

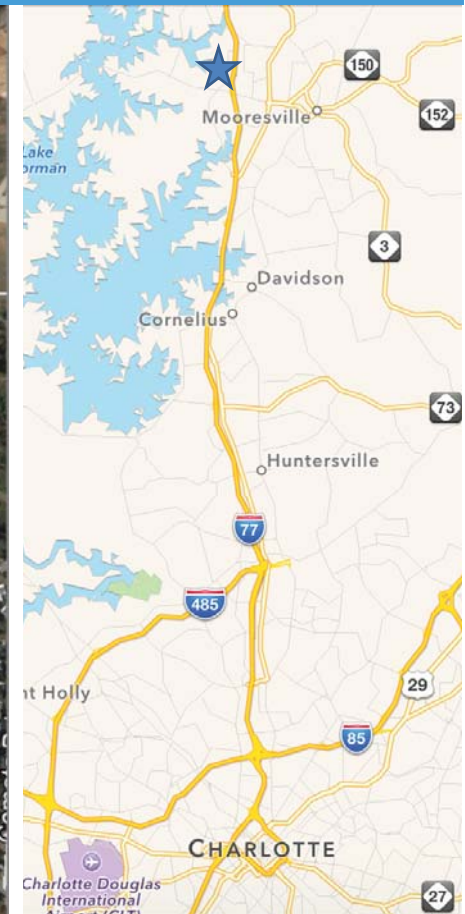
# MOORESVILLE NC

HIGHWAY 150 AT MORRISON PLANTATION PARKWAY  
MOORESVILLE, NC 28117

LAND  
AVAILABLE

**NS** New South  
Properties  
OF THE CAROLINAS, LLC

## LAND AVAILABLE



### PROPERTY HIGHLIGHTS

- ± 1.8 acre land
- Asking Price: \$972,252
- New construction site: Zoning CMX
- Freestanding Restaurant or Retail
- Area retailers include: Sam's Club, Target, Bed Bath & Beyond, HHGregg, Ashley Furniture, Best Buy, Staples, Old Navy, Dick's Sporting Goods, Michaels, Home Goods, World Market and Petco

### TRAFFIC COUNTS (NCDOT)

39,000 VPD on Hwy. 150 & Morrison Plantation Pkwy  
61,000 VPD on Interstate 77 at Exit 36

