

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE INTERSTATE FRONTAGE SITE



**SERIOUS BUSINESS.
SERIOUS FUN.**

COOKE SITE (I-77 FRONTAGE) Cornelius, NC

DETAILS

- Size: 81.37 acres
- Sub-dividable: Yes
- Zoning: BC
- Fire Rating: Fire Service B
- Park Location: Mecklenburg County
- Inside City?: No
- Topography: Flat to gently rolling
- Elevation: 735'
- Utilities:
 - Water: CMUD
 - Sewer: CMUD
 - Gas: Piedmont Natural Gas
 - Power: EnergyUnited
 - Phone: AT&T
- Transportation:
 - I-77: 1 mile
 - I-85: 14 miles
 - I-40: 25 miles
 - I-485: 12 miles
 - Airport: 24 miles (CLT/Douglas)
 - Rail: No
 - Port:
 - Wilmington & Charleston:
Approximately 200-250 miles

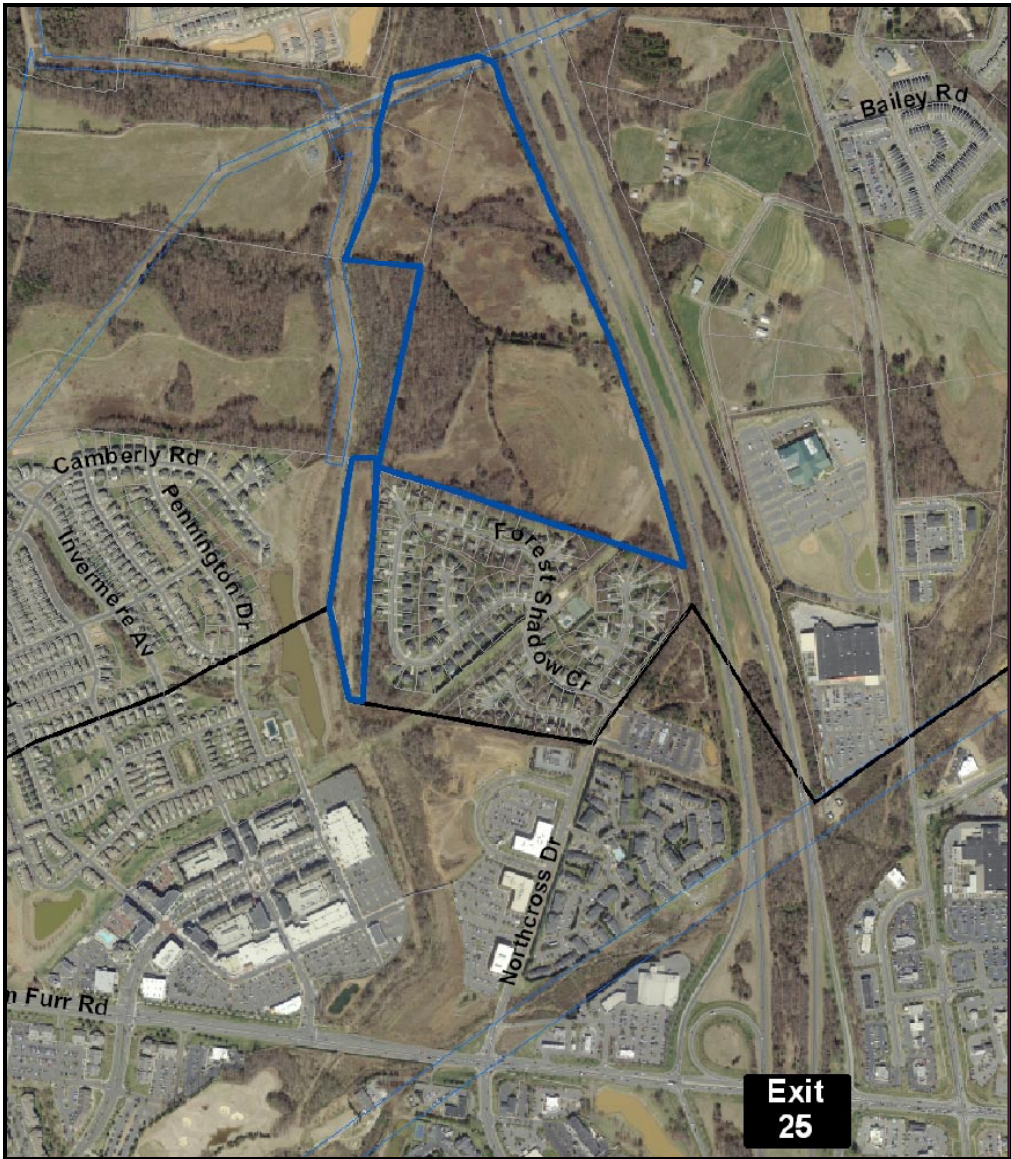
- GIS ID #: 00542301 = 69.3 acres
- 00507110 = 8.07 acres
- 00507109 = 4 acres

