Retail/Office/Mixed-Use

Watermark Outparcels

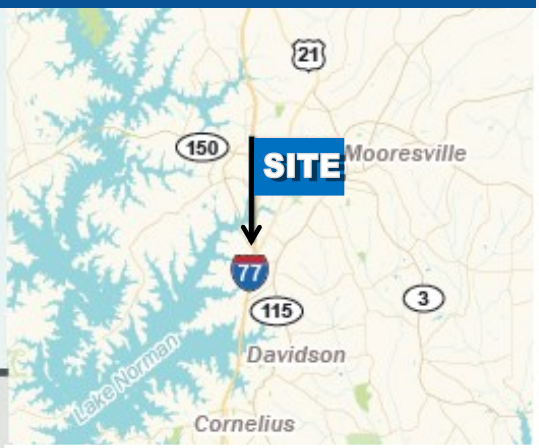
I-77 & Williamson Rd., Mooresville, NC 28117

BVBELK PROPERTIES

Retail & Office Outparcels

- .65 to 2.8 acre outparcels available in Food Lion anchored Watermark Shopping Center.
- Town of Mooresville Zoning: Neighborhood Mixed Use (NMX).
- High visibility and easy access from I-77, Exit 33.
- Signalized access from Williamson Rd.

For Sale



Pricing

Call for Pricing

Demographics	1 mile	3 mile	5 mile
2016 Population	2,406	28,942	78,787
2010 - 2016 Growth Rate	2.21%	1.96%	2.05%
2016 Avg. HH Income	$105,849	$91,675	$96,458

Traffic Count	AADT
Williamson Rd.	24,000 (2014)
I-77	83,000 (2015)

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

Market Aerial

Watermark Outparcels
I-77 & Williamson Rd., Mooresville, NC 28117

Residential Activity – 3 miles	
Existing Units	4,668
Units Under Development	209
Proposed Units	962
Total	5,839

BVBELK PROPERTIES

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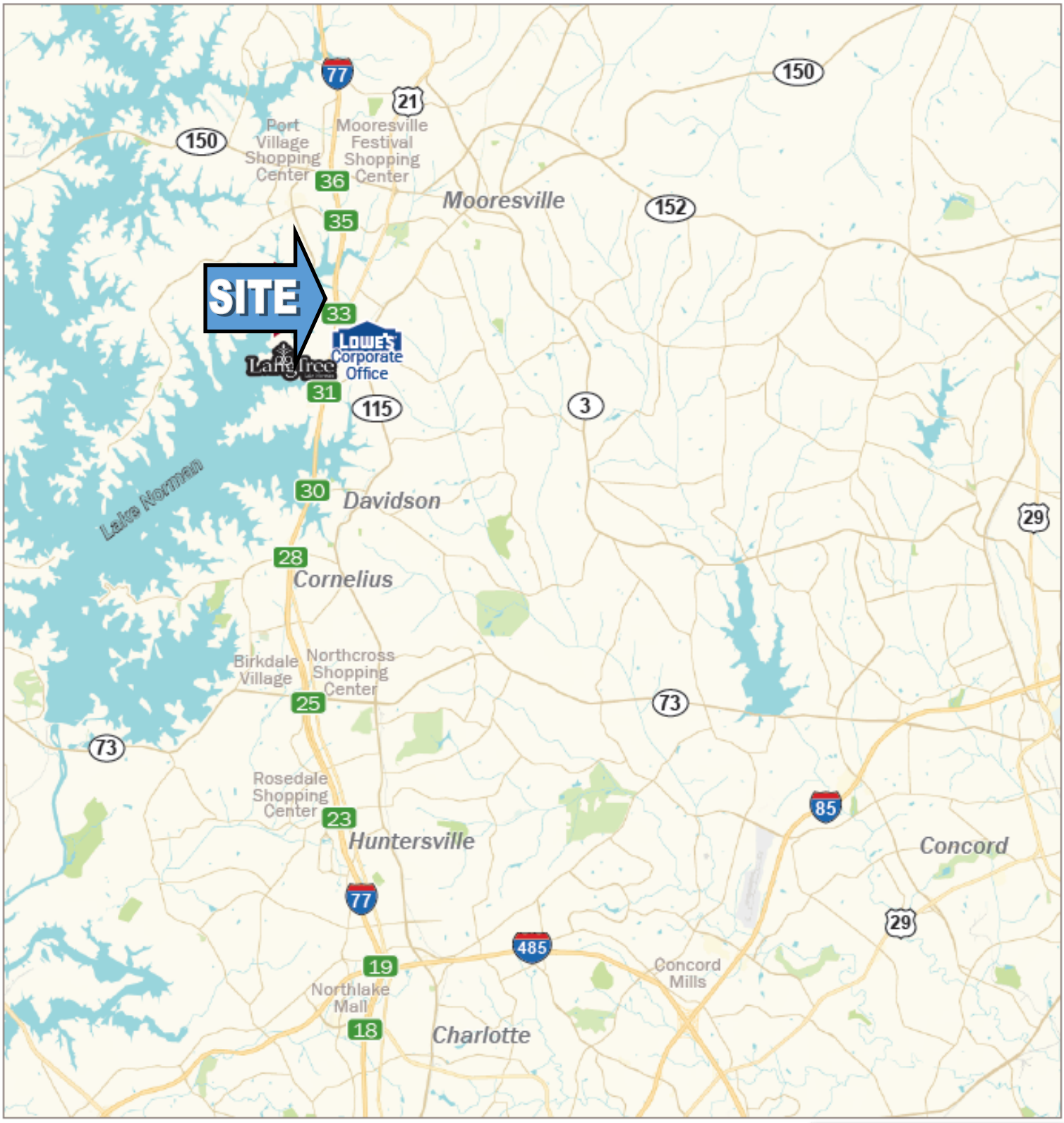
Market Map

