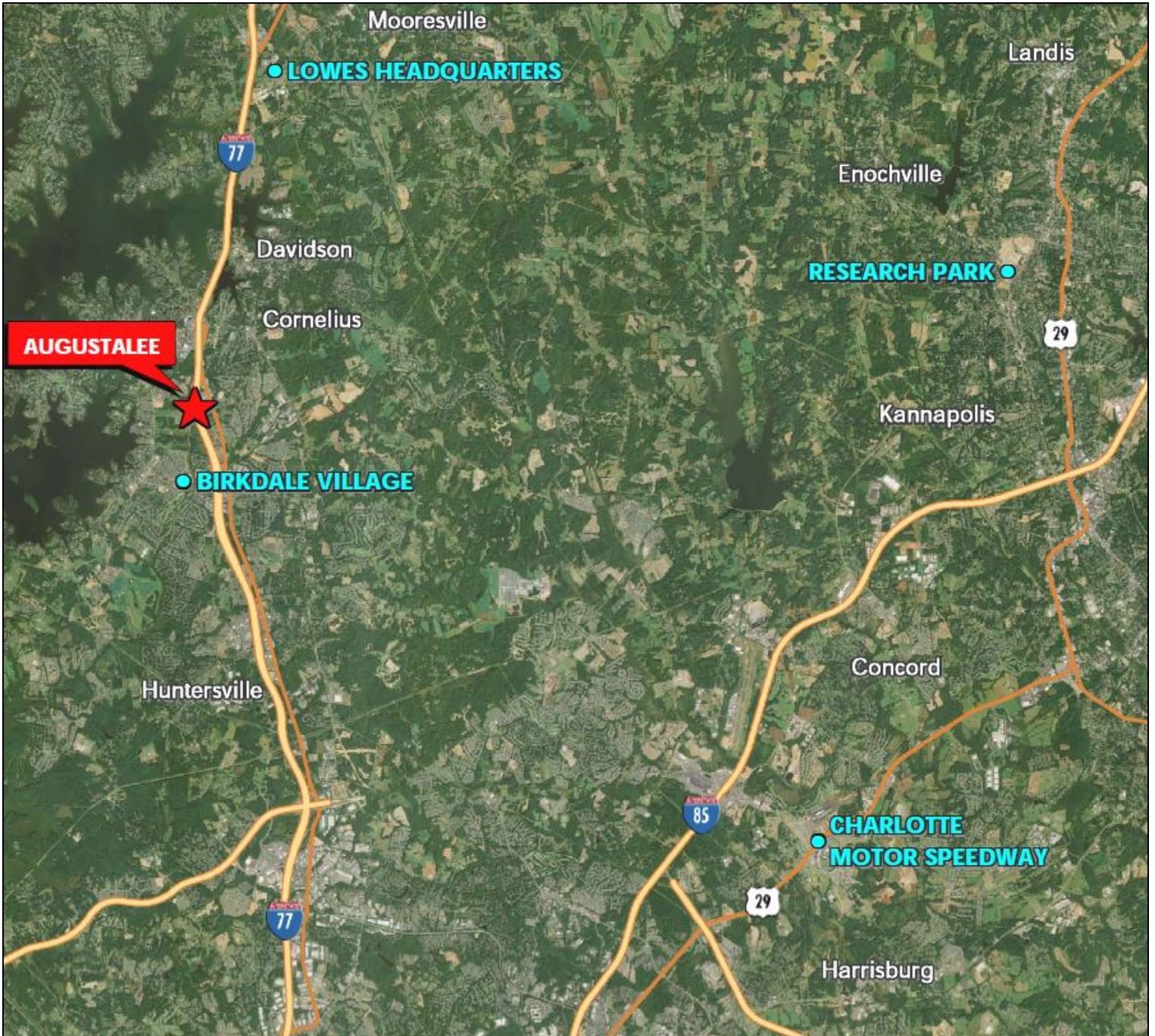
ADDITIONAL INFORMATION

Augustalee offers 103 acres of premium visibility on I-77, the perfect location for a corporate headquarters, back office or similar business campus uses. Located only 22 miles from Charlotte-Douglas International Airport with quick access to Uptown Charlotte, the property is just minutes from beautiful lake homes, golf courses, country clubs, upscale retail, and restaurant amenities.



LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION
HUNTERSVILLE BUSINESS PARK
13801 REESE BLVD. WEST, SUITE 200-A · HUNTERSVILLE, NC 28078
PHONE: 704-992-2300 · FAX: 704-992-2233

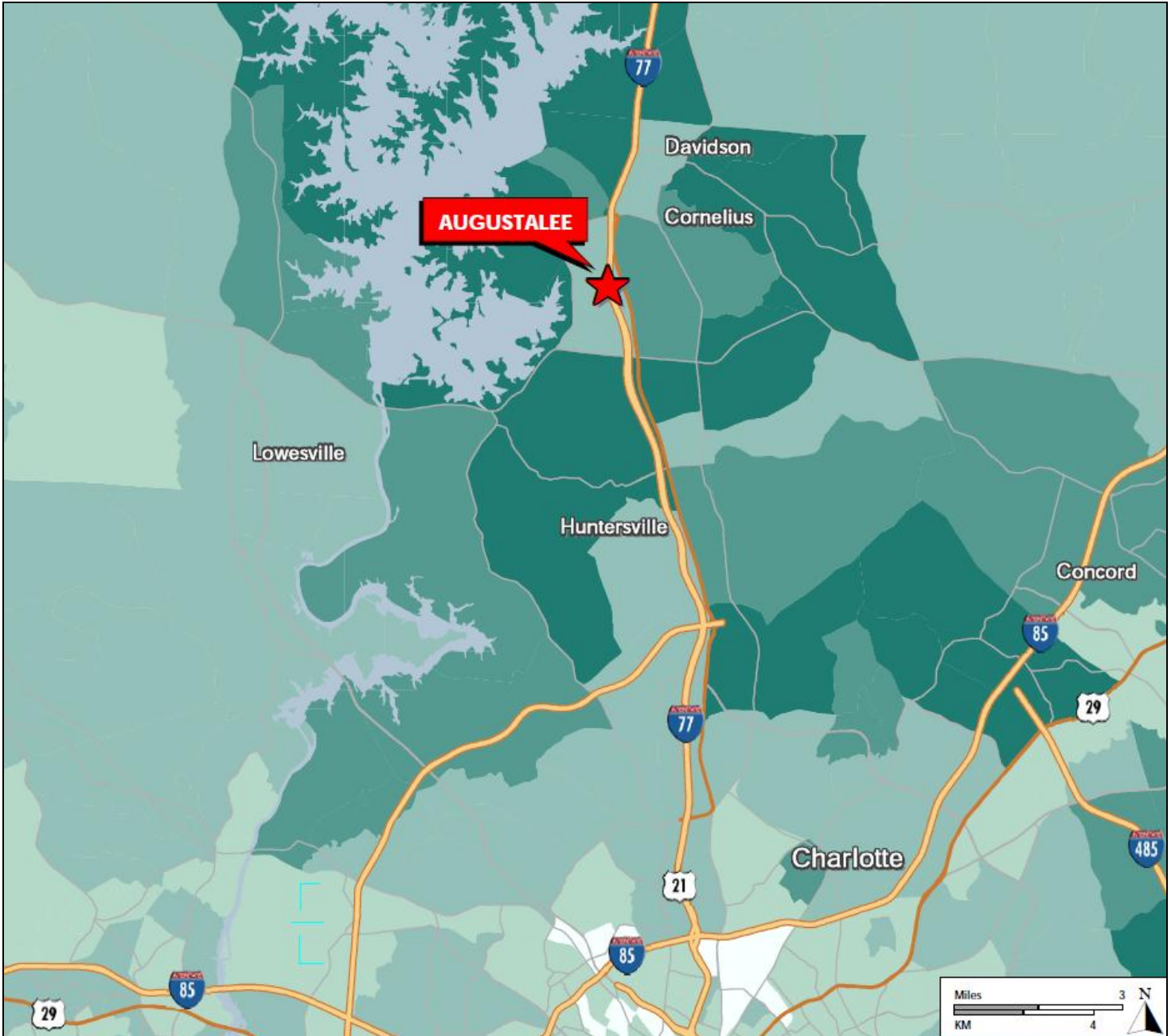
AUGUSTALEE LOCATION MAP



LAKE NORMAN REGION
NORTH CAROLINA

LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION
HUNTERSVILLE BUSINESS PARK
13801 REESE BLVD. WEST, SUITE 200-A · HUNTERSVILLE, NC 28078
PHONE: 704-992-2300 · FAX: 704-992-2233

AUGUSTALEE INCOME MAP



LAKE NORMAN REGION NORTH CAROLINA

LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION
HUNTERSVILLE BUSINESS PARK
13801 REESE BLVD. WEST, SUITE 200-A · HUNTERSVILLE, NC 28078
PHONE: 704-992-2300 · FAX: 704-992-2233