

Langtree Mixed Use Development

Southeast Corner of I-77 & Langtree Rd | Mooresville, NC



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I-77 & Langtree Rd Mixed Use Development

Project Description

- Retail pads available (±18.75 acres) at Exit 31 – I-77 across from Lowe’s Headquarters (4,000 Employees)
- Part of the 55 acre mixed use development on one of the last remaining undeveloped sites along the I-77 Charlotte/Lake Norman corridor
- Over 600 apartment units planned
- Between 50-80 townhomes planned
- 170 key hotel or up to 100,000 SF of office also planned
- The East/West connector road will begin construction in late 2022 or early 2023 and will connect this regional site to Hwy 115 and provide ease of acces to the neighborhoods East of this site

Retail Project Description

- Retail outparcels feature over 1800 feet of frontage on Langtree Road
- Retail pads to be delivered cleared and rough graded with water and sewer available to the site
- Pad available for grocery anchor
- Site is zoned Town of Mooresville – Currently zoned CM - Corridor Mixed Use



\$123,692

Average HH Income
(within One Mile)



48% Pop Growth

2010 - 2020
(15 min Drive Time)



142,153

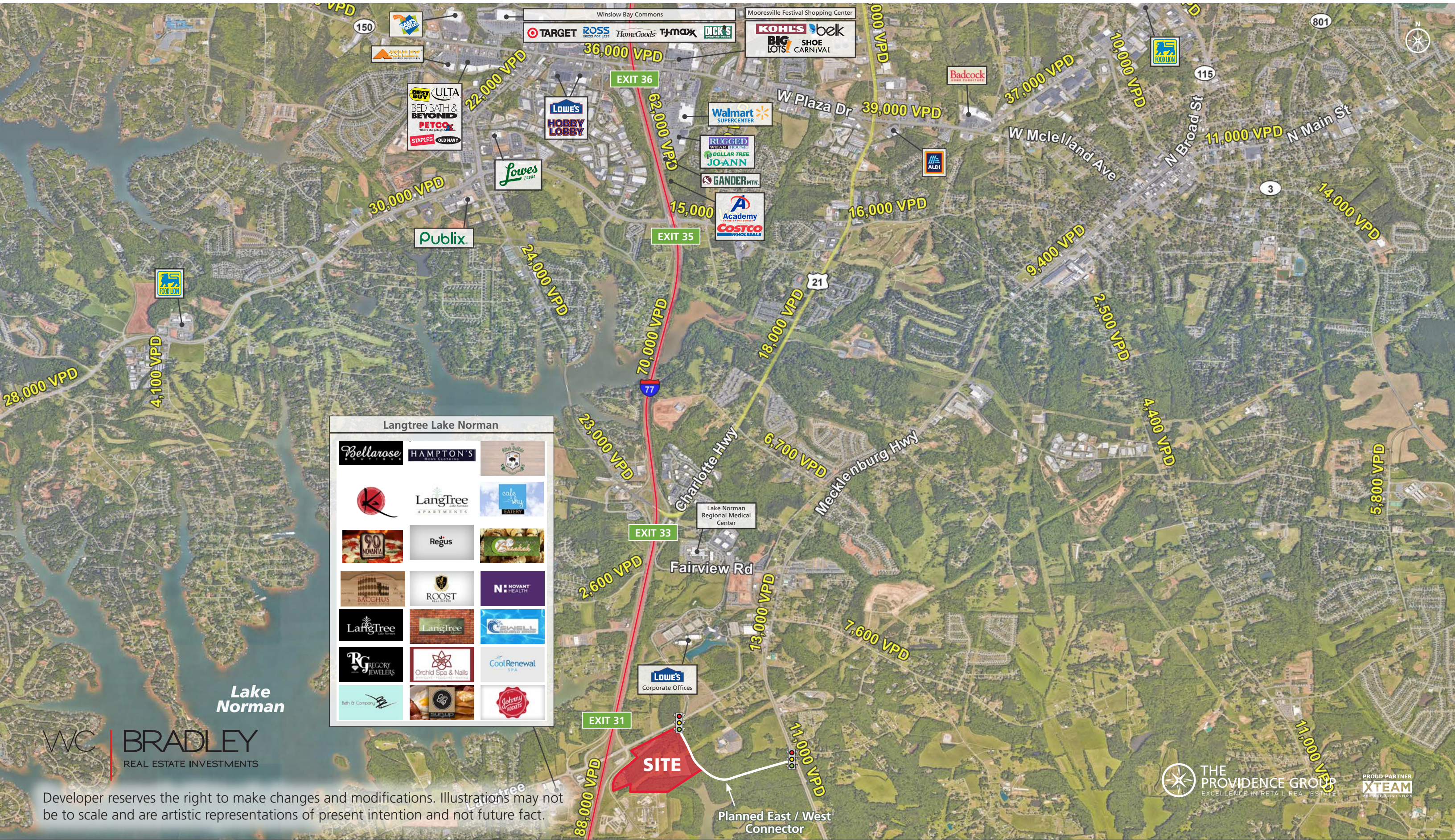
Estimated Population
(15 min Drive Time)