### BROKER CONTACT

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NEWSOUTHPROP.COM

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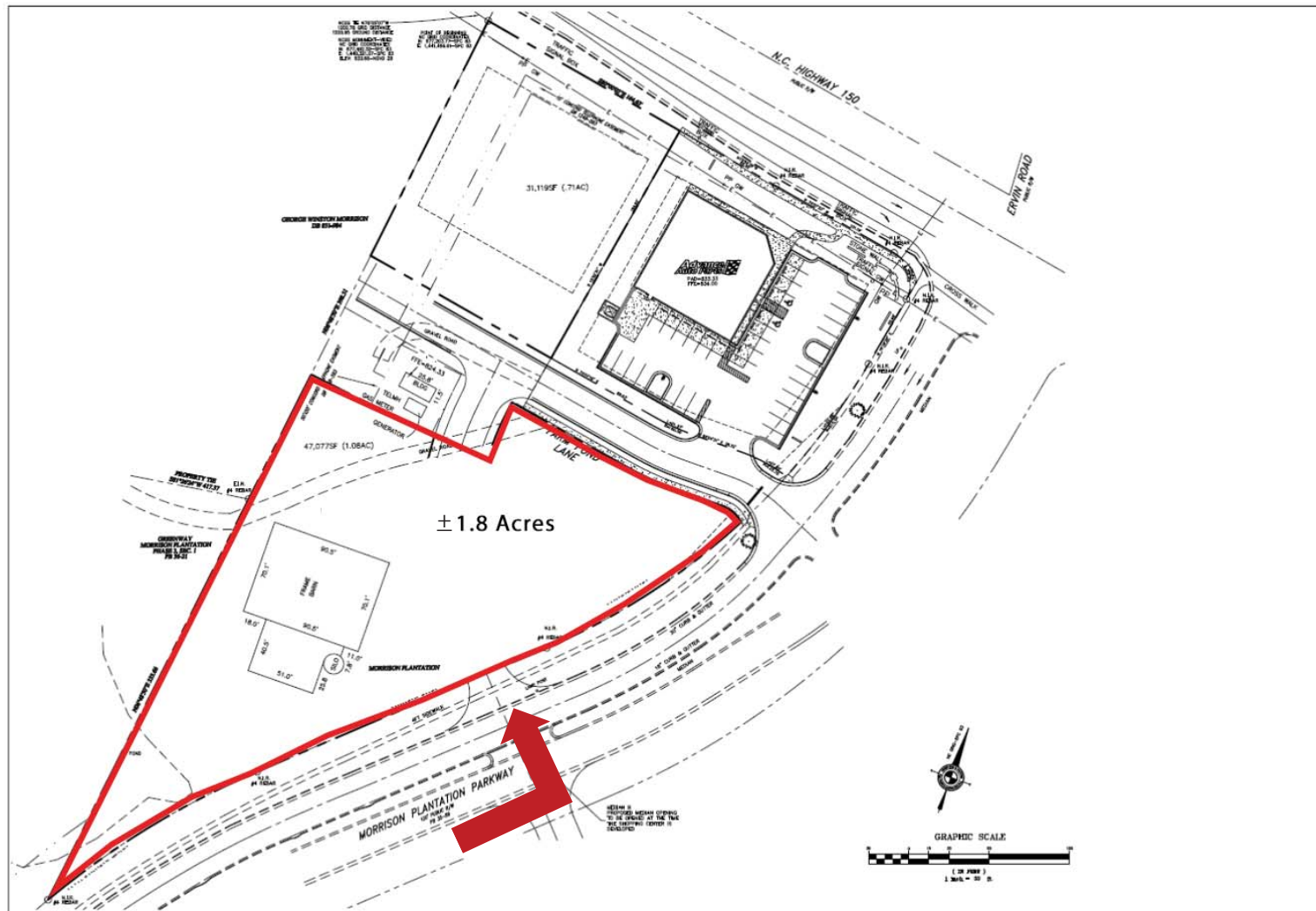
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# EXPANDED PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections

Calculated using Proportional Block Groups

Prepared for Paula Saunders



Lat/Lon: 35.5958/-80.8779

RF5

## Hwy. 150 at Morrison Plantation Park

### Mooreville, NC 28117

#### Population

	3 mi radius	5 mi radius	7 mi radius
Estimated Population (2014)	22,942	53,322	83,382
Projected Population (2019)	23,276	54,084	84,779
Census Population (2010)	22,681	52,728	82,241
Census Population (2000)	13,040	33,753	52,918
Projected Annual Growth (2014 to 2019)	334 0.3%	763 0.3%	1,397 0.3%
Historical Annual Growth (2010 to 2014)	260 0.3%	593 0.3%	1,140 0.3%
Historical Annual Growth (2000 to 2010)	9,642 7.4%	18,976 5.6%	29,324 5.5%
Estimated Population Density (2014)	812 <i>psm</i>	679 <i>psm</i>	542 <i>psm</i>
Trade Area Size	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>	153.88 <i>sq mi</i>

#### Households

Estimated Households (2014)	9,044	20,859	32,369
Projected Households (2019)	9,415	21,708	33,717
Census Households (2010)	8,715	20,106	31,179
Census Households (2000)	4,979	13,006	20,458
Estimated Households with Children (2014)	3,529 39.0%	7,993 38.3%	12,063 37.3%
Estimated Average Household Size (2014)	2.53	2.54	2.54

#### Average Household Income

Estimated Average Household Income (2014)	\$91,300	\$91,666	\$90,356
Projected Average Household Income (2019)	\$99,207	\$99,645	\$98,374
Estimated Average Family Income (2014)	\$108,246	\$106,556	\$104,749

#### Median Household Income

Estimated Median Household Income (2014)	\$71,368	\$70,326	\$70,967
Projected Median Household Income (2019)	\$77,502	\$76,387	\$76,936
Estimated Median Family Income (2014)	\$85,355	\$83,417	\$84,464

#### Per Capita Income

Estimated Per Capita Income (2014)	\$36,004	\$35,904	\$35,153
Projected Per Capita Income (2019)	\$40,144	\$40,044	\$39,204
Estimated Per Capita income 5 Year Growth	\$4,140 11.5%	\$4,140 11.5%	\$4,051 11.5%
Estimated Average Household Net Worth (2014)	\$597,654	\$564,831	\$562,509

