

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE INTERSTATE FRONTAGE SITE



**SERIOUS BUSINESS.
SERIOUS FUN.**

BLAKELY SITE (I-77 FRONTAGE)

Cornelius, NC



DETAILS

<u>Size:</u>	60 acres
<u>Sub-dividable:</u>	Yes
<u>Zoning:</u>	BC
<u>Fire Rating:</u>	Fire Service B
<u>Park Location:</u>	Mecklenburg County
<u>Inside City?:</u>	No
<u>Topography:</u>	Moderately sloping to south & west
<u>Elevation:</u>	755'
<u>Utilities:</u>	
<u>Water:</u>	CMUD
<u>Sewer:</u>	CMUD
<u>Gas:</u>	Piedmont Natural Gas
<u>Power:</u>	Duke Energy
<u>Phone:</u>	AT&T
<u>Transportation:</u>	
<u>I-77:</u>	1 mile
<u>I-85:</u>	16 miles
<u>I-40:</u>	23 miles
<u>Airport:</u>	26 miles (CLT/Douglas)
<u>Rail:</u>	No
<u>Port:</u>	
Wilmington & Charleston:	
Approximately 200-250 miles	

GIS ID #: Multiple IDs
(00513118/others)

PRICING

Sale Price: \$6,285,580 or
\$119,000/acre

CONTACT INFORMATION

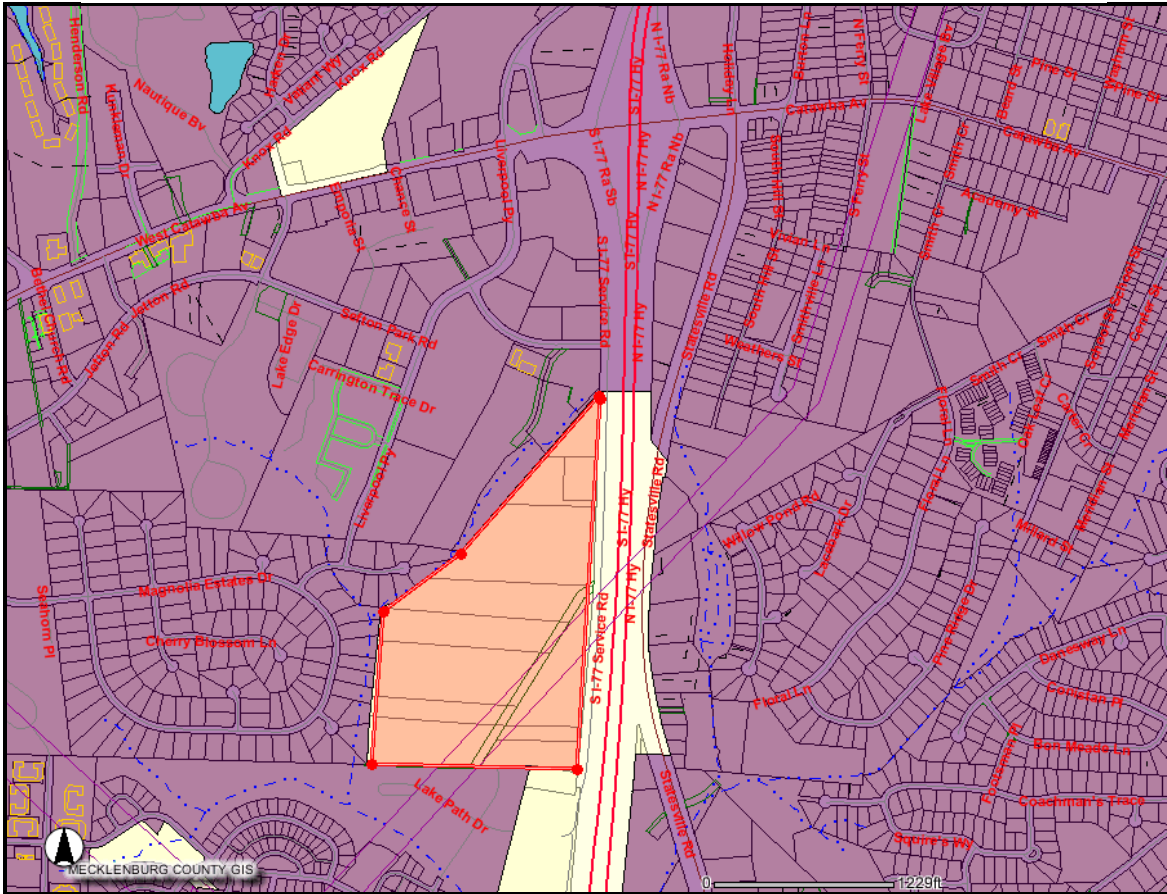
Jerry Broadway CEcD
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Lake Norman Regional EDC
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ADDITIONAL INFORMATION

The Blakely 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 moderately sloping to the south and west. The Town of Cornelius zoned the property BC (Business Campus).