Watermark Outparcels
I-77 & Williamson Rd., Mooresville, NC 28117



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Site Information

Watermark Outparcels
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Outparcel #	Proposed Use	Size	Price
Outparcel 2	Restaurant/Retail	~1.16 AC	Under Contract
Outparcel 5	Build to Suit	~.91 AC	$1,400,000
Outparcel 6	Build to Suit	~2.17 AC	$3,000,000
Outparcel 9	Retail/Office	~1.55 AC	Under Contract
Outparcel 9-B	Retail/Office	~1.25 AC	Under Contract
Outparcel 10	Retail/Office	~1.31 AC	$1,400,000
Outparcel 11	Retail/Office	~.69 AC	$1,000,000
Outparcel 12	Automotive Service Center	~.65 AC	$900,000
TOTAL		~9.69 AC	

Utility Allocation

Piedmont Design Associates, P.A.
Site Engineering & Surveying Services
Client: B.V. Belk Investments
Date: 3/28/11 revision
Project: Watermark Shopping Center
Task: Allocation of sanitary sewer capacity

Gross Utility Allocation GPD's	17,600.00
Utility Allocation from Williamson GPD's	-
Total Utility Allocation GPD's	17,600.00
SS Capacity Factor	1.00
Vested Impervious Allocation to Sites	757,232.00

Use	GPD	Per Unit
Retail	120	k
Retail w/food	100	k
Office	25	person
Restaurant	40	seat