#### Daytime Demos (2014)

Total Businesses	1,812	3,087	4,168
Total Employees	17,350	29,505	39,800
Company Headquarter Businesses	5 0.3%	10 0.3%	16 0.4%
Company Headquarter Employees	806 4.6%	2,243 7.6%	3,955 9.9%
Employee Population per Business	9.6	9.6	9.5
Residential Population per Business	12.7	17.3	20.0

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## Hwy. 150 at Morrison Plantation Park

### Mooreville, NC 28117

#### Race & Ethnicity

	3 mi radius		5 mi radius		7 mi radius	
White (2014)	20,081	87.5%	45,457	85.3%	72,212	86.6%
Black or African American (2014)	1,111	4.8%	4,104	7.7%	5,947	7.1%
American Indian or Alaska Native (2014)	72	0.3%	216	0.4%	309	0.4%
Asian (2014)	877	3.8%	1,466	2.7%	1,879	2.3%
Hawaiian or Pacific Islander (2014)	7	-	19	-	29	-
Other Race (2014)	416	1.8%	1,073	2.0%	1,485	1.8%
Two or More Races (2014)	378	1.6%	986	1.9%	1,519	1.8%
Not Hispanic or Latino Population (2014)	21,717	94.7%	50,293	94.3%	79,094	94.9%
Hispanic or Latino Population (2014)	1,225	5.3%	3,029	5.7%	4,287	5.1%
Not Hispanic or Latino Population (2019)	21,940	94.3%	50,778	93.9%	80,096	94.5%
Hispanic or Latino Population (2019)	1,336	5.7%	3,307	6.1%	4,683	5.5%
Not Hispanic or Latino Population (2010)	21,532	94.9%	49,883	94.6%	78,220	95.1%
Hispanic or Latino Population (2010)	1,150	5.1%	2,846	5.4%	4,021	4.9%
Not Hispanic or Latino Population (2000)	12,876	98.7%	33,173	98.3%	52,054	98.4%
Hispanic or Latino Population (2000)	164	1.3%	579	1.7%	864	1.6%
Projected Hispanic Annual Growth (2014 to 2019)	110	1.8%	278	1.8%	396	1.8%
Historic Hispanic Annual Growth (2000 to 2014)	1,061	46.2%	2,449	30.2%	3,424	28.3%

#### Age Distribution (2014)

Age Under 5	1,193	5.2%	2,901	5.4%	4,468	5.4%
Age 5 to 9 Years	1,534	6.7%	3,603	6.8%	5,609	6.7%
Age 10 to 14 Years	1,985	8.7%	4,334	8.1%	6,448	7.7%
Age 15 to 19 Years	1,877	8.2%	4,072	7.6%	6,290	7.5%
Age 20 to 24 Years	1,425	6.2%	3,280	6.2%	5,237	6.3%
Age 25 to 29 Years	1,230	5.4%	2,963	5.6%	4,284	5.1%
Age 30 to 34 Years	1,248	5.4%	2,918	5.5%	4,569	5.5%
Age 35 to 39 Years	1,515	6.6%	3,373	6.3%	5,308	6.4%
Age 40 to 44 Years	1,953	8.5%	4,300	8.1%	6,655	8.0%
Age 45 to 49 Years	2,050	8.9%	4,605	8.6%	7,000	8.4%
Age 50 to 54 Years	1,801	7.8%	4,189	7.9%	6,528	7.8%
Age 55 to 59 Years	1,388	6.0%	3,357	6.3%	5,428	6.5%
Age 60 to 64 Years	1,140	5.0%	2,858	5.4%	4,797	5.8%
Age 65 to 74 Years	1,600	7.0%	3,939	7.4%	6,604	7.9%
Age 75 to 84 Years	764	3.3%	1,929	3.6%	3,110	3.7%
Age 85 Years or Over	238	1.0%	699	1.3%	1,047	1.3%
Median Age	37.1		37.7		38.5	