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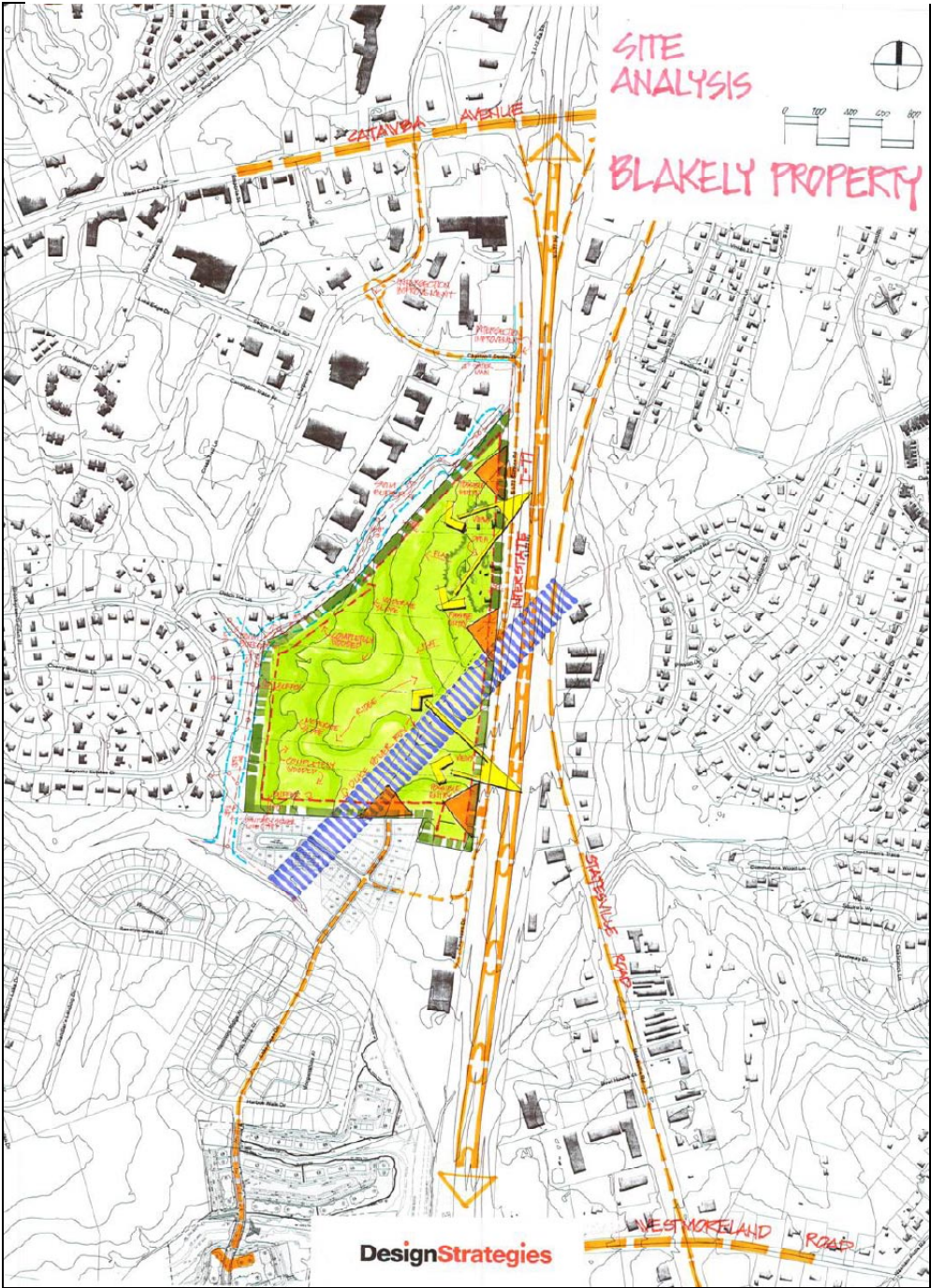
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LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION

13801 REESE BLVD. WEST, SUITE 200-A · HUNTERSVILLE, NC 28078

PHONE: 704-992-2300 · FAX: 704-992-2233

BLAKELY SITE (I-77 FRONTAGE) SITE ANALYSIS



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BLAKELY SITE (I-77 FRONTAGE) TOPOGRAPHY



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