LAND FOR SALE

Mooresville Langtree Mixed-Use Development



±50 Acres For Sale at SE Corner of I-77 & Langtree Rd in Mooresville, NC

MPV PROPERTIES

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Executive Summary

Introduction

The site is located on the SE quadrant of Langtree Road and I-77 (Exit 31). The 50-acre site is zoned for mixed-used that could consist of retail providers, restaurants, hospitality, multi-family, senior living and office.

Located near LangTree, a $1.5 billion mixed-use community, that includes 174 townhomes, 300 fully-occupied luxury apartments, and a Town Center which features national and local retail shops and restaurants.

Proximate to Corvid Technologies' new 100,000 SF campus headquarters just south of the site. Corvid provides physics-based engineering solutions to a vareity of clients in the automotive and aircraft industries including the U.S. Department of Defense.

Finally, the site is located directly across from the main campus entrance to Lowe's Headquarters with 5,000+ employees.

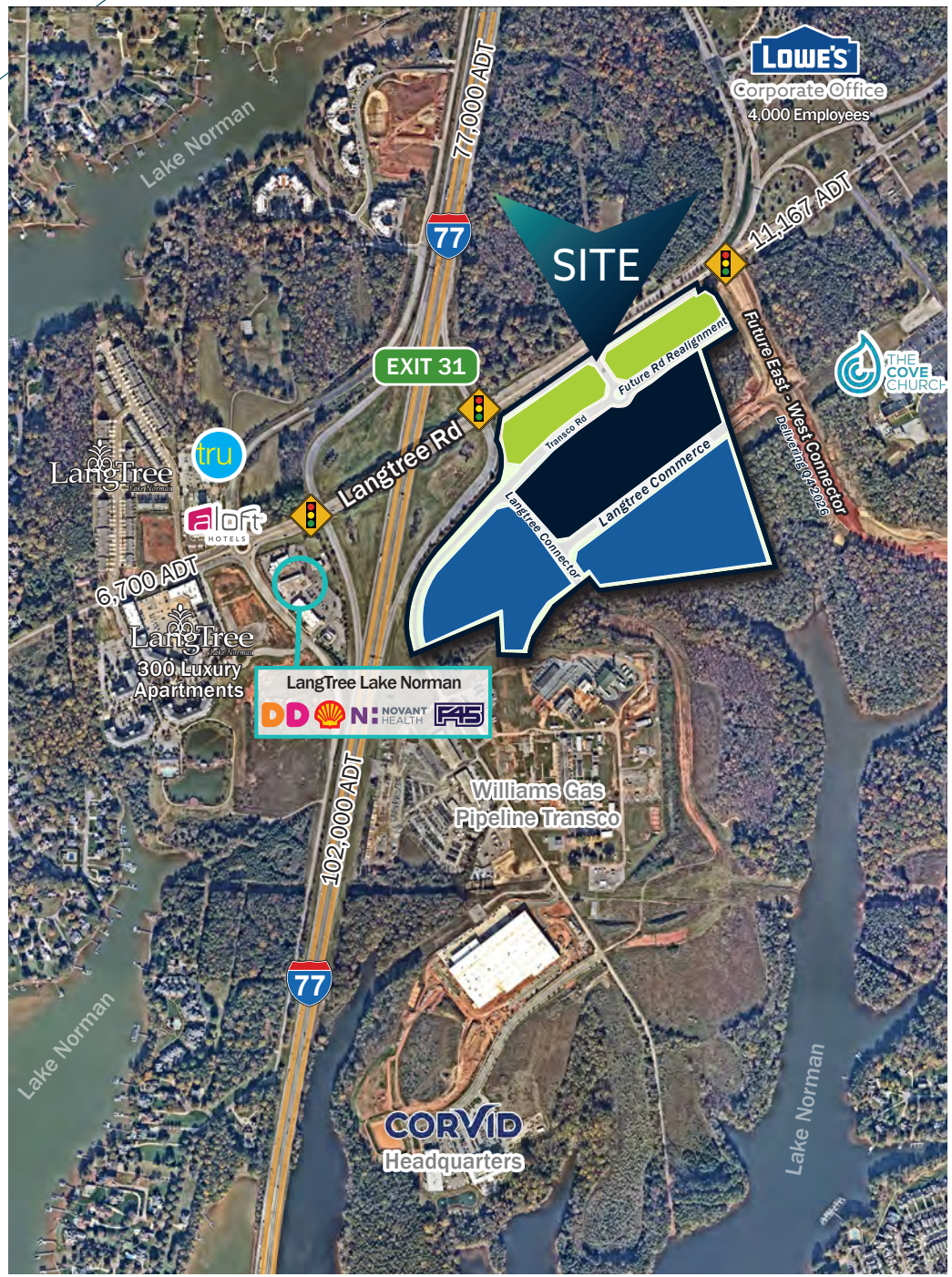
PROPERTY HIGHLIGHTS

Zoning: Town of Mooresville – Corridor Mixed Use (CM)

All utilities on site. Capacity to be confirmed by buyer.

