

INT 77

INT 485

10908 MOUNT HOLLY-HUNTERSVILLE ROAD

**HUNTERSVILLE, NC 28078**

LAND OR POTENTIAL OFFICE FOR SALE

MT HOLLY-HUNTERSVILLE RD

FOR MORE INFORMATION

MARTY WILCOX

704.745.7176

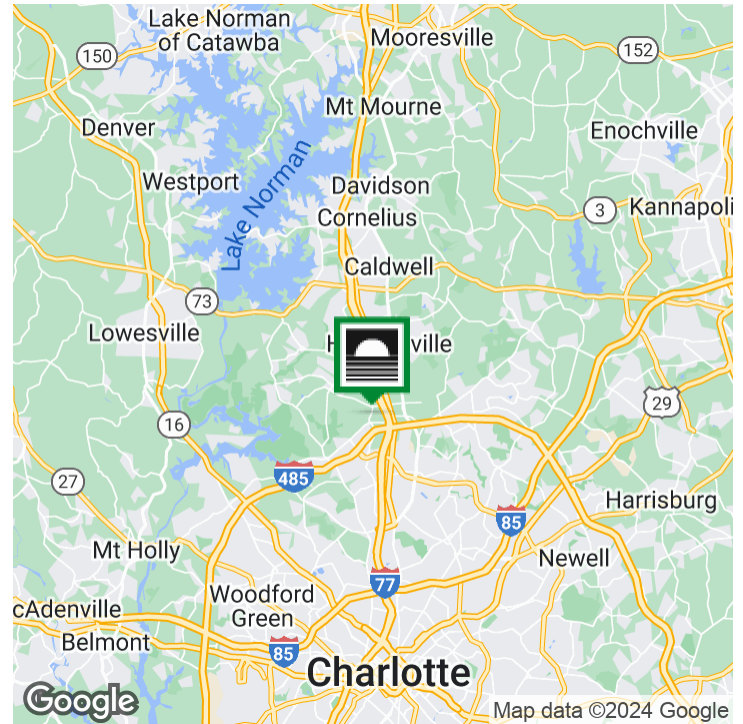
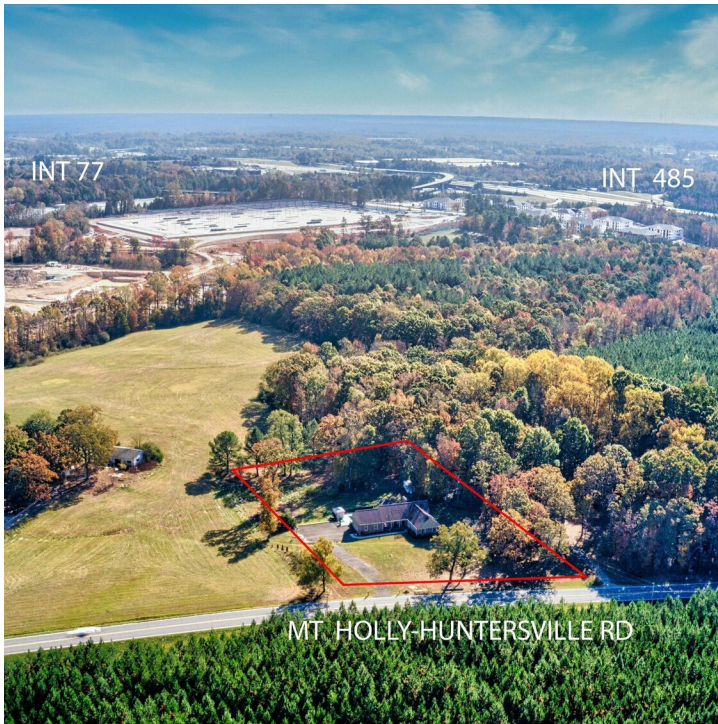
[MARTYW@LAKENORMANREALTY.COM](mailto:MARTYW@LAKENORMANREALTY.COM)



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## EXECUTIVE SUMMARY | 2

**OFFERING SUMMARY**

Sale Price:	\$750,000
Lot Size:	1.78 Acres
Zoning:	Corporate Business

**PROPERTY OVERVIEW**

- 1.78 Acres
- 240 ft of road frontage
- CB zoning (Corporate Business)
- Quick access to I-85, I-485 & I-77
- Minutes from Northlake Mall
- Surrounded by heavy/light industrial & warehouses
- Water & Sewer available
- Under Town of Huntersville jurisdiction
- NCDOT annual average daily traffic count of 10,550 (2022)
- Currently used as residential with a 2,025 SF home