Watermark Utility Allocation	% Site Impervious	Gross Lot Area	SF Imperv Allocation	% of Mkt Impervious	GPD Allocation	Cap Factor	GPD's per Occupant	Max Occupants
Lot #1: Arby's	73.31%	0.97	30,943	4.52%	1,839.89	2.3120	27.00	68.14
Lot #2: Planned 200 seat Restaurant	82.76%	1.17	42,000	6.14%	8,047.23	7.4500	40.00	201.18
Lot #3: Acquesta Bank-10 emp	77.82%	0.89	30,000	4.38%	170.51	0.2210	25.00	6.82
Lot #4: Times (prior allocation)	0.00%	1.12	-	0.00%	-	-	-	-
Lot #5: Vacant Land	77.30%	0.91	30,643	4.48%	-	-	25.00	-
Lot #6: Vacant Land	60.83%	2.17	57,495	8.40%	-	-	25.00	-
Lot #7 FoodLion and Shops (prior allocation)	88.27%	5.67	218,020	0.00%	-	-	-	-
Lot #8: Planned Office/Retail	80.00%	1.26	43,906	6.42%	1,411.48	1.2500	25.00	56.46
Lot #9: Vacant Land	68.23%	1.54	45,768	6.69%	-	-	25.00	-
Lot #10: Vacant Land	71.18%	1.31	40,617	5.94%	-	-	25.00	-
Lot #11: Vacant Land	77.91%	0.69	23,418	3.42%	-	-	40.00	-
Lot #12: Vacant Land	83.90%	0.65	23,756	3.47%	3,000.00	75.0000	40.00	75.00
Lot #13 ABC	39.23%	1.89	32,300	4.72%	85.56	0.1030	25.00	3.42
Lot #14: Multi Tenant Office/Retail	72.30%	0.74	23,304	3.41%	3,044.63	5.0800	25.00	121.79
Lot #15: Multi Tenant Office/Retail	69.48%	0.77	23,305	3.41%	-	-	25.00	-
Lot #16 Vet (prior allocation)	0.00%	0.51	-	0.00%	-	-	-	-
Private Drive	86.62%	0.50	18,865	2.76%	-	-	-	-
Totals		22.75	684,340.00	68.14%	17,599.30			
Surplus			72,892.00		0.70			

Demographic Profile

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.5569/-80.8593

RS1

	835 Williamson Rd Mooresville, NC 28117	1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	4,384	30,780	76,590	199,437
	2025 Projected Population	4,704	32,923	81,914	212,922
	2010 Census Population	2,815	25,999	67,833	168,743
	2000 Census Population	1,934	16,994	43,948	106,316
	Projected Annual Growth 2020 to 2025	1.5%	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2020	6.3%	4.1%	3.7%	4.4%
	2020 Median Age	37.1	38.2	38.6	39.6
HOUSEHOLDS	2020 Estimated Households	1,978	12,690	30,368	80,042
	2025 Projected Households	2,082	13,351	32,092	84,570
	2010 Census Households	1,166	10,098	25,520	64,766
	2000 Census Households	770	6,618	16,629	40,818
	Projected Annual Growth 2020 to 2025	1.1%	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	7.8%	4.6%	4.1%	4.8%
RACE AND ETHNICITY	2020 Estimated White	75.9%	81.3%	81.4%	81.8%
	2020 Estimated Black or African American	7.4%	7.4%	8.9%	9.5%
	2020 Estimated Asian or Pacific Islander	13.5%	6.8%	4.9%	4.2%
	2020 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%	0.3%
	2020 Estimated Other Races	2.7%	4.2%	4.4%	4.1%
	2020 Estimated Hispanic	6.1%	6.4%	6.4%	6.4%
INCOME	2020 Estimated Average Household Income	$108,734	$108,971	$115,098	$121,495
	2020 Estimated Median Household Income	$95,533	$82,241	$84,649	$92,202
	2020 Estimated Per Capita Income	$49,053	$44,975	$45,768	$48,820
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	3.2%	2.3%	2.1%	1.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.4%	3.1%	3.1%	3.5%
	2020 Estimated High School Graduate	14.4%	18.3%	18.7%	18.3%
	2020 Estimated Some College	22.8%	21.1%	21.1%	20.0%
	2020 Estimated Associates Degree Only	8.2%	10.7%	10.3%	10.3%
	2020 Estimated Bachelors Degree Only	31.0%	31.3%	30.5%	31.2%
	2020 Estimated Graduate Degree	19.1%	13.2%	14.1%	15.0%
BUSINESS	2020 Estimated Total Businesses	425	2,495	4,632	9,588
	2020 Estimated Total Employees	5,164	21,878	42,015	77,729
	2020 Estimated Employee Population per Business	12.1	8.8	9.1	8.1
	2020 Estimated Residential Population per Business	10.3	12.3	16.5	20.8

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