



COMMERCIAL REAL ESTATE SERVICES



AVAILABLE FOR SALE

LOTS 5, 8, 9, & 11 NORTHCROSS DRIVE BUSINESS PARK HUNTERSVILLE, NC 28078

CAN BE SOLD AS BUILD-TO-SUIT

WITH CURRENT OWNER AS DEVELOPER, IF SO DESIRED

For more information, contact:

Kevin S. McDaniel, MAI

Broker

tel 704-560-9568

kmcdaniel@themosergroupinc.com

The Moser Group, Inc.

231 Post Office Drive, Suite B-8

Indian Trail, North Carolina 28079

phone: 704-882-1700

fax: 704-882-2220

www.themosergroupinc.com

©2015 The Moser Group, Inc. All rights reserved.

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

ABOUT

PROPERTY OVERVIEW

Property Name:	Northcross Business Center	
Property Address:	Northcross Drive @ Bridgeford Lane	
Market:	Huntersville, NC	
Parcel IDs:	Lot 5	00933123
	Lot 8	00933120
	Lot 9	00933117
	Lot 11	00933121
Total Land Size:	Lot 5	±3.71 acres
	Lot 8	±1.17 acres
	Lot 9	±0.74 acres
	Lot 11	±1.12 acres
Zoning:	CB(CD)	
Max Park SF:	251,700 SF	
Current Park SF:	68,000 SF	
Remaining Allowable SF:	183,700 SF	
Developer:	Stegall Properties of Charlotte, LLC	
2012 Traffic Count:	Northcross Drive	16,404 vpd
Asking Sale Price:	Lot 5	\$1,400,000
	Lot 8	\$425,000
	Lot 9	\$400,000
	Lot 11	\$425,000

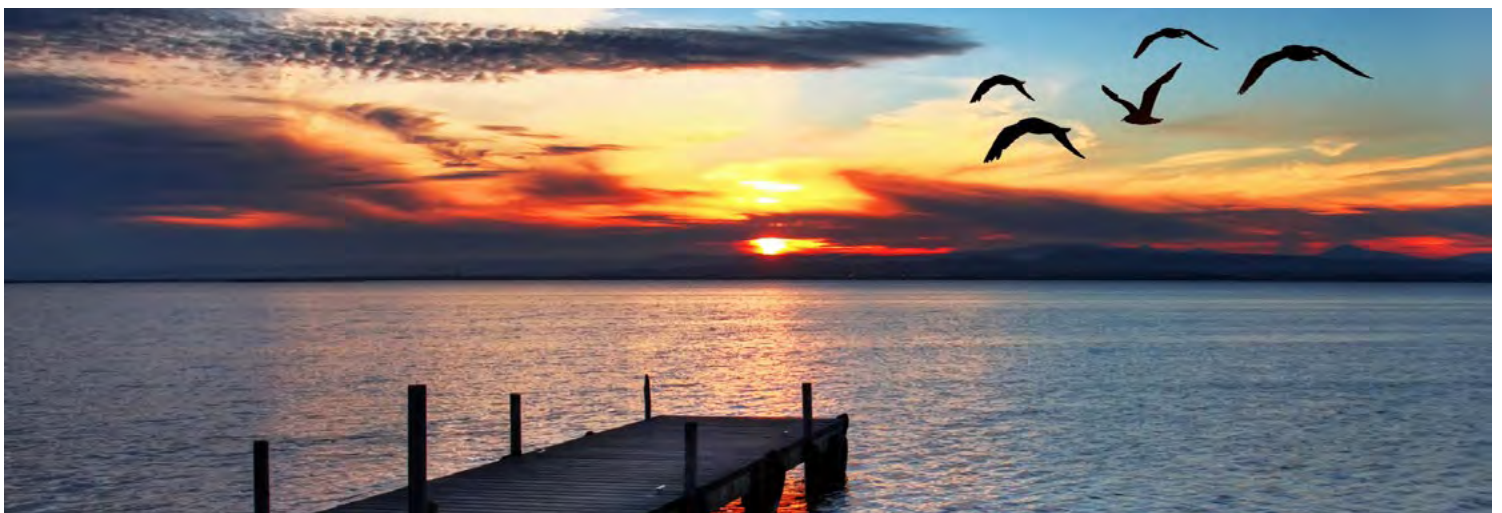
PROPERTY HIGHLIGHTS

- Northcross Business Center is a master planned 251,700 SF mixed use project
- Approx 0.8-mi south of Sam Furr Rd (HWY 73)
- Approx 1 mi from I-77/Sam Furr Rd interchange (Exit 25)
- Zoning approved for office, medical office, specialty retail, 80 room hotel, warehouse & mini-warehouse uses
- Lot 5 features 505.24' of I-77 frontage
- Co-tenants in 7 existing buildings include:

