

Retail/Office/Mixed-Use

Williamson Road Parcels

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

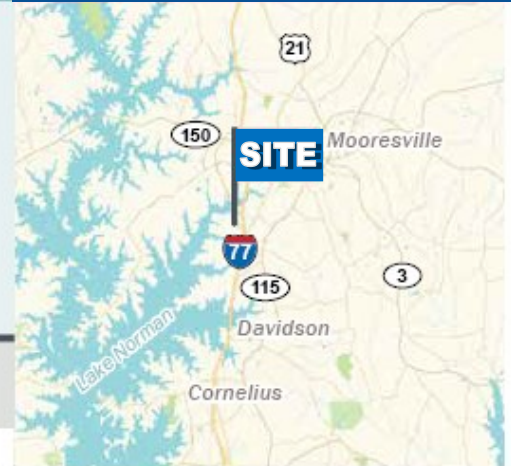
BVBELK PROPERTIES



Retail and Office Parcels

- Prime location near I-77 Exit 33.
- Sites available from 1 - 8.67 Acres contiguous.
- Convenient access to retail, restaurants, and I-77.
- Town of Mooresville Zoning: Neighborhood Mixed Use (NMU).
- Located off Williamson Rd. across from Watermark Shopping Center

For Sale



Pricing

See Page 4.

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)



Market Aerial

Williamson Road Parcels

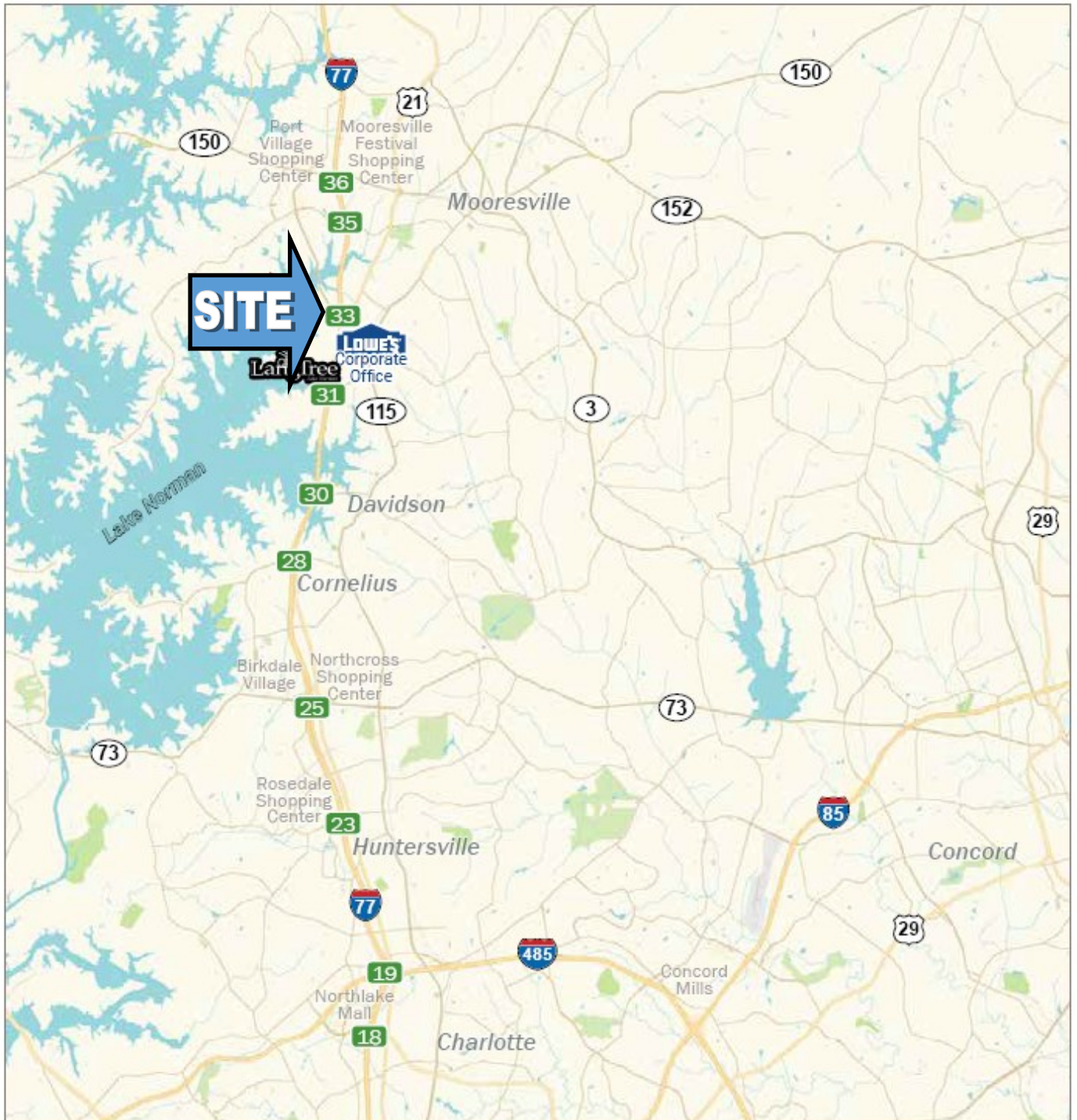
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BVBELK PROPERTIES