East-West Connector is under construction (to be completed Q4 2026) and will provide easy access to Highway 115

The road ROW through Site is already deeded to NCDOT and the construction is included in the East-West Connector scope of work.



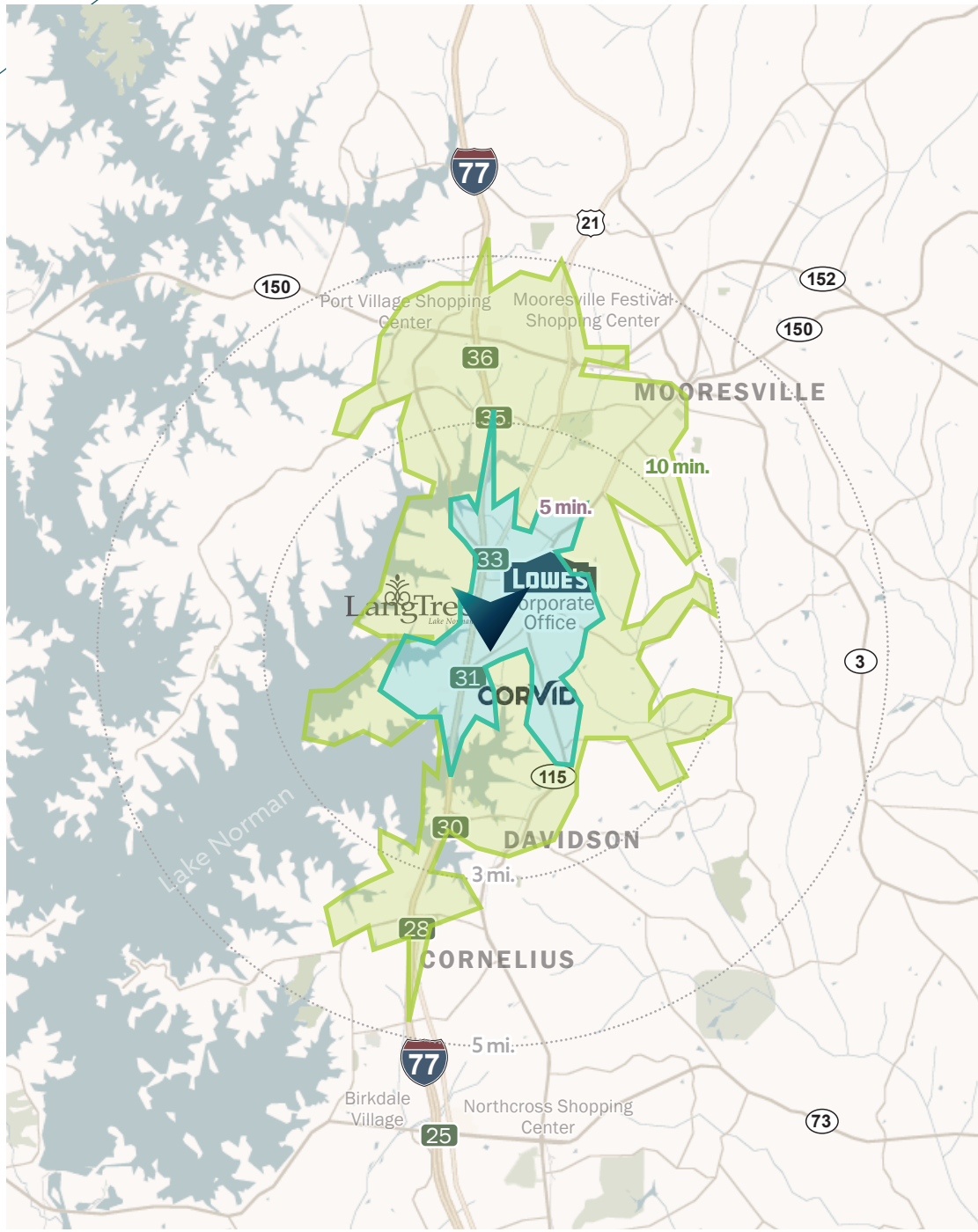
Demographic Overview

Demographics by Drive Time (2024)