\$1.28 Billion

Retail Expenditure
(within Five Miles)

Market Aerial



I-77 Aerial



CORVID TECHNOLOGIES	
•	100,000 SF Office
•	\$28.9M Project
•	367 Employees



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Site Aerial



Langtree Master Plan

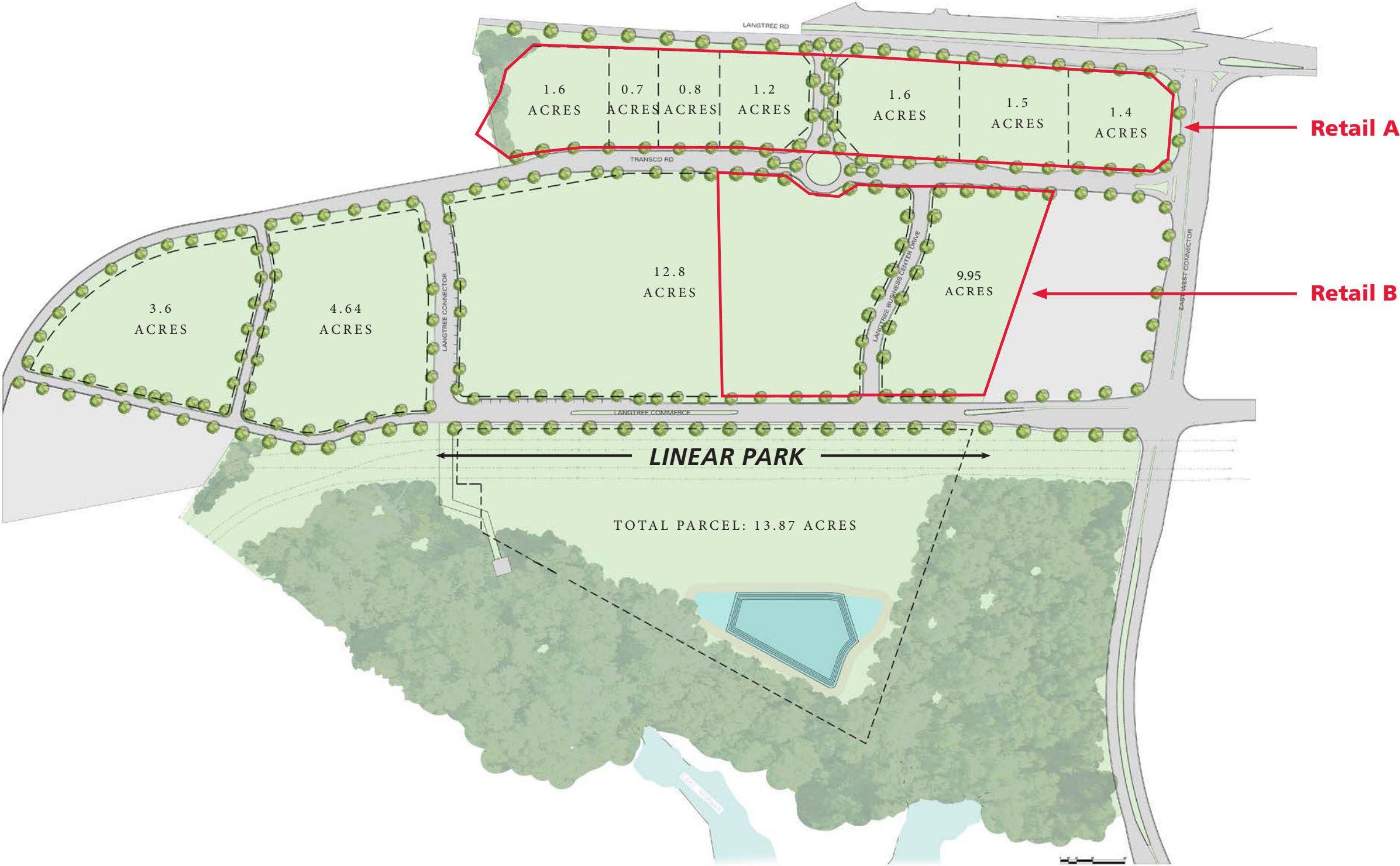


Retail A
Outparcels GL or BTS

Retail B
(Anchor/Jr Anchor/Small Shop Space)

- RETAIL**
- APARTMENTS**
- TOWNHOMES**
- OFFICES OR HOTEL**

Conceptual Site Plan



Renderings



WVC | **BRADLEY**
REAL ESTATE INVESTMENTS

Developer reserves the right to make changes and modifications. Illustrations may not be to scale and are artistic representations of present intention and not future fact.