Market Map

Williamson Road Parcels
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BVBELK
PROPERTIES

Site Information

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These parcels in green not available for sale



Outparcel #	Proposed Use	Acreage	Price	Outparcel #	Proposed Use	Acreage	Price
#2	Retail/Office	1.36	Under Contract	#11	Warehouse	1.19	\$595,000
#4	Retail/Restaurant	1.66	\$895,000	#12	Warehouse	1.18	\$590,000
#5	Warehouse	1.23	\$615,000	#6-B	Office/Flex	1.50	\$750,000
#6	Warehouse	1.21	\$605,000	#5-B	Pond Site	1.37	N/A
#7	Warehouse	1.07	\$535,000	#4-B	Office/Flex	1.23	\$595,000
#8	Warehouse	1.13	\$565,000	#3	Office/Flex	1.26	\$595,000
#9	Pond Site	1.42	N/A				

I-77 Alternative 1 Map

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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Demographic Snapshot

Lat/Lon: 35.5554/-80.8615

RS1

132 N Cardigan Way

Mooreville, NC 28117

1 mi radius 3 mi radius 5 mi radius 10 mi radius

POPULATION	2020 Estimated Population	3,661	30,658	77,994	202,303
	2025 Projected Population	3,925	32,791	83,418	215,982
	2010 Census Population	2,222	25,609	68,817	171,031
	2000 Census Population	1,677	16,471	44,651	107,501
	Projected Annual Growth 2020 to 2025	1.4%	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2020	5.9%	4.3%	3.7%	4.4%
	2020 Median Age	38.2	38.5	38.7	39.6
HOUSEHOLDS	2020 Estimated Households	1,641	12,615	30,877	81,154
	2025 Projected Households	1,728	13,269	32,644	85,739
	2010 Census Households	911	9,934	25,857	65,625
	2000 Census Households	675	6,423	16,834	41,251
	Projected Annual Growth 2020 to 2025	1.1%	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	7.2%	4.8%	4.2%	4.8%
RACE AND ETHNICITY	2020 Estimated White	76.8%	82.1%	81.5%	81.8%
	2020 Estimated Black or African American	6.7%	6.8%	8.8%	9.6%
	2020 Estimated Asian or Pacific Islander	13.7%	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	2.4%	4.0%	4.3%	4.1%
	2020 Estimated Hispanic	5.9%	6.2%	6.3%	6.4%
INCOME	2020 Estimated Average Household Income	\$115,010	\$110,673	\$117,395	\$121,223
	2020 Estimated Median Household Income	\$105,837	\$83,841	\$85,742	\$92,108
	2020 Estimated Per Capita Income	\$51,565	\$45,575	\$46,611	\$48,687
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.2%	2.0%	1.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.9%	3.1%	3.5%
	2020 Estimated High School Graduate	13.5%	18.2%	18.3%	18.2%
	2020 Estimated Some College	23.6%	20.8%	20.9%	20.0%
	2020 Estimated Associates Degree Only	8.0%	10.7%	10.3%	10.2%
	2020 Estimated Bachelors Degree Only	28.8%	31.7%	30.9%	31.2%
	2020 Estimated Graduate Degree	21.7%	13.4%	14.5%	15.0%
BUSINESS	2020 Estimated Total Businesses	450	2,378	4,702	9,721
	2020 Estimated Total Employees	5,264	21,145	42,312	78,502
	2020 Estimated Employee Population per Business	11.7	8.9	9.0	8.1
	2020 Estimated Residential Population per Business	8.1	12.9	16.6	20.8