PRICING

- Sale Price: Negotiable

CONTACT INFORMATION

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



ADDITIONAL INFORMATION

The Cooke site is located on I-77 and offers ideal interstate frontage for corporate office, manufacturers or distributors looking for a high-visibility locale. The terrain is flat to gently rolling. The Town of Cornelius zoned the property BC (Business Campus).



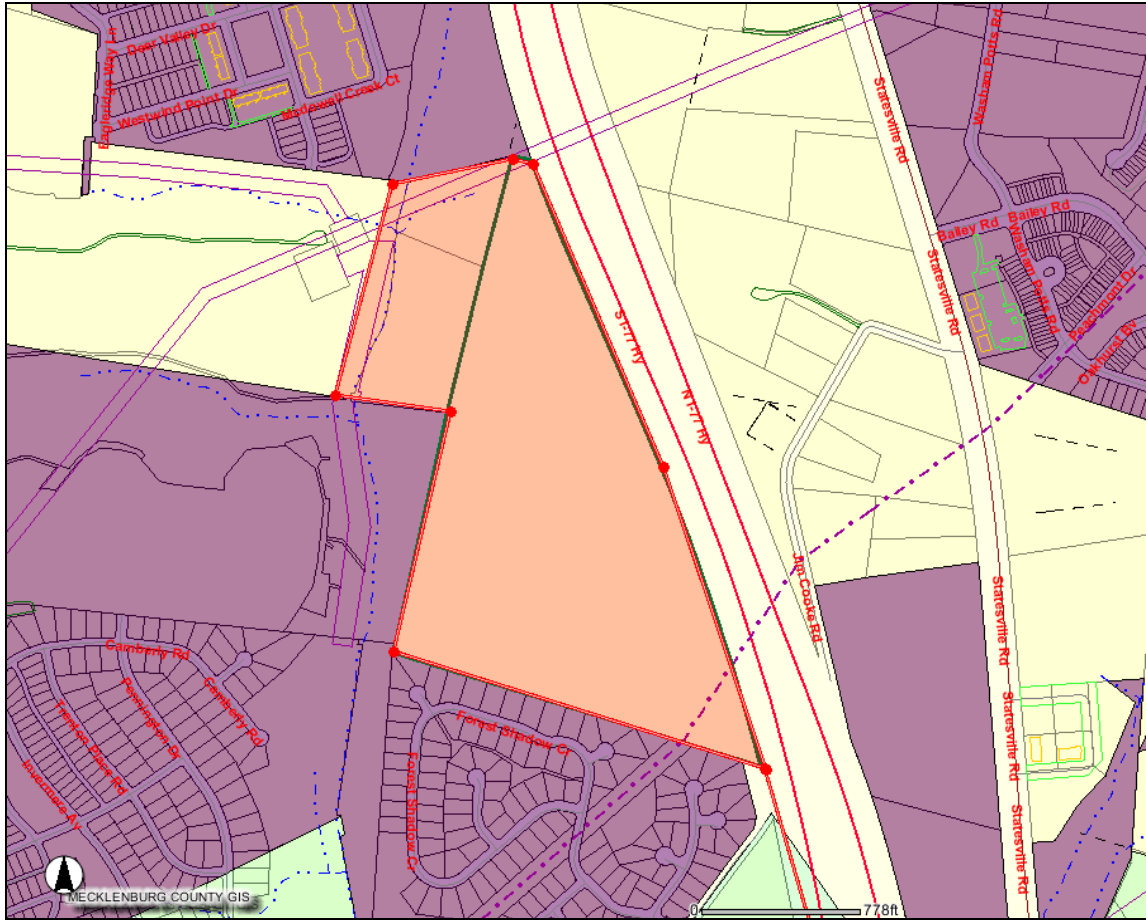
COOKE SITE (I-77 FRONTAGE) AERIAL PHOTOGRAPH



