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7564 E NC-150 HWY | 4037 SLANTING BRIDGE RD, SHERRILL'S FORD, NC 28673

NC-150, SHERRILL'S FORD

7.65 ACRES AVAILABLE FOR SALE

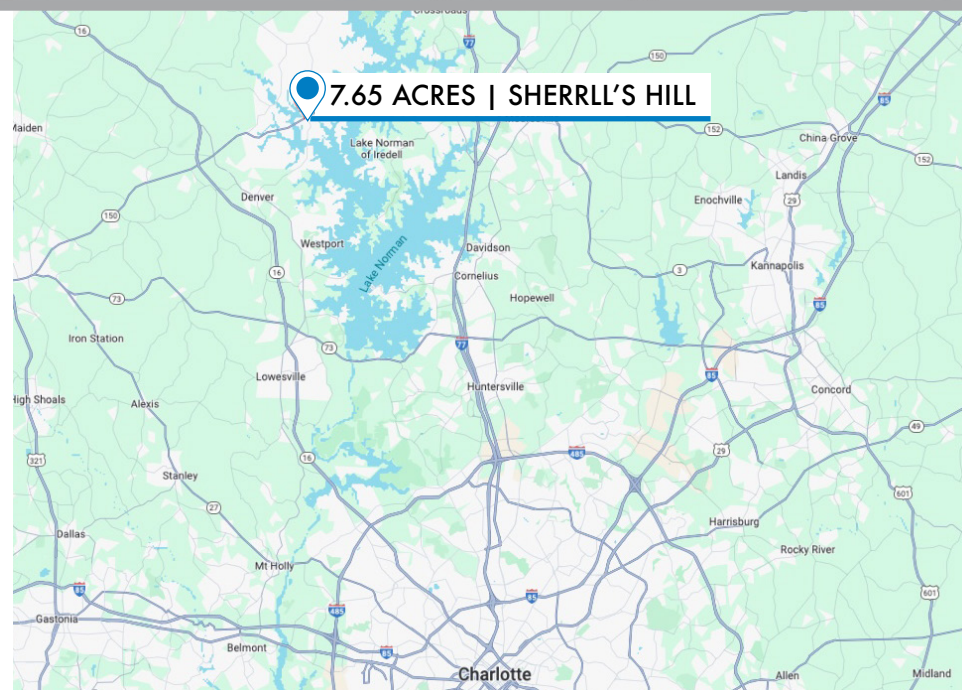


7.65 ACRES FOR SALE SHERRILL'S HILL

7564 E NC-150 HWY | 4037 SLANTING BRIDGE RD

PROPERTY INFORMATION

- +/- 7.65 acres available for sale in the rapidly growing Sherrill's Ford market
- Conveniently located at the lighted intersection at NC-150 and Slanting Bridge Rd
- Located on highly trafficked NC-150 HWY (+/- 17,500 VPD)
- Adjacent to Publix anchored shopping plaza along with Starbucks, McDonald's, Jersey Mike's and more.
- Zoning: RC; PD-CD
- Less than 15 minutes to Mooresville, NC and less than 1 hour to Charlotte, NC
- Call for Pricing