Meg Art	Massage at Birkdale
Birkdale Animal Hospital	Horizon Psychological Services
A4 Wealth Advisors	Lake Expressions
Chuck A Maness CPA	Allergy & Asthma Center of Lake Norman
BP Global Holdings	Panache Styling Studio
Acting Out Studio	Michael P Girouard - Weight Loss & Wellness Clinic
CEH - Center for Emotional Health	The Legends Group
Dell Sports	International FCL
Durkee Enterprises	
Different Roads Home	

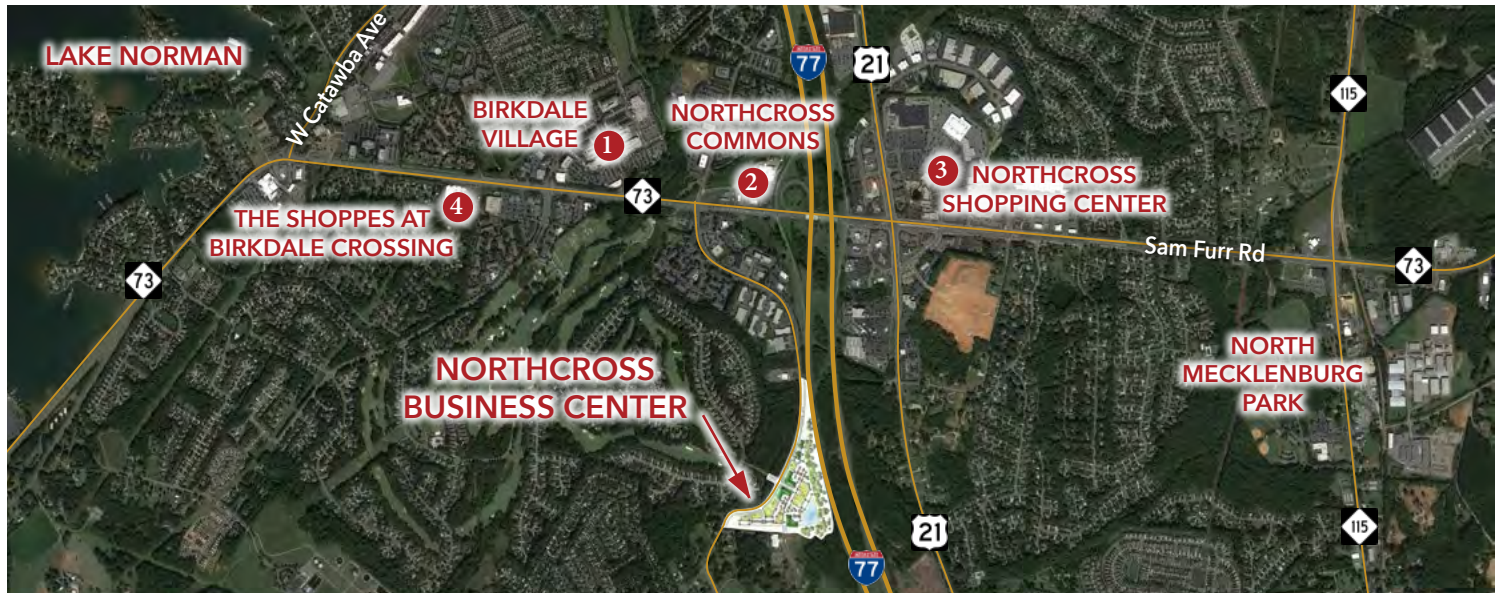
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2014 Total Population	7,250	49,378	84,091
2014 Households	2,453	19,717	32,892
2014 Household Income: Average	\$127,573	\$99,169	\$107,215



At a crossroads between urban and rural areas, Huntersville, North Carolina is currently the 46th fastest growing suburb in the United States - and for good reason. Only 15 minutes from Uptown Charlotte and with countless amenities and citizens that welcome you with small-town friendliness, Huntersville is a great place to live and work.

AMENITIES



- 1 Birkdale Village**
 American Eagle Outfitters
 Apartment Leasing Office
 Apricot Lane Boutique
 Bad Daddy's Burger Bar
 Banana Republic
 Barnes & Noble
 Bath & Body Works
 Ben & Jerry's
 Berkshire Signature Properties
 bevello
 Birkdale Village Cleaners
 Bonefish Grill
 Brixx Pizza
 Carolina Age Management Institute
 Chapter 2 Retail (formerly known as Belle Ville)
 Charming Charlie
 Chico's
 Claire's Boutique
 Clear Blue, Inc.
 Corkscrew Wine Shop & Bar
 Dewey's Bakery
 Dick's Sporting Goods
 Dressler's Restaurant
 eeZ Fusion Sushi
 Fox & Hound
 The Fragrance Shop
 Francesca's Collections
 Gap
 Gap Kids
 Gemini Real Estate Advisors
 The Great Frame Up
 Gymboree
 HensonFoley Design, Inc
 IMPLAN Group LLC
 Isabella's Fine Olive Oils & Vinegars
 Janie and Jack
 The Jewel Box
 Jos. A. Bank Clothiers
 Julie's
 Justice
 KDH Residential Design