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AERIAL MAP | 3



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DIMENSIONS | 4



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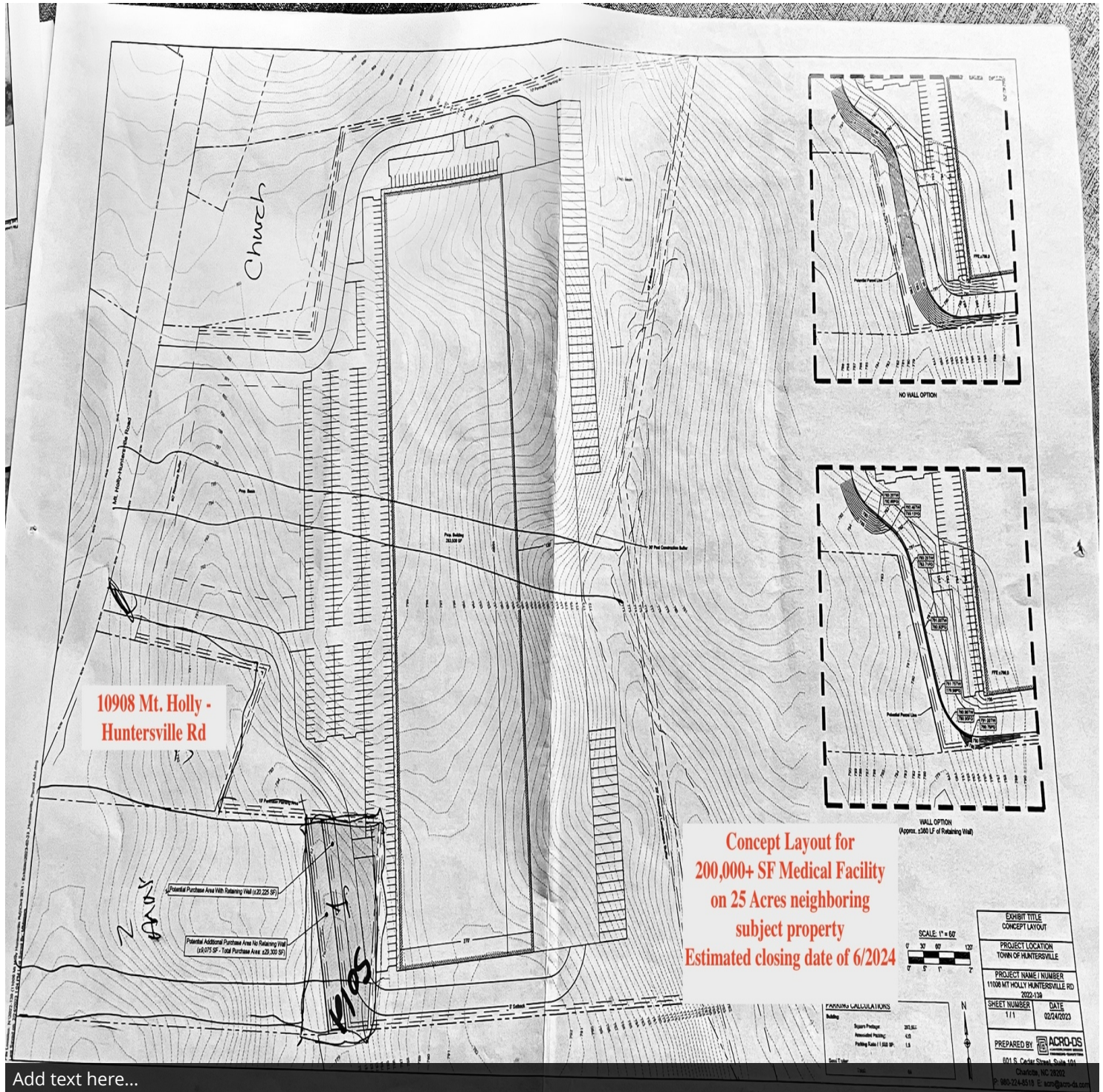
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CONCEPT FOR NEIGHBORING PARCEL | 5



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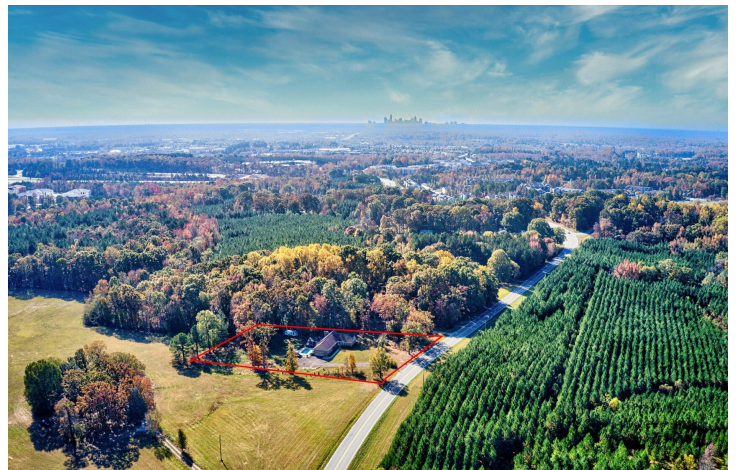
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ADDITIONAL PHOTOS | 6