	5 minutes	10 minutes
2024 Population	6,780	53,988
Average Household Income	$145,954	$133,147
Median Household Income	$108,213	$95,582
Business Establishments	500	4,164
Daytime Employment	6,945	40,479

Langtree in Mooresville, North Carolina, is a vibrant community with a charming blend of upscale shops, restaurants, and entertainment options. The area's waterfront setting enhances its appeal, providing stunning views of the lake and creating a relaxing atmosphere for those looking to unwind by the water's edge.

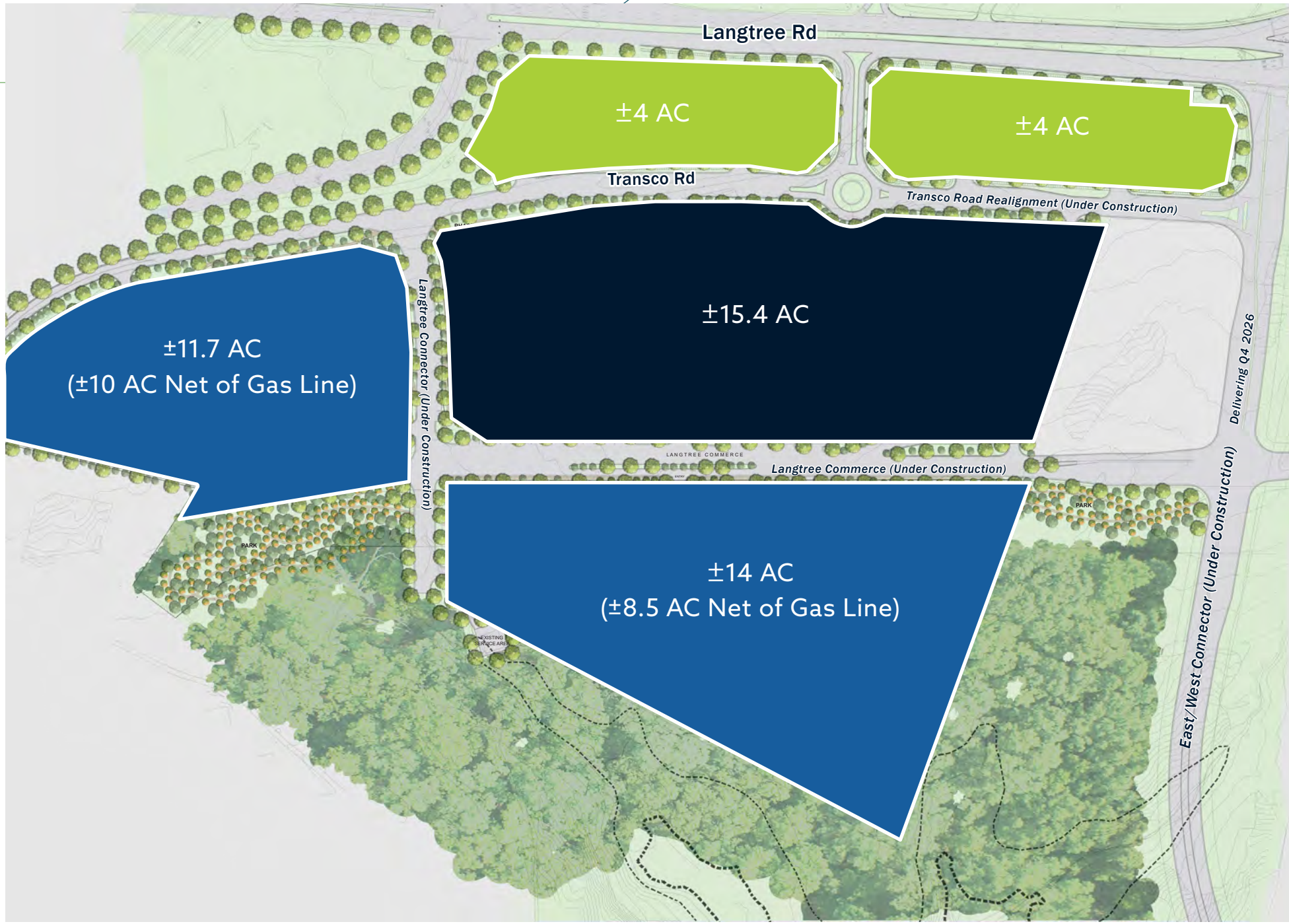
Langtree's thoughtfully designed layout encourages a sense of community, making it a popular gathering spot for locals and tourists alike.