- The Kilted Buffalo
 Kilwin's Chocolate & Ice
 Cream Shoppe
 Kirkland's
 The Knox Group Inc.
 LandMark Dentistry
 Life is Good
 lipp Boutique
 LOFT
 lululemon
 Merle Norman
 Modern Salon & Spa
 Molly Malone's
 Movies @ Birkdale
 Moving Ideas
 My Nail Spa
 Nationwide Insurance
 Pier 1 Imports
 Planet Central Advertising
 Poppies
 Pure Barre
 Qdoba Mexican Grill
 Red Rocks Café Bar & Bakery
 Regal Cinema Birkdale Stadium 16
 Savory Spice Shop
 Select Physical Therapy
 Snip Its
 Sport Clips
 Starbucks
 States Mortgage
 Stillwater Plastic Surgery
 Sunglass Hut
 Talbots
 tcbv
 Total Wine & More
 Uniquities
 Vanilla Brazil
 Victoria's Secret
 Walgreens
 White House | Black Market
 Williams-Sonoma
 Zoës Kitchen

2 Northcross Commons
 Arby's

- Bojangle's
 Book Nook
 Dairy Queen
 Dry Cleaner
 Kwik Kopy
 La Unica
 Subway
 Trendsetters
 Whole Foods

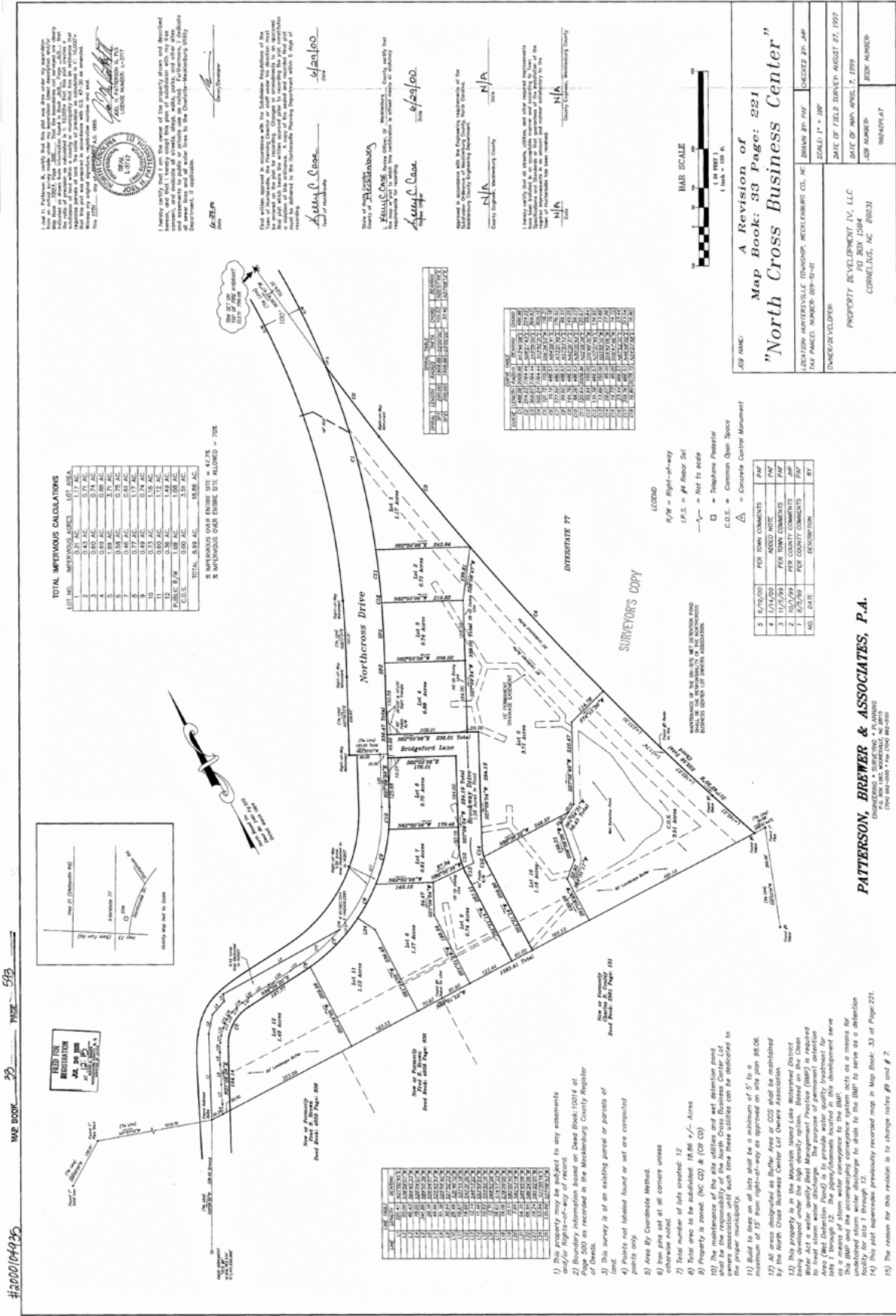
3 Northcross Shopping Center

- A-1 Vacuum Solutions
 AAA Car Care Center
 America's Mattress
 Ann Crittenden Hallmark AT&T
 Bagel Bin & Deli
 BLACKLION
 Brownlee Jewelers
 Carolinas Veterinary Care Clinic
 CPR Cell Phone Repair
 Dental Works
 Dragon Express
 Dress Barn
 European Wax Center
 First Citizens Bank
 Frame Warehouse
 GameStop
 GNC
 Great Clips
 Ha.V. Nails
 Harris Teeter
 Health Nutz
 HomeGoods
 Hudson E. Hudson Salon
 Jenny Craig
 Kid Time
 Knit One, Stitch Too
 Kohl's
 Kumon Math & Reading Center
 Lake Norman Performing Arts
 Long's Cleaners
 Lowe's
 Mann Travels
 Marshalls

- Massage Envy Spa
 Mattress Firm
 Mickey & Mooch
 Moe's Southwestern Grill
 Omega Sports
 Palm Beach Tan
 Panda Express
 Panera Bread
 Petco
 Plaza Appliance Mart
 Portrait Innovations
 Rack Room Shoes
 Radio Shack
 Sally Beauty Supply
 Sears Appliance Center
 Shell Station
 Smoothie King
 Staples
 Starbucks
 Subway
 Sweet Frog Frozen Yogurt
 Target
 Taxco Mexican Grill
 Thai Emerald
 The UPS Store
 Ultratan
 Uncle Maddio's Pizza Joint
 Uncommon Scents
 Uptown Cheapskate
 V.H. Nails Spa
 Verizon Wireless
 Waterbean Coffee
 Wells Fargo
 Wild Birds Unlimited

4 Shoppes at Birkdale Crossing

- City Paws
 Coral Sushi
 Hickory Tavern
 Honey Cuts
 IN2 Nails
 Learning Express
 Office Depot
 T Mobile



ELEVATIONS & RENDERINGS



