

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE INTERSTATE FRONTAGE SITE



**SERIOUS BUSINESS.
SERIOUS FUN.**

ALEXANDERANA/HAMBRIGHT RD. & I-77 SITE

Huntersville. NC

DETAILS

<u>Size:</u>	78.92 acres
<u>Sub-dividable:</u>	Yes
<u>Zoning:</u>	CB
<u>Fire Rating:</u>	Class 6
<u>Park Location:</u>	Mecklenburg County
<u>Inside City?:</u>	Yes (Huntersville)
<u>Topography:</u>	Flat
<u>Elevation:</u>	760' to 820'
<u>Utilities:</u>	
<u>Water:</u>	CMUD
<u>Sewer:</u>	CMUD
<u>Gas:</u>	Piedmont Natural Gas
<u>Power:</u>	ElectriCities
<u>Phone:</u>	AT&T
<u>Transportation:</u>	
<u>I-77:</u>	Adjacent
<u>I-85:</u>	10 miles
<u>I-40:</u>	28 miles
<u>I-485:</u>	.5 miles
<u>Airport:</u>	15 miles (CLT/Douglas)
<u>Rail:</u>	No
<u>Port:</u>	
	Wilmington & Charleston: Approximately 200 miles

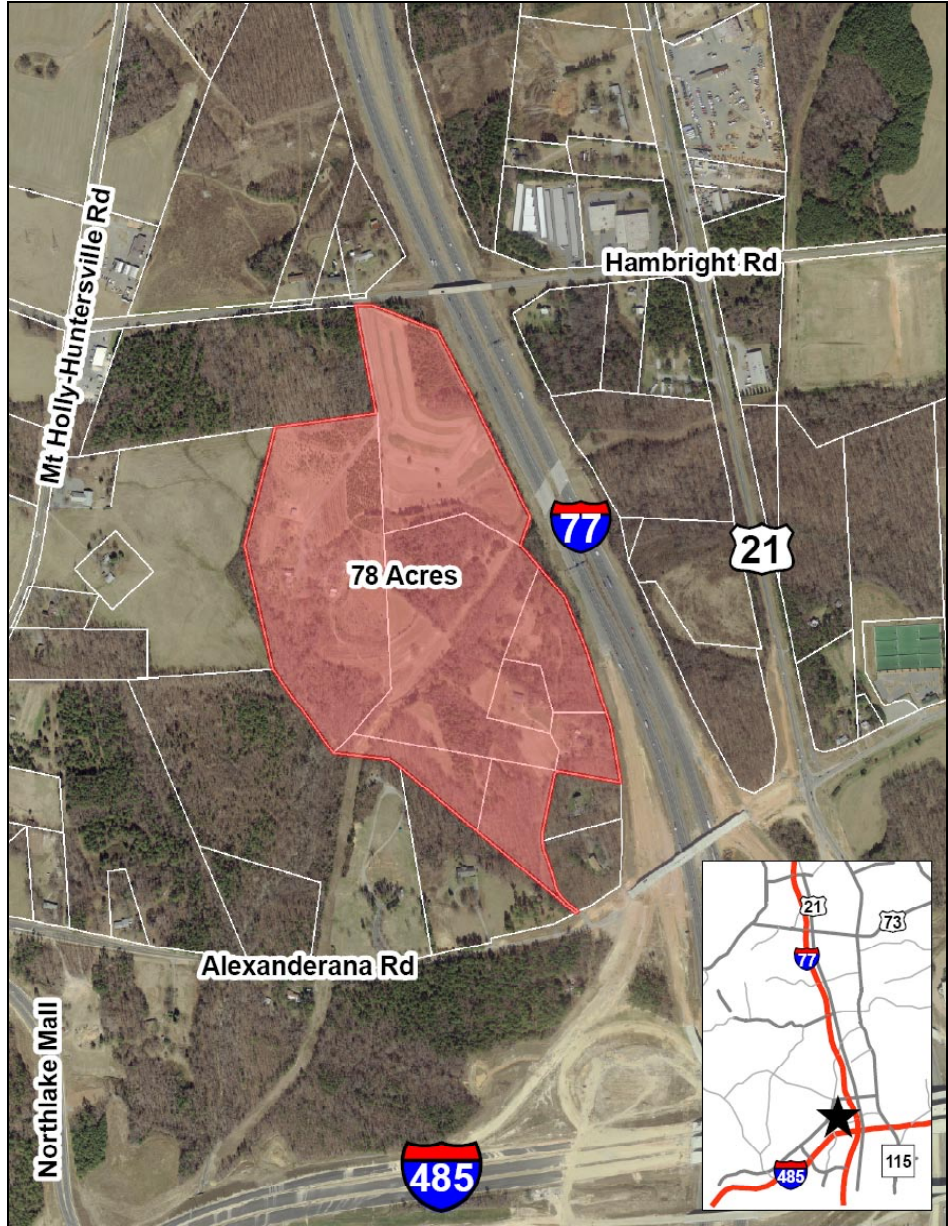
<u>GIS ID #:</u>	01704215
	01704210
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PRICING

<u>Asking Price:</u>	\$98,300/acre
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CONTACT INFORMATION

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ADDITIONAL INFORMATION

The Alexanderana/Hambright Rd. & I-77 site provides high visibility for a corporate office, manufacturing or distributing facility. The property borders Alexanderana Rd. on the south end and Hambright Rd. on the north end. The terrain is flat to gently rolling and zoned for Corporate Business.

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