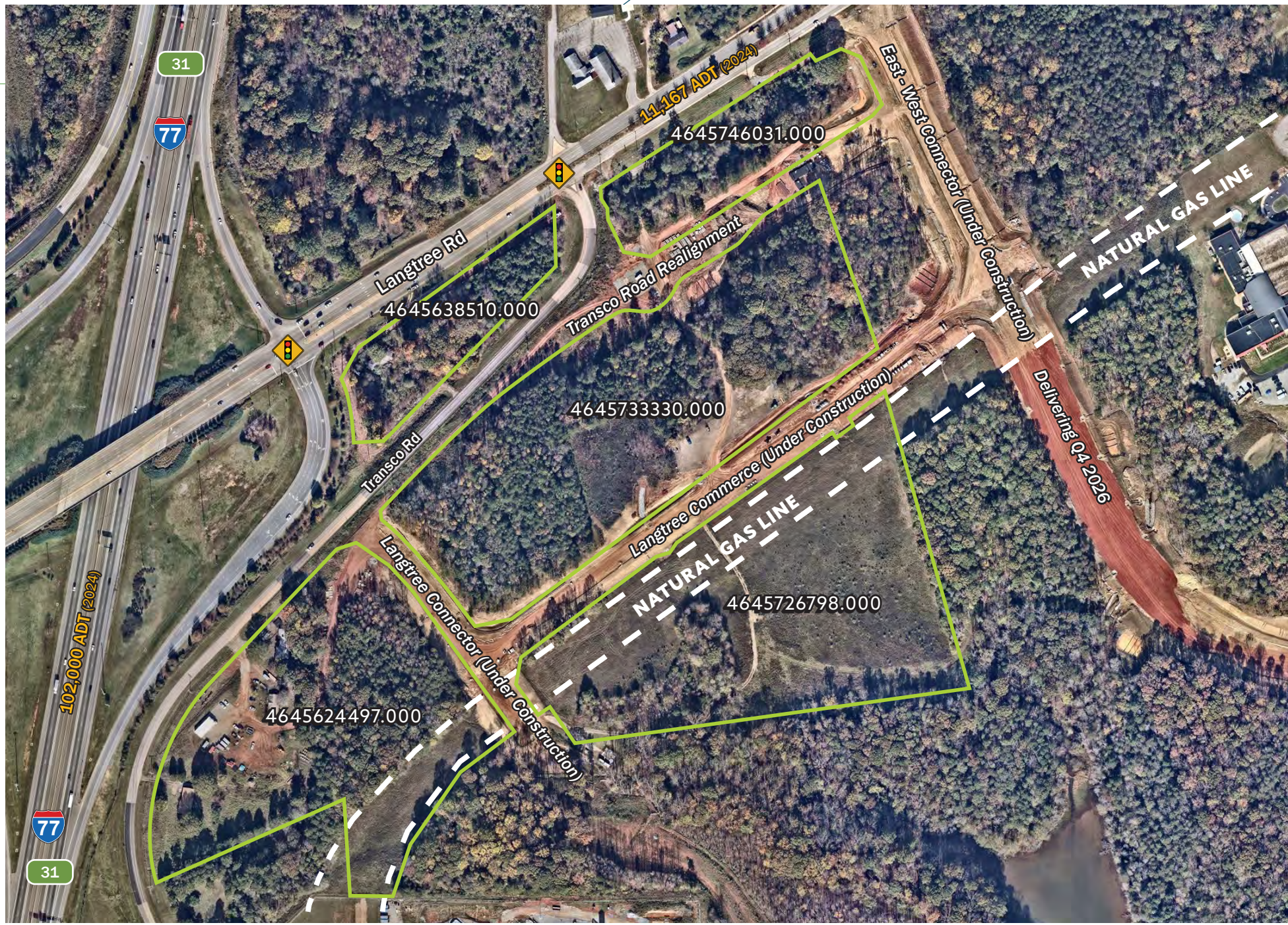
Market Aerial



Conceptual Master Plan



Parcel Information





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