



**SERIOUS BUSINESS.  
SERIOUS FUN.**

# LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE SITES

## DAVIDSON GATEWAY SITE

Davidson Gateway Dr.  
Davidson, NC 28036



### DETAILS

**Size:** 3.176 acres  
**Zoning:** CBD  
**Location:** Mecklenburg County  
**Inside City?:** Yes (Davidson)  
**Utilities:**  
**Water:** CMU  
**Sewer:** CMU  
**Gas:** Piedmont Natural Gas  
**Power:** Duke Energy  
**Phone:** MI-Connection

### Transportation:

**I-77:** < 1 mile  
**I-85:** 14 miles  
**I-40:** 23 miles  
**I-485:** 17 miles  
**Hwy. 73:** 5 miles  
**Airport:** 25 miles (CLT/Douglas)  
**Rail:** No  
**Port:**  
 Wilmington: 217 miles  
 Charleston: 228 miles

**GIS ID #:** 00321143

### PRICING

**Sale Price:** \$3,000,000

### CONTACT INFORMATION

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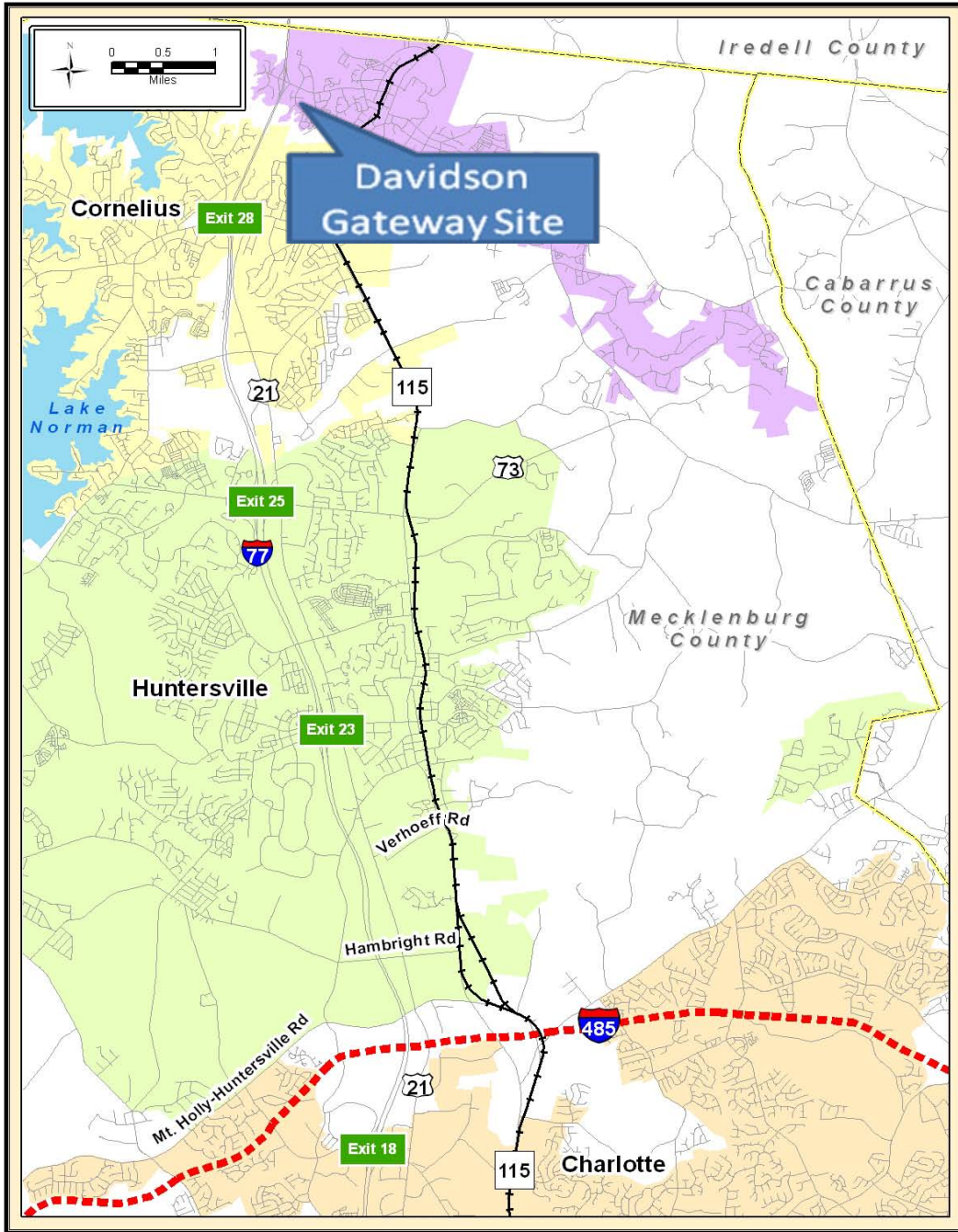
### ADDITIONAL INFORMATION

- ❖ Over 500 feet of water frontage on Lake Cornelius
- ❖ In Central Business District (CBD) planning area
  - Allows for buildings up to six stories high and 75 feet (top finished floor height)
- ❖ Adjacent to luxury condominiums
- ❖ Many amenities within walking distance:
  - 7+ restaurants
  - 128 hotel rooms at Homewood Suites by Hilton
  - Nature preserve and several parks
  - Athletic field
  - Schools and churches
  - Variety of residential-style buildings
  - Planned transit stops
  - Davidson Clinic nearby
- ❖ Less than one mile from downtown historic district and Davidson College campus



**LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION**  
 13801 REESE BLVD. WEST, SUITE 200-A · HUNTERSVILLE, NC 28078  
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# DAVIDSON GATEWAY SITE MAP



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