



# MOORESVILLE

## COMMERCE CENTER AT LANGTREE



**LangTree Lake Norman**  
DD Shell NOVANT HEALTH Gateway Centers

LangTree  
Future  
Development

LangTree  
300 Luxury  
Apartments

LangTree  
Future  
Development

**LOWE'S**  
Corporate Office  
4,000 Employees

**CORVID**  
Future  
Headquarters

THE COVE  
CHURCH

Presented By

  
**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

  
**MPV**  
PROPERTIES  
Merrifield Patrick Vermillion

RETAIL    MULTI-FAMILY    MEDICAL / OFFICE    SENIOR LIVING    HOTEL



# MOORESVILLE

COMMERCE CENTER AT LANGTREE

RETAIL

MULTI-FAMILY

MEDICAL / OFFICE

SENIOR LIVING

HOTEL



# MOORESVILLE

COMMERCE CENTER AT LANGTREE





## PROJECT OVERVIEW

Mooresville Commerce Center is a planned 50-acre mixed-used community that will consist of retail providers, restaurants, hospitality, multi-family, senior living and office. The site is located on the SE quadrant of Langtree Road and I-77 (Exit 31).

Mooresville Commerce Center is located in the heart of LangTree Lake Norman, a \$1.5 billion dollar mixed-use community which is currently under development. LangTree Lake Norman includes 174 townhomes, 300 fully-occupied luxury apartments, and a Town Center which features national and local retail shops and restaurants.

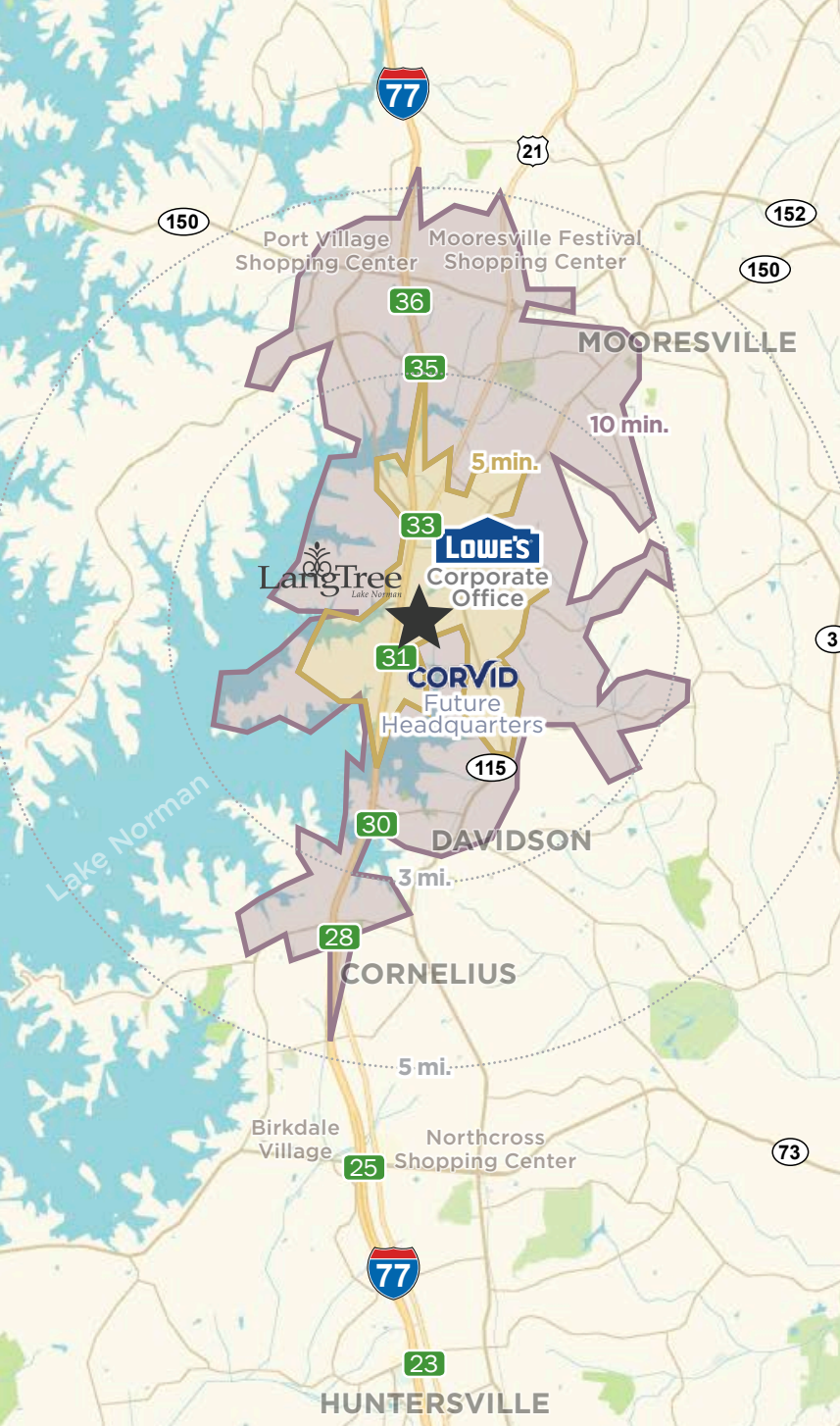
Zoning: Town of Mooresville Zoning - Village Center (VC)

Future East-West Connector will provide easy access between Mooresville Commerce Center and Highway 115.