#### Gender Age Distribution (2014)

Female Population	11,496	50.1%	26,847	50.3%	42,106	50.5%
Age 0 to 19 Years	3,177	27.6%	7,188	26.8%	11,070	26.3%
Age 20 to 64 Years	6,874	59.8%	15,957	59.4%	25,055	59.5%
Age 65 Years or Over	1,446	12.6%	3,702	13.8%	5,981	14.2%
Female Median Age	38.4		39.0		39.5	
Male Population	11,446	49.9%	26,475	49.7%	41,276	49.5%
Age 0 to 19 Years	3,412	29.8%	7,722	29.2%	11,745	28.5%
Age 20 to 64 Years	6,877	60.1%	15,888	60.0%	24,751	60.0%
Age 65 Years or Over	1,157	10.1%	2,865	10.8%	4,780	11.6%
Male Median Age	35.9		36.4		37.4	

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RF5

## Hwy. 150 at Morrison Plantation Park

### Mooreville, NC 28117

3 mi radius      5 mi radius      7 mi radius

#### Household Income Distribution (2014)

HH Income \$200,000 or More	692	7.7%	1,659	8.0%	2,481	7.7%
HH Income \$150,000 to \$199,999	687	7.6%	1,432	6.9%	2,214	6.8%
HH Income \$100,000 to \$149,999	1,341	14.8%	2,938	14.1%	4,874	15.1%
HH Income \$75,000 to \$99,999	1,296	14.3%	2,728	13.1%	4,278	13.2%
HH Income \$50,000 to \$74,999	1,624	18.0%	3,824	18.3%	5,994	18.5%
HH Income \$35,000 to \$49,999	993	11.0%	2,553	12.2%	4,084	12.6%
HH Income \$25,000 to \$34,999	742	8.2%	2,078	10.0%	3,121	9.6%
HH Income \$15,000 to \$24,999	810	9.0%	1,812	8.7%	2,745	8.5%
HH Income Under \$15,000	860	9.5%	1,835	8.8%	2,579	8.0%
HH Income \$35,000 or More	6,632	73.3%	15,134	72.6%	23,924	73.9%
HH Income \$75,000 or More	4,015	44.4%	8,758	42.0%	13,846	42.8%

#### Housing (2014)

Total Housing Units	10,005		23,228		36,147	
Housing Units Occupied	9,044	90.4%	20,859	89.8%	32,369	89.5%
Housing Units Owner-Occupied	6,418	71.0%	14,926	71.6%	24,125	74.5%
Housing Units, Renter-Occupied	2,625	29.0%	5,933	28.4%	8,244	25.5%
Housing Units, Vacant	961	9.6%	2,368	10.2%	3,778	10.5%

#### Marital Status (2014)

Never Married	4,993	27.4%	11,182	26.3%	18,032	27.0%
Currently Married	10,276	56.4%	23,839	56.1%	37,311	55.8%
Separated	748	4.1%	1,898	4.5%	2,496	3.7%
Widowed	659	3.6%	1,889	4.4%	3,374	5.0%
Divorced	1,554	8.5%	3,675	8.7%	5,644	8.4%

#### Household Type (2014)

Population Family	18,940	82.6%	44,270	83.0%	69,035	82.8%
Population Non-Family	3,972	17.3%	8,759	16.4%	13,082	15.7%
Population Group Quarters	30	0.1%	292	0.5%	1,265	1.5%
Family Households	6,376	70.5%	14,902	71.4%	23,359	72.2%
Non-Family Households	2,667	29.5%	5,957	28.6%	9,010	27.8%
Married Couple with Children	2,647	25.8%	5,848	24.5%	8,978	24.1%
Average Family Household Size	3.0		3.0		3.0	

#### Household Size (2014)

1 Person Households	2,061	22.8%	4,674	22.4%	7,124	22.0%
2 Person Households	3,024	33.4%	7,073	33.9%	11,320	35.0%
3 Person Households	1,608	17.8%	3,720	17.8%	5,661	17.5%
4 Person Households	1,508	16.7%	3,381	16.2%	5,243	16.2%
5 Person Households	610	6.8%	1,430	6.9%	2,148	6.6%
6 or More Person Households	232	2.6%	581	2.8%	874	2.7%

#### Household Vehicles (2014)

Households with 0 Vehicles Available	203	2.2%	570	2.7%	922	2.8%
Households with 1 Vehicles Available	2,535	28.0%	5,484	26.3%	8,377	25.9%
Households with 2 or More Vehicles Available	6,306	69.7%	14,806	71.0%	23,070	71.3%
Total Vehicles Available	18,872		43,508		66,995	
Average Vehicles Per Household	2.1		2.1		2.1	