Single-story spec building rendering



Street views of existing buildings

AVAILABILITIES



LOT 5

- Prominent location is ideal for an 80 room hotel
- Approved for up to 4 stories with a max building footprint of 26,700 SF, a max building area of 106,800 SF, and 36' eaves height
- Features 505.24' of I-77 frontage
- 80' landscaping buffer along I-77
- Features additional frontage on Brookway Drive



LOT 8

- Corner lot at the intersection of Northcross Drive and Runlet Lane
- Approved for up to a 2-story building with max building footprint of 10,000 SF, and a max building area of 20,000 SF
- Features 99.50' of frontage along Northcross Drive



LOT 9

- Approved for a single-story building with a max building footprint of 10,000 SF and a max building area of 10,000 SF
- Features 257.11' of frontage along Brookway Drive
- Lot backs to Journey Church (outside of Northcross Business Center, but also on Brookway Drive)



LOT 11

- Corner lot at the intersection of Northcross Drive and Runlet Lane
- Approved for up to a 2-story building with a max building footprint of 10,700 SF and a max building area of 21,400 SF
- Features 177.50' of frontage along Northcross Drive

BIRD'S EYE AERIAL





Kevin S. McDaniel, MAI

Broker

tel 704-560-9568

kmcdaniel@themosergroupinc.com

About The Moser Group

The Moser Group, Inc., is a brokerage and development firm that specializes in commercial real estate and investment services. Established in 1994 in Western Union County, one of the fastest growing markets in North Carolina and the country, our goal is to provide exceptional service and deliver results, creating value for our clients. Our services include tenant representation, agency leasing, industrial, retail, acquisitions, investment sales, hotels and golf courses, project development, property maintenance, appraisals, and consulting services.

The firm offers the only MAI and CCIM designations in Union County. The Moser Group is well known and respected throughout the region for its commitment to leadership, quality developments, integrity, caring spirit, and giving back to the community.

©2015 The Moser Group, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.