



# LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE SITES



**SERIOUS BUSINESS.  
SERIOUS FUN.**

## WEST CATAWBA SITE

19811 W. Catawba Avenue  
Cornelius, NC 28078



### DETAILS

**Size:** 1.5 acres  
**Zoning:** Village Center (VC)  
**Park Location:** Mecklenburg County  
**Inside City?:** Yes (Cornelius)  
**Topography:** Flat  
**Elevation:** 820'  
**Utilities:**  
**Water:** CMUD  
**Sewer:** CMUD  
**Gas:** Piedmont Natural Gas  
**Power:** EnergyUnited

**Transportation:**  
**I-77:** 3.5 miles  
**I-85:** 12 miles  
**I-40:** 25 miles  
**I-485:** 2 miles  
**Airport:** 22 miles (CLT/Douglas)  
**Rail:** N/A  
**Port:**  
 Wilmington: 216 miles  
 Charleston: 227 miles

**GIS ID #:** 00114608

### PRICING

**Sale Price:** \$1,250,000

### CONTACT INFORMATION

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### ADDITIONAL INFORMATION

This 1.5 acre parcel, with 262' frontage on Catawba Avenue in Cornelius, is zoned Village Center (VC) allowing office, retail and restaurant uses. The property is minutes from I-77 and Jetton Park on Lake Norman.

LAKE NORMAN REGION  
NORTH CAROLINA

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