LAKE NORMAN REGION
NORTH CAROLINA

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

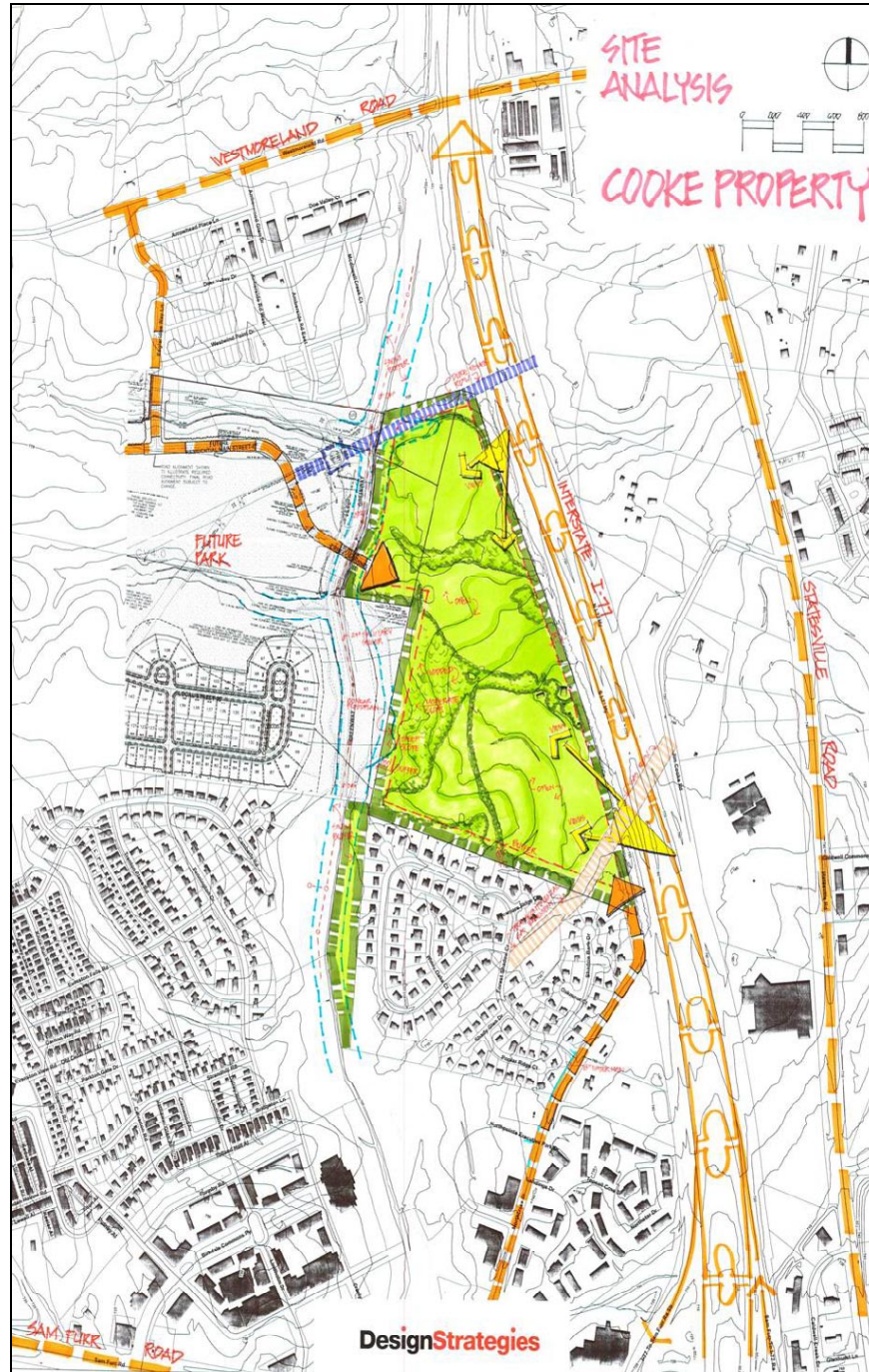
COOKE SITE (I-77 FRONTAGE) PROPERTY



LAKE NORMAN REGION
NORTH CAROLINA

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

COOKE SITE (I-77 FRONTAGE) SITE ANALYSIS



LAKE NORMAN REGION
NORTH CAROLINA

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

COOKE SITE (I-77 FRONTAGE) TOPOGRAPHY



LAKE NORMAN REGION
NORTH CAROLINA

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