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XTEAM
RETAIL ADVISORS

Renderings



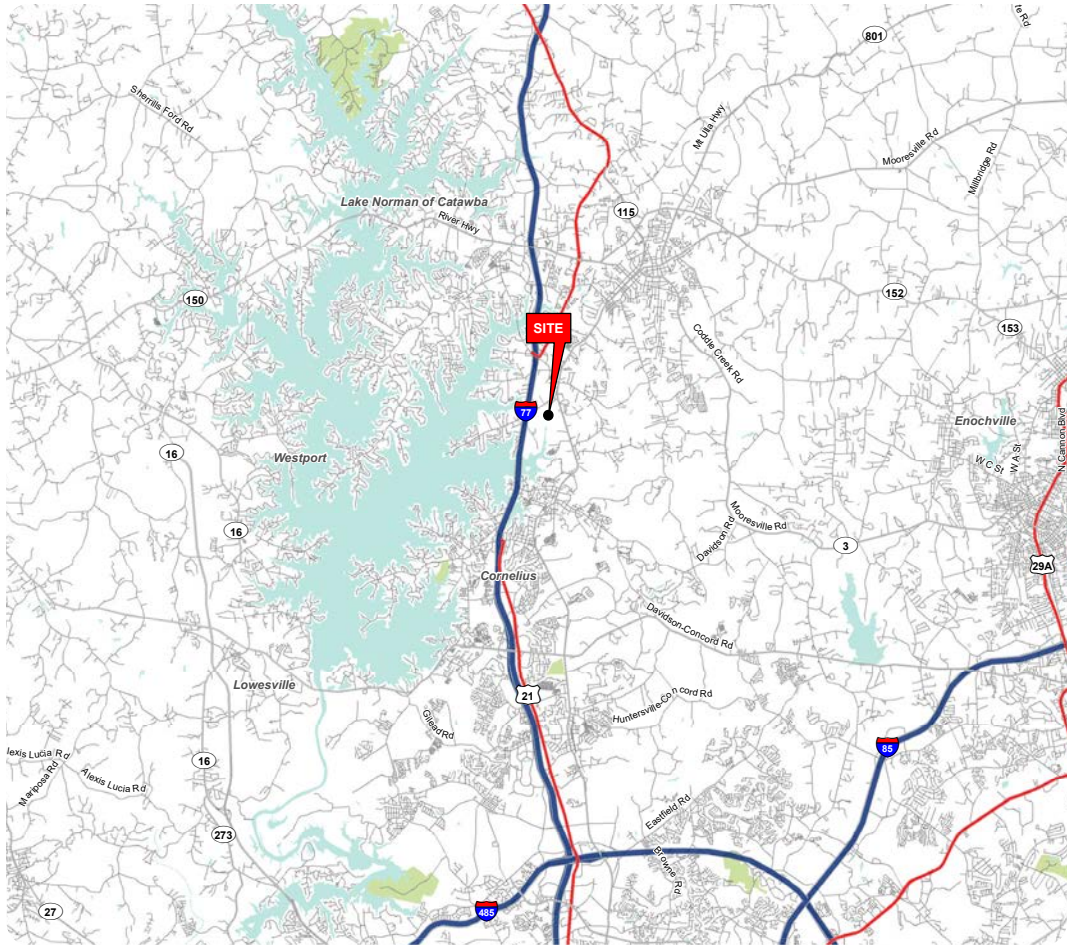