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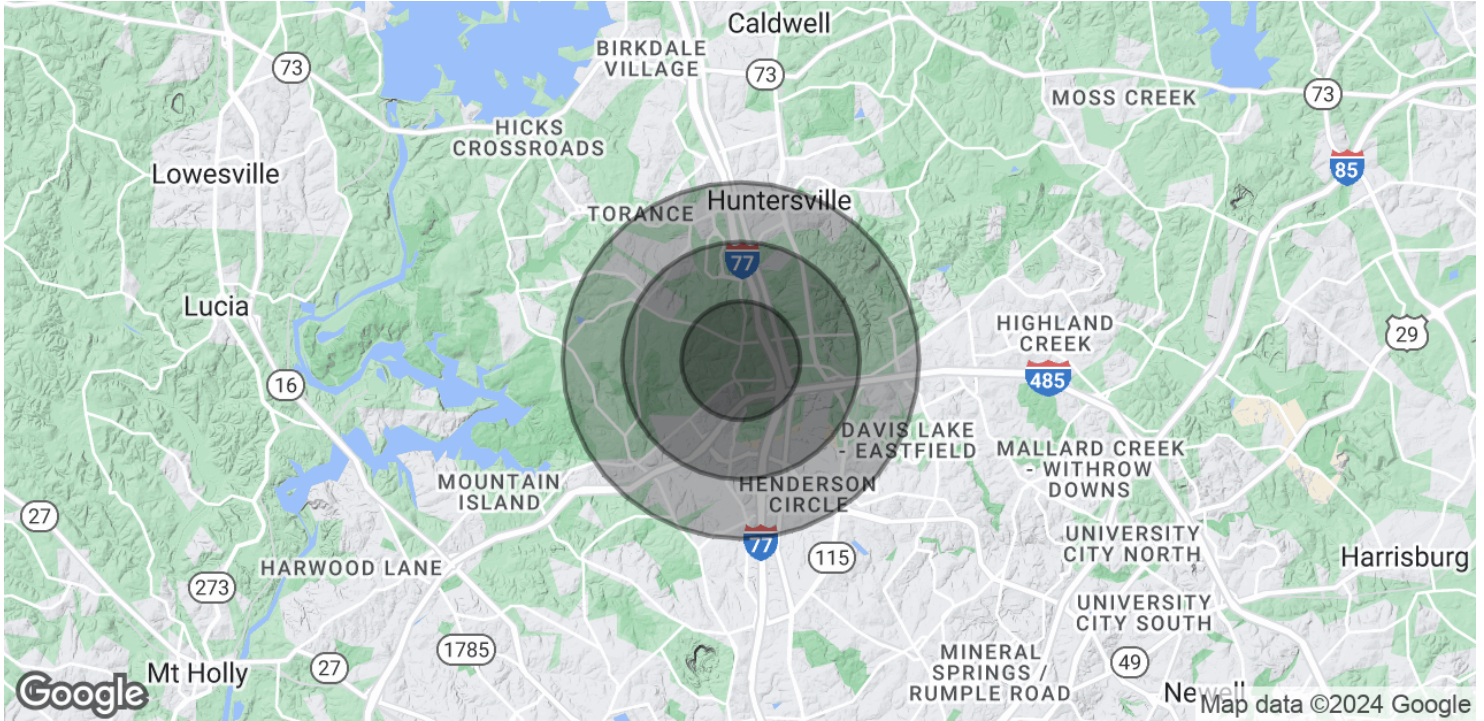
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## DEMOGRAPHICS MAP &amp; REPORT | 7



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,950	11,929	33,388
Average Age	36.0	36.2	36.5
Average Age (Male)	37.4	35.5	35.6
Average Age (Female)	33.9	36.3	36.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,497	5,626	14,516
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$73,553	\$76,961	\$83,714
Average House Value	\$176,328	\$154,322	\$184,054