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RF5

Hwy. 150 at Morrison Plantation Park Mooresville, NC 28117	3 mi radius	5 mi radius	7 mi radius
<b>Labor Force (2014)</b>			
Estimated Labor Population Age 16 Years or Over	17,789	41,322	64,329
Estimated Civilian Employed	10,890 61.2%	25,294 61.2%	39,284 61.1%
Estimated Civilian Unemployed	850 4.8%	1,921 4.6%	2,707 4.2%
Estimated in Armed Forces	4 -	11 -	23 -
Estimated Not in Labor Force	6,045 34.0%	14,096 34.1%	22,315 34.7%
Unemployment Rate	4.8%	4.6%	4.2%
<b>Occupation (2010)</b>			
Occupation: Population Age 16 Years or Over	10,588	23,830	37,253
Management, Business, Financial Operations	2,023 19.1%	4,022 16.9%	6,411 17.2%
Professional, Related	2,145 20.3%	4,663 19.6%	7,670 20.6%
Service	1,652 15.6%	3,811 16.0%	5,406 14.5%
Sales, Office	2,740 25.9%	6,182 25.9%	9,401 25.2%
Farming, Fishing, Forestry	15 0.1%	42 0.2%	85 0.2%
Construct, Extraction, Maintenance	859 8.1%	2,137 9.0%	3,456 9.3%
Production, Transport Material Moving	1,153 10.9%	2,972 12.5%	4,824 12.9%
White Collar Workers	65.3%	62.4%	63.0%
Blue Collar Workers	34.7%	37.6%	37.0%
<b>Consumer Expenditure (2014)</b>			
Total Household Expenditure	\$597 M	\$1.37 B	\$2.11 B
Total Non-Retail Expenditure	\$345 M 57.8%	\$791 M 57.7%	\$1.22 B 57.7%
Total Retail Expenditure	\$252 M 42.2%	\$579 M 42.3%	\$891 M 42.3%
Apparel	\$28.8 M 4.8%	\$66.2 M 4.8%	\$102 M 4.8%
Contributions	\$24.5 M 4.1%	\$56.8 M 4.1%	\$86.9 M 4.1%
Education	\$15.7 M 2.6%	\$36.1 M 2.6%	\$55.2 M 2.6%
Entertainment	\$33.6 M 5.6%	\$77.3 M 5.6%	\$119 M 5.6%
Food and Beverages	\$89.3 M 15.0%	\$205 M 15.0%	\$315 M 15.0%
Furnishings and Equipment	\$26.8 M 4.5%	\$61.5 M 4.5%	\$94.7 M 4.5%
Gifts	\$16.9 M 2.8%	\$39.0 M 2.8%	\$59.9 M 2.8%
Health Care	\$34.8 M 5.8%	\$80.1 M 5.8%	\$124 M 5.9%
Household Operations	\$22.7 M 3.8%	\$52.2 M 3.8%	\$80.1 M 3.8%
Miscellaneous Expenses	\$9.65 M 1.6%	\$22.2 M 1.6%	\$34.2 M 1.6%
Personal Care	\$8.57 M 1.4%	\$19.6 M 1.4%	\$30.2 M 1.4%
Personal Insurance	\$6.56 M 1.1%	\$15.1 M 1.1%	\$23.2 M 1.1%
Reading	\$1.96 M 0.3%	\$4.50 M 0.3%	\$6.92 M 0.3%
Shelter	\$116 M 19.5%	\$267 M 19.5%	\$410 M 19.5%
Tobacco	\$3.51 M 0.6%	\$8.05 M 0.6%	\$12.4 M 0.6%
Transportation	\$117 M 19.6%	\$268 M 19.6%	\$414 M 19.6%
Utilities	\$39.9 M 6.7%	\$91.5 M 6.7%	\$141 M 6.7%
<b>Educational Attainment (2014)</b>			
Adult Population Age 25 Years or Over	14,903	34,852	54,958
Elementary (Grade Level 0 to 8)	317 2.1%	940 2.7%	1,536 2.8%
Some High School (Grade Level 9 to 11)	1,041 7.0%	2,741 7.9%	4,059 7.4%
High School Graduate	3,280 22.0%	7,684 22.0%	12,602 22.9%
Some College	4,161 27.9%	9,197 26.4%	13,536 24.6%
Associate Degree Only	1,315 8.8%	3,057 8.8%	5,060 9.2%
Bachelor Degree Only	3,629 24.4%	8,334 23.9%	12,823 23.3%
Graduate Degree	1,159 7.8%	2,899 8.3%	5,341 9.7%