Seller Delivered Improvements include:

- Cleared and rough graded
- Shared water detention
- Water and Sewer extended to sites
- Road access to site

This GIS data in this packaged is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. The maps in this document do not represent a legal survey of the land and are for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



## DEMOGRAPHIC OVERVIEW

### Demographics by Drive Time (2018)

	5 Min.	10 Min.
2018 Population	1,809	27,206
Average Household Income	\$109,537	\$95,483
Median Household Income	\$81,279	\$73,935
Business Establishments	262	2,223
Daytime Employment	4,472	29,003

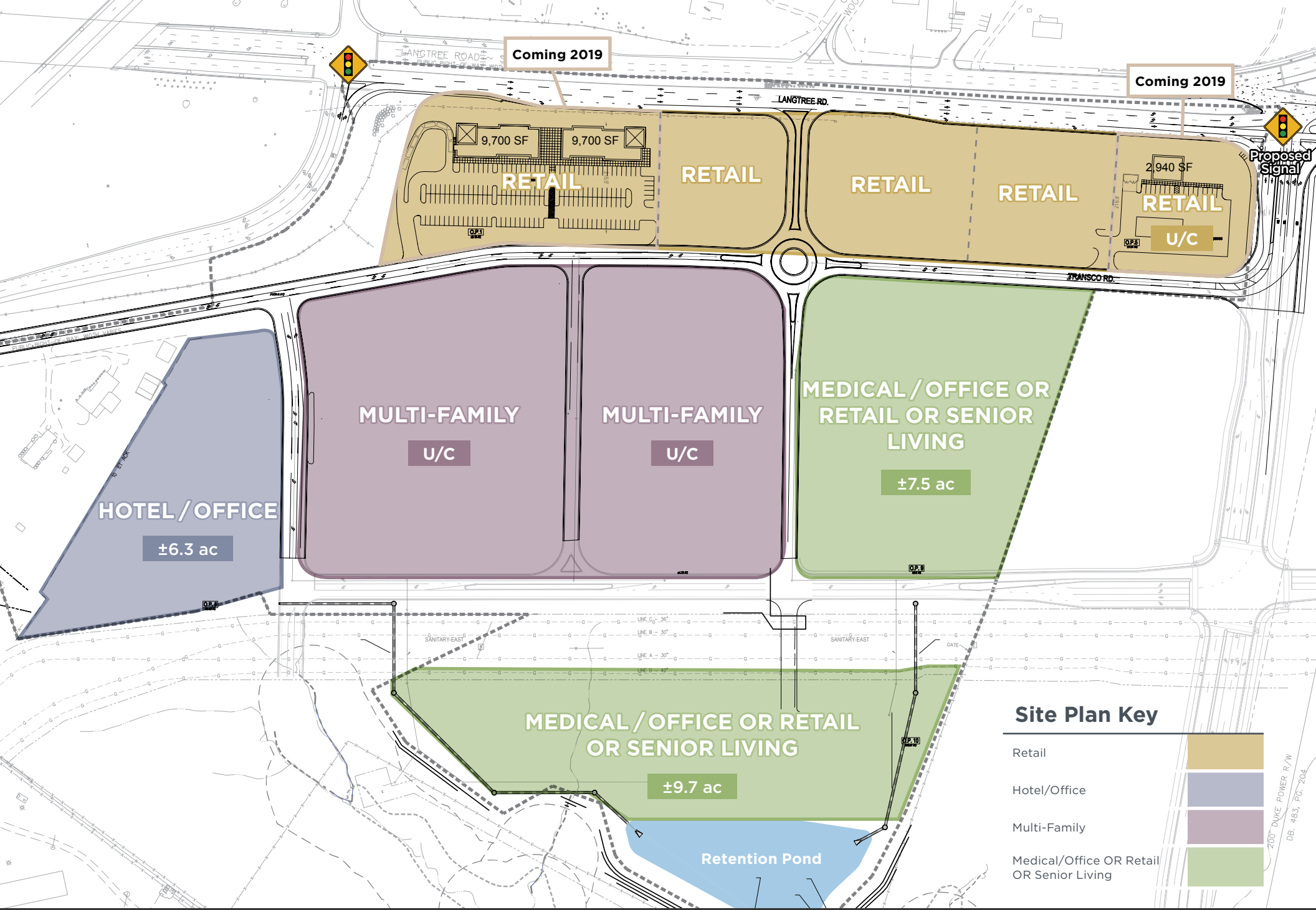
Corvid Technologies has broken ground on their new 100,000 SF campus headquarters just south of Mooresville Commerce Center at LangTree. Corvid provides physics-based engineering solutions to a variety of clients in the automotive and aircraft industries including the U.S. Department of Defense. The company has plans to invest \$29 Million dollars in the project, creating 367 new jobs for Iredell County.

Mooresville Commerce Center is located directly across from the main campus entrance to Lowe's Headquarters with 3,000+ employees.



**MOORESVILLE COMMERCE CENTER**  
AT LANGTREE





Coming 2019

Coming 2019

Proposed Signal

9,700 SF

9,700 SF

2,940 SF

RETAIL

RETAIL

RETAIL

RETAIL

RETAIL

U/C

MULTI-FAMILY

U/C

MULTI-FAMILY

U/C

MEDICAL / OFFICE OR  
RETAIL OR SENIOR  
LIVING

±7.5 ac

HOTEL / OFFICE

±6.3 ac

MEDICAL / OFFICE OR RETAIL  
OR SENIOR LIVING

±9.7 ac

Retention Pond

Site Plan Key

- Retail
- Hotel/Office
- Multi-Family
- Medical/Office OR Retail OR Senior Living

200' INKVE POWER R/W  
DB. 483, PC. 204

# RENDERING OF RETAIL SHOPS



**MOORESVILLE COMMERCE CENTER**  
AT LANGTREE



THE PROVIDENCE GROUP







# MOORESVILLE

COMMERCE CENTER AT LANGTREE

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