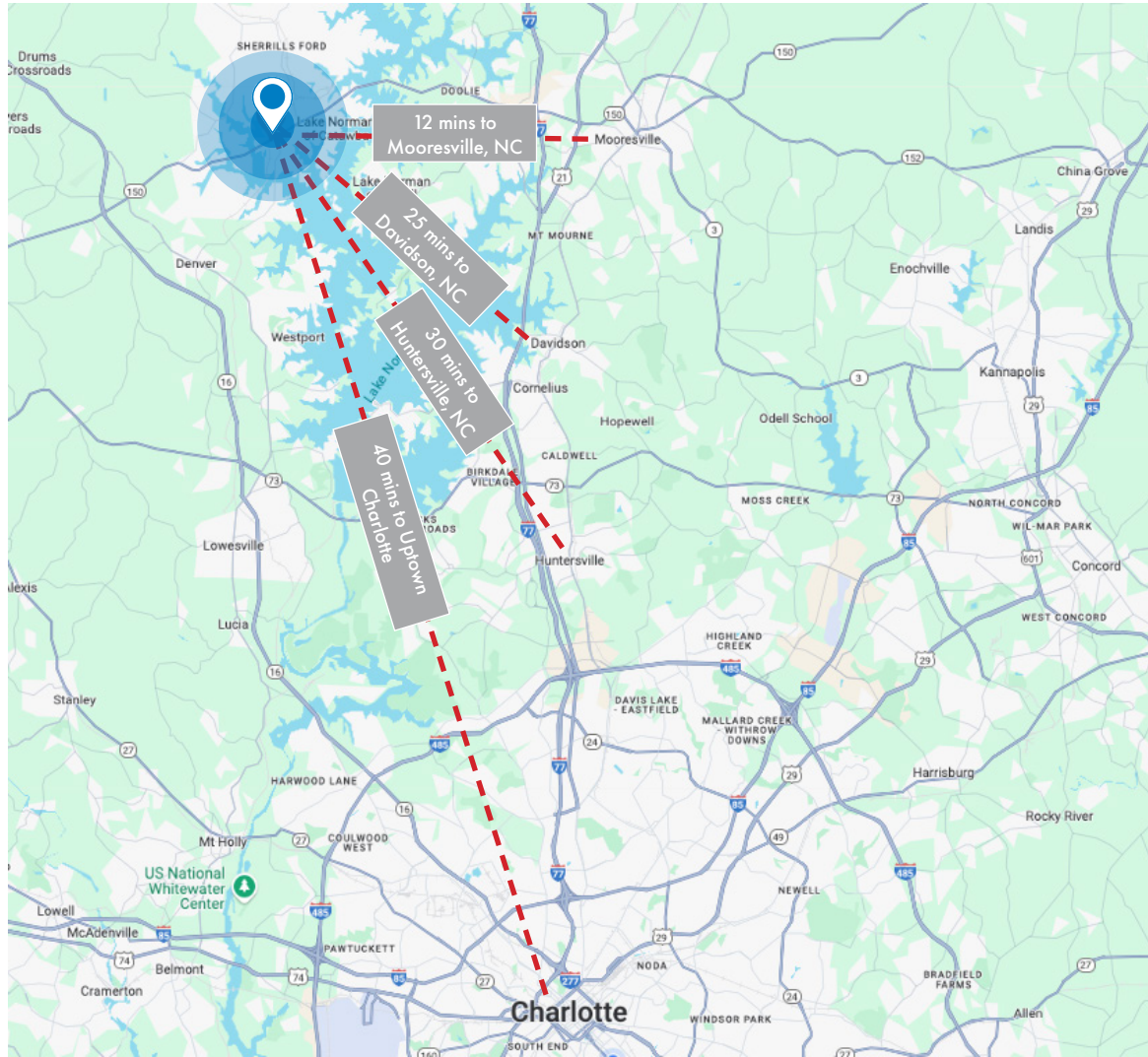


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DEMOGRAPHICS

NC-150, SHERRILL'S FORD
7.65 ACRES AVAILABLE FOR SALE

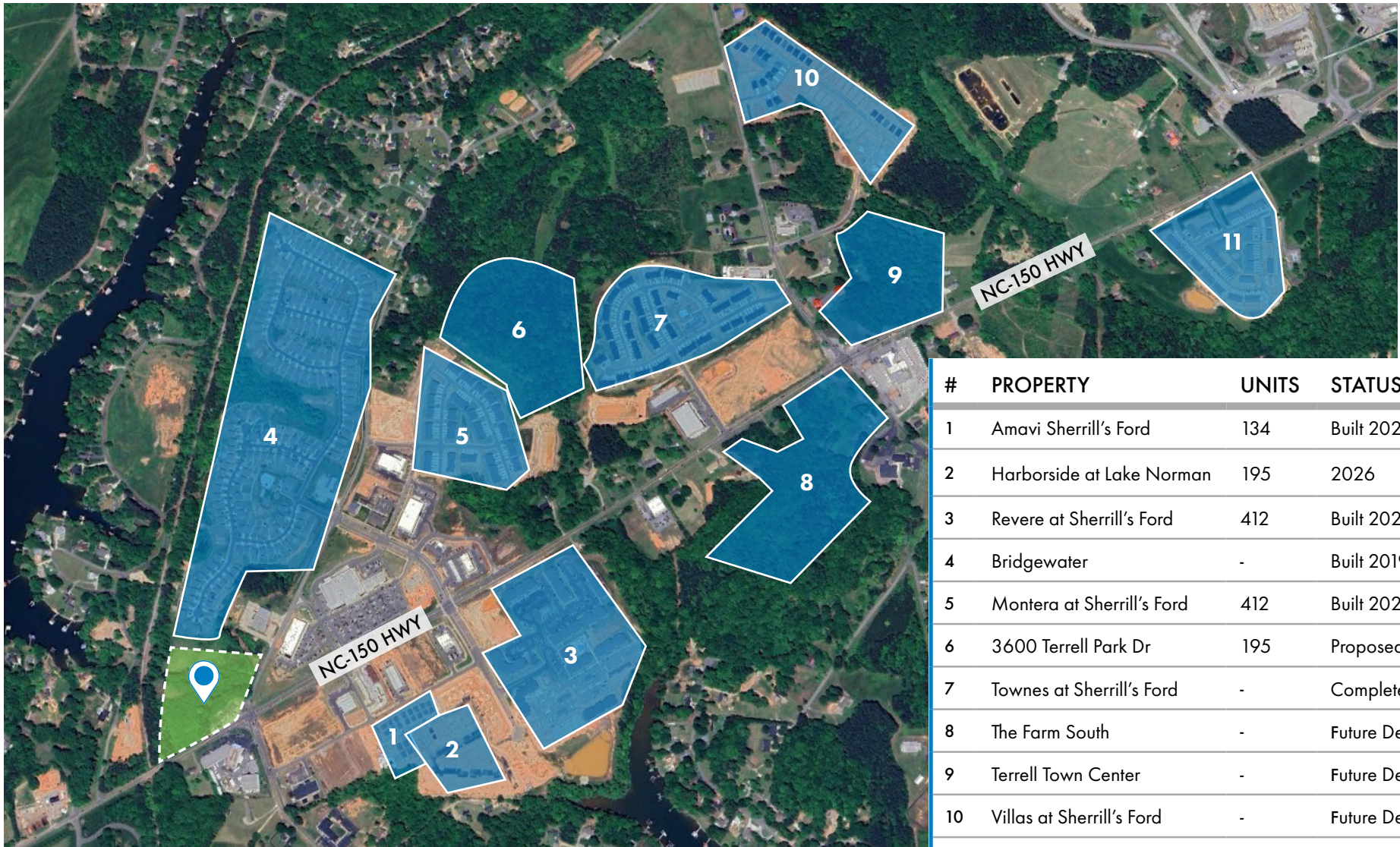


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,640	11,240	34,582
Population Growth (2020-2024)	12.0%	8.1%	5.5%
Median Age	51.5	50.3	47.3
Household Income	\$98,463	\$98,030	\$110,001
Median Home Value	\$395,237	\$416,131	\$477,786
Avg. Household Income	\$118,118	\$124,177	\$142,424
Businesses	274	554	683



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#	PROPERTY	UNITS	STATUS
1	Amavi Sherrill's Ford	134	Built 2024
2	Harborside at Lake Norman	195	2026
3	Revere at Sherrill's Ford	412	Built 2021
4	Bridgewater	-	Built 2019
5	Montera at Sherrill's Ford	412	Built 2021
6	3600 Terrell Park Dr	195	Proposed
7	Townes at Sherrill's Ford	-	Completed
8	The Farm South	-	Future Development
9	Terrell Town Center	-	Future Development
10	Villas at Sherrill's Ford	-	Future Development
11	Norman Ridge Townhomes	120	Built 2023

AREA MAP

NC-150, SHERRILL'S FORD
7.65 ACRES AVAILABLE FOR SALE

TRAFFIC	VPD
Slanting Bridge Rd	8,800
NC-150 HWY	20,000
Sherrills Ford RD	5,075



Harris Teeter
UBREAKIFIX. Great Clips
 Margaritas
dairiO
 Big Daddy's

sam's club
 Advance Auto Parts
FIVE GUYS
 RICK RACK JACK'S
 T Mobile
 QT
 edible arrangements

Rack Room Shoes
ROSS
 TJ-maxx
 HomeGoods
TARGET
 WORLD MARKET
 pop shelf
DICK'S
 PETS MART
 Michaels
 Party City

FEAR LESS
BEST BUY
 NORDSTROM
rack
 Staples
BARNES & NOBLE
 ULTA
 McALISTER'S
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COSTCO WHOLESALE
 Academy
 Olive Garden
 Longhorn STEAKHOUSE
 Culver's

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