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## Hwy. 150 at Morrison Plantation Park

### Mooreville, NC 28117

#### Units In Structure (2010)

	3 mi radius		5 mi radius		7 mi radius	
1 Detached Unit	6,278	72.0%	14,794	73.6%	23,177	74.3%
1 Attached Unit	443	5.1%	691	3.4%	1,039	3.3%
2 to 4 Units	204	2.3%	507	2.5%	724	2.3%
5 to 9 Units	400	4.6%	952	4.7%	1,235	4.0%
10 to 19 Units	475	5.5%	830	4.1%	1,096	3.5%
20 to 49 Units	191	2.2%	418	2.1%	673	2.2%
50 or More Units	160	1.8%	302	1.5%	377	1.2%
Mobile Home or Trailer	564	6.5%	1,610	8.0%	2,857	9.2%
Other Structure	1	-	1	-	2	-

#### Homes Built By Year (2010)

Homes Built 2005 or later	1,528	17.5%	3,374	16.8%	5,112	16.4%
Homes Built 2000 to 2004	1,859	21.3%	3,550	17.7%	5,234	16.8%
Homes Built 1990 to 1999	2,548	29.2%	5,351	26.6%	8,018	25.7%
Homes Built 1980 to 1989	875	10.0%	2,229	11.1%	3,918	12.6%
Homes Built 1970 to 1979	769	8.8%	2,044	10.2%	3,130	10.0%
Homes Built 1960 to 1969	452	5.2%	1,270	6.3%	2,047	6.6%
Homes Built 1950 to 1959	293	3.4%	946	4.7%	1,585	5.1%
Homes Built Before 1949	390	4.5%	1,343	6.7%	2,135	6.8%

#### Home Values (2010)

Home Values \$1,000,000 or More	101	1.6%	489	3.4%	826	3.6%
Home Values \$500,000 to \$999,999	823	13.4%	2,176	15.2%	3,224	13.9%
Home Values \$400,000 to \$499,999	454	7.4%	1,054	7.4%	1,541	6.7%
Home Values \$300,000 to \$399,999	915	14.9%	1,732	12.1%	2,864	12.4%
Home Values \$200,000 to \$299,999	1,721	28.0%	3,106	21.7%	5,038	21.8%
Home Values \$150,000 to \$199,999	992	16.1%	2,064	14.4%	3,395	14.7%
Home Values \$100,000 to \$149,999	668	10.9%	1,939	13.6%	3,206	13.9%
Home Values \$70,000 to \$99,999	176	2.9%	846	5.9%	1,489	6.4%
Home Values \$50,000 to \$69,999	79	1.3%	269	1.9%	541	2.3%
Home Values \$25,000 to \$49,999	43	0.7%	214	1.5%	371	1.6%
Home Values Under \$25,000	176	2.9%	415	2.9%	624	2.7%
Owner-Occupied Median Home Value	\$275,531		\$297,351		\$288,299	
Renter-Occupied Median Rent	\$759		\$704		\$697	

#### Transportation To Work (2010)

Drive to Work Alone	8,633	84.1%	19,504	83.8%	30,456	83.6%
Drive to Work in Carpool	833	8.1%	1,875	8.1%	2,936	8.1%
Travel to Work by Public Transportation	97	0.9%	224	1.0%	304	0.8%
Drive to Work on Motorcycle	5	-	17	0.1%	53	0.1%
Walk or Bicycle to Work	62	0.6%	170	0.7%	488	1.3%
Other Means	34	0.3%	124	0.5%	212	0.6%
Work at Home	607	5.9%	1,371	5.9%	1,991	5.5%

#### Travel Time (2010)

Travel to Work in 14 Minutes or Less	3,022	31.3%	6,714	30.6%	9,819	28.5%
Travel to Work in 15 to 29 Minutes	2,748	28.4%	6,694	30.5%	11,128	32.3%
Travel to Work in 30 to 59 Minutes	3,051	31.6%	6,742	30.8%	10,875	31.6%
Travel to Work in 60 Minutes or More	841	8.7%	1,764	8.1%	2,628	7.6%
Average Minutes Travel to Work	22.2		22.0		22.6	

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