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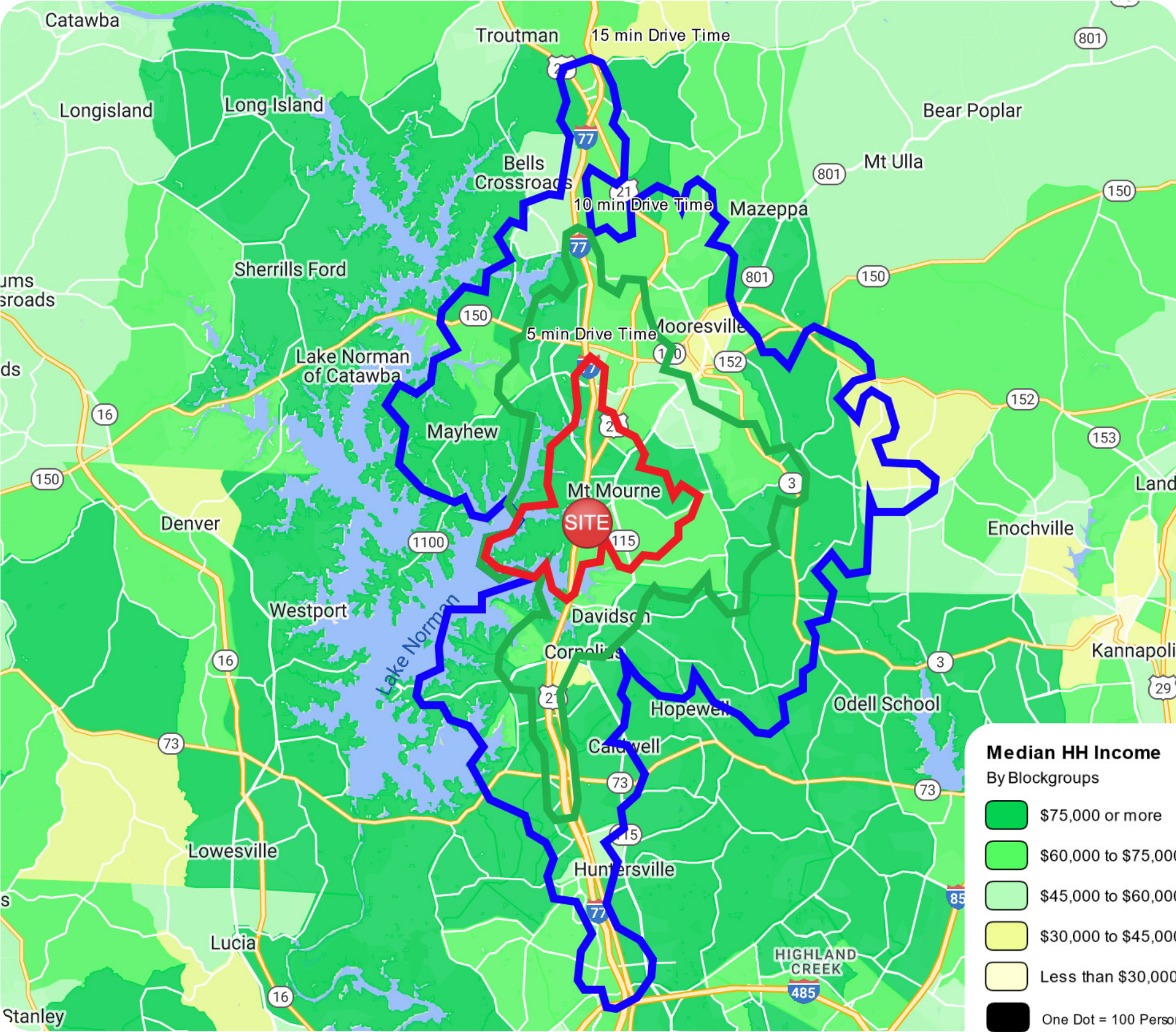
Demographics