\* Demographic data derived from 2020 ACS - US Census



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CORPORATE BUSINESS USES | 8

**3.2.9 CORPORATE BUSINESS (CB)**

**Intent:** The Corporate Business district is established to provide for large business or light industrial uses and parks which are already in place and for new business or light industrial uses or parks which, because of the scale of the buildings or the nature of the use, cannot be fully integrated into the fabric of the community. The predominant use is that of the workplace. Some institutional uses such as schools and religious institutions may be appropriate if they are sited properly and temporary. The corporate business district, unlike town districts, is buffered from neighboring properties; nonetheless, buildings in the corporate business district that front a town street shall relate to the street as prescribed by building type. Individual workplace buildings oriented to the street and scaled for compatibility with the surrounding environment are also permitted in the Highway Commercial district and, on a smaller scale, in the Town Center, Neighborhood Center, and TND Districts. Such workplaces should not be reclassified to the Corporate Business District. The corporate district is reserved for uses which require very large buildings and/or large parking and loading facilities such as warehouse/distribution operations.

**(a) Permitted Uses.****Uses Permitted by Right.**

- office
- distributive businesses
- inns
- laboratories and research facilities
- manufacturing and assembly, excluding heavy manufacturing
- government buildings
- warehouses, except mini-warehouse storage
- wholesale sales
- vocational and technical schools

**Uses Permitted With Conditions.**

- automotive country club, (9.57)
- day care center, (9.11)
- commercial communication tower, (9.9)
- essential services 1 and 2, (9.14)
- hotels and motels spaced 250' or more from residential or mixed use zones, (9.45)
- parks, (9.29)
- temporary mobile food sales, (9.37)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)

**Uses Permitted with Special Use Permit.**

- hotels and motels spaced less than 250' from residential or mixed use zones (9.45)
- schools (9.35)
- wind energy facility, minor (accessory) (9.53)

**(b) Permitted Building and Lot Types.**

- apartment
- attached house
- civic building
- highway commercial, up to 65,000 sq. ft. of first floor area
- mixed use, up to 6,000 sq. ft. of first floor area<sup>1</sup>



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## CORPORATE BUSINESS USES CONT. | 9

- shopfront, as accessory to workplace
- workplace

**(c) Permitted Accessory Uses.**

- attached single family and multi-family homes intended for use by personnel employed for security or maintenance
- attached single family and multi-family homes in a corporate business development of 400 acres or more, with an approved, vested plan so long as (a) the gross land area of the attached single family and/or multi-family housing development(s) does not exceed 8 percent of the gross land area in the corporate business development; and (b) the number of attached single family and/or multi-family housing developments within the corporate business development is limited to 3
- helistop, (9.18)
- home occupations, (9.19)
- outdoor storage, excluding the storage of construction equipment, (9.26)
- retail, restaurant, personal services, branch banks, conference facilities, clinics, indoor recreation and similar workplace support uses up to 10 percent of gross floor area within the business or light industrial park or 70,000 sq. ft., whichever is less
- solar energy facility, minor residential (9.54)
- solar facility, minor non-residential (9.54)
- accessory uses permitted in all districts, (8.11)

**(d) General Requirements.**

1. Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.
  - a. New buildings which adhere to the scale, massing, volume, spacing, and setback of existing buildings along fronting streets exhibit demonstrable compatibility.
  - b. New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. The definition of massing in Article 12 illustrates the application of design techniques to reduce the visual perception of size and integrate larger buildings with pre-existing smaller buildings.
  - c. Subsection 3.2.9(d)(1)(a)-(b) shall not apply to development on parcels where multifamily structures are an allowable use and the development contains two or more affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income.
  - d. Buffer standards included in Article 7, Part A shall apply.
2. On new streets, allowable building and lot types will establish the development pattern.
3. Rezoning to the CB district shall only include one or more tracts of land or development sites that total fifteen acres or more in size except that proposals for less than fifteen acres adjoining an existing CB district may be considered.
4. The interior of new business and light industrial parks shall be laid out along a street pattern and shall maintain well defined open space to give prominence to important structures and allow for assembly and pedestrian circulation; quadrangles are recommended.
5. Every building lot shall have frontage upon a public street or urban open space unless an 80' buffer as provided in Article 7 is established; buildings fronting urban open space shall provide for vehicular access from a rear alley or street.



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COPORATE BUSINESS USES CONT. | 10

6. The arrangement of multiple buildings on a single lot shall have building facades established generally parallel to the frontage property lines along existing streets and proposed interior streets.

<sup>1</sup> The mixed-use building duplicates the shopfront building type and has at least two occupiable stories; at least 50% of the habitable area of the building shall be in residential use, the remainder shall be in commercial use. However, when an existing residential building is redeveloped to a mixed-use, at least 40% of the habitable area shall be in residential use.