



LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE OFFICE/RETAIL/SERVICE SITE



**SERIOUS BUSINESS.
SERIOUS FUN.**

FRONTAGE WEST CATAWBA

W. Catawba Ave. near Nantz Rd. intersection – off Exit 28 from I-77
Cornelius, NC 28031

DETAILS

Size: 12.5 acres
(8.61 acres & 3.89 acres)

Zoning: Neighborhood
Mixed Use (NMX)

Park Location: Mecklenburg County

Utilities:
Water: CMUD
Sewer: CMUD
Gas: Piedmont Natural Gas
Power: EnergyUnited

Transportation:
I-77: 4 miles
I-85: 12.9 miles
Hwy. 73: 1.5 miles
Airport: 22.4 miles
(CLT/Douglas)
Rail: No
Port:
Wilmington: 217 miles
Charleston: 225 miles

PRICING

Sale Price: \$ 3,245,000 for 12.5 acres (or \$2.55 mill for 8.61 parcel & \$695,000 for 3.89 parcel)

CONTACT INFORMATION

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ADDITIONAL INFORMATION

- ❖ **Parcel 1** – Consists of 8.61 acres priced at \$2.55 million (Mecklenburg Tax ID #00524319 & #00524320)
- ❖ **Parcel 2** – Consists of 3.89 acres priced at \$695,000 (Mecklenburg Tax ID #00511119)
- ❖ Seller is willing to sell parcels separately or as one property for \$3,245,000
- ❖ Great frontage on West Catawba Avenue in Cornelius, a major thoroughfare in Cornelius with superb drive-by traffic
- ❖ NMX zoning allows office, retail or service uses (not exceeding 5,000 sq. ft. total floor area) and small commercial uses



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