DRIVE TIME DEMOGRAPHICS (2021)	5 MIN	10 MIN	15 MIN
POPULATION	12,087	61,806	142,153
AVERAGE HH INCOME	\$97,047	\$93,743	\$107,602
MEDIAN HH INCOME	\$86,228	\$82,376	\$90,227
BUSINESS ESTABLISHMENTS	591	4,540	8,552
DAYTIME EMPLOYMENT	5,048	39,768	71,140



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Demographics (continued)



\$123,692

Average HH Income
(within One Mile)



48% Pop Growth

2010 - 2020
(15 min Drive Time)



142,153

Estimated Population
(15 min Drive Time)

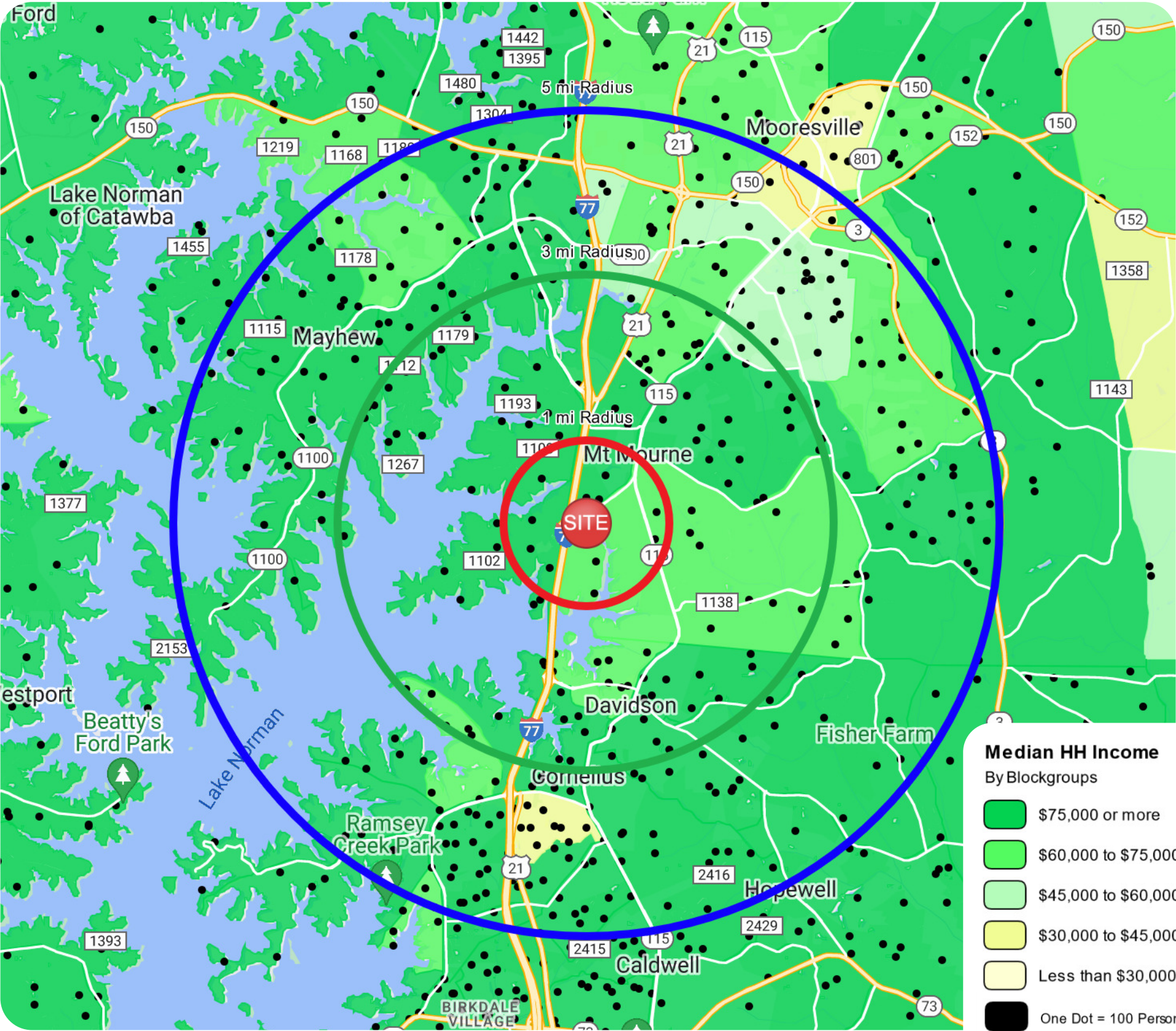


\$1.28 Billion

Retail Expenditure
(within Five Miles)

1/3/5 MILE DEMOGRAPHICS (2021)

	1 MILE	3 MILE	5 MILE
POPULATION	2,004	30,297	91,683
AVERAGE HH INCOME	\$123,692	\$111,539	\$111,757
MEDIAN HH INCOME	\$99,474	\$93,860	\$92,430
BUSINESS ESTABLISHMENTS	143	1,410	5,829
DAYTIME EMPLOYMENT	576	10,749	44,861





About W.C. Bradley Co. Real Estate:

W.C. Bradley Co. Real Estate has been the leader of real estate development in the Columbus, Georgia area for over 50 years. In recent years, the Real Estate group has played a tremendous role in the transformation of Uptown Columbus, Georgia. Notable projects include the Synovus Centre building, Riverfront building, Eagle & Phenix Mills, The Rapids at Riverfront Place, and its newest development of Hotel Indigo Columbus®. Additional plans are underway for further development in Uptown Columbus, Georgia; Phenix City, Alabama; and Charlotte, North Carolina.

