



LAKE NORMAN

UPTOWN CHARLOTTE
25 Minute Drive

LOWE'S
LOWE'S CORPORATE HEADQUARTERS
1.3M SF Campus

EXIT 33: NC-21

SITE A
65 Acres

SITE B
22.5 Acres

EXIT 31: LANGTREE RD
6,800 VPD

88,000 VPD **77**

LANGTREE RD

LOWE'S CORPORATE HEADQUARTERS RESIDUAL LAND

EXCEPTIONALLY LOCATED ±87.5 ACRE MIXED-USE DEVELOPMENT
OPPORTUNITY IN MOORESVILLE, NC | CHARLOTTE, NC MSA





LOWE'S CORPORATE HEADQUARTERS RESIDUAL LAND

INVESTMENT SUMMARY

EXCEPTIONALLY LOCATED ±87.5 ACRE MIXED-USE DEVELOPMENT OPPORTUNITY IN MOORESVILLE, NC CHARLOTTE, NC MSA

Jones Lang LaSalle, Inc., a North Carolina licensed real estate broker, has been retained as the exclusive sales representative for Lowe’s Corporate Headquarters Residual Land (the “Property” or “Project”), a mixed-use development opportunity located adjacent to Lowe’s HQ office in Mooresville, NC. Located right off Exit 31 from I-77, this is an extremely rare opportunity for a dense mixed-use development. New I-77 toll lanes completed in 2019 have improved traffic flow and reduced congestion significantly, thus increasing the draw to the site. Charlotte is one of the fastest growing cities in the country, with positive daily net migration of 128 people. Mooresville is one of Charlotte’s most rapidly developing submarkets with explosive growth over the past few years. Mooresville is known for its proximity to Lake Norman, the area’s largest lake with 520 miles of shoreline. The area also boasts numerous breweries and local food & beverage staples, from local hole in the walls to fine dining.

Lowe’s is seeking an outright sale of its residual parcels in an effort to activate development and compliment the surrounding Lowe’s Corporate Headquarters. The site is ideally situated for development today, allowing the purchaser to buy into a mixed-use development with an anchor office tenant in place. Lowe’s Corporate Headquarters is well-positioned for development in a thriving submarket known for its great suburban feel and connectivity to Charlotte. The site is located just twenty-five minutes to Uptown Charlotte and thirty minutes to Charlotte Douglas International with easy access to I-77, I-277, I-85, and I-485, four major arteries to the Charlotte Metro.

- 128 PEOPLE MOVE TO THE CHARLOTTE MSA EVERYDAY
- ADJACENT TO LOWE'S HQ
- ACROSS FROM NOVANT HOSPITAL WITH 100+ EMPLOYEES
- LOCATED DIRECTLY OFF EXIT 31 FROM I-77 & 1.5 MILES FROM EXIT 33
- 25 MINUTES TO UPTOWN CHARLOTTE
- 30 MINUTES TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

PROPERTY DETAILS

ADDRESS	1000 Lowes Blvd Mooresville, NC 28117
NOTABLE FRONTAGE (APPROX.)	Site A: 5,000' Interstate 77 Site B: 3,000' Langtree Road
IREDELL COUNTY PINS	Site A 4645797170, 4645883774, 4645794408, 4645874138 Site B 4645746625, 4645757432, 4645759554
MUNICIPALITY	Town of Mooresville
ACREAGE (APPROX.)	Site A: +/- 65 acres Site B: +/- 22.5 acres
CURRENT USE	Vacant
ZONING	Site A: CMX (Corridor Mixed-Use) Site B: PC-C (Planned Campus District)
BY-RIGHT USES	CMX: High density residential and mixed-use PC-C: Corporate office campus, institutional, research and development, and industrial uses
HEIGHT MAXIMUM	Site A: CMX: 3 stories Site B: PC-C: 7 stories
AVAILABILITY	Available immediately
PRICING	Unpriced

LOCATION OVERVIEW





LOWE'S CORPORATE HQ

LOWE'S GLOBAL HEADQUARTERS IS A MAJOR ECONOMIC DRIVER FOR THE CITY OF MOORESVILLE

Based in Mooresville, Lowe's Companies, Inc. (NYSE: LOW) is Iredell County's largest employer. Originally founded in 1921 in North Wilkesboro, North Carolina, the company moved its HQ to Mooresville in 1999.

The 1,300,000 SF global headquarters building is a state of the art facility, which underwent a \$10M renovation in 2011. The campus contains one 7 story building and two 5 story buildings as well as a 7 acre lake that runs through the heart of the campus. A large sun-lit atrium houses a food court, coffee, shop, and adjacent health center offer employees a chance to recharge and enjoy the space they are working in. The Lowe's Corporate Headquarters campus provides a great in-place anchor office tenant for future development to be built around.

In July 2018, Marvin Ellison was appointed as the new Chairman, President, and CEO of Lowe's Companies, Inc. Since that time the company has exhibited a greater emphasis on innovation and investment in technology, pledging to invest \$550M annually into technology through 2021. Locally, the company has cemented their future in the Charlotte MSA, announcing a new technology headquarters near Charlotte's urban core.



71%

INCREASE IN STOCK PRICE
(JANUARY 2019 - OCTOBER 2021)

\$142B

MARKET CAPITALIZATION
(OCTOBER 2021)

\$550M

ANNUAL INVESTMENT IN
TECHNOLOGY FROM
2019-2021



SITE A
65 Acres

SITE B
22.5 Acres



MUST-TRY FAVORITES IN MOORESVILLE, NC:

LAKE NORMAN

Typically the first thing that comes to mind when someone says Mooresville, Lake Norman is Mooresville's most well known amenity. At over 36 acres with 520 miles of shoreline, Lake Norman is the largest man-made lake in North Carolina. Whether you are boating, skiing, kayaking or paddle-boarding, nothing beats a sunny day on the water at Lake Norman.

LAZY 5 RANCH

Another famous Mooresville attraction is the Lazy 5 Ranch. People of all ages love visiting the ranch for chance to see the 750 animals from different continents. Don't be surprised when a new furry friend sticks it's head in your window!

THE BARCELONA BURGER & BEER GARDEN

One of the most popular eatery's in the area, Barcelona is known for their outstanding food and upscale food hall and beer garden. Barcelona focuses on serving high-quality burgers and rotisserie chicken without additives or preservatives. The second concept of area restaurateur Michael Bay, Barcelona opened in 2019 and already has a following.

ALINO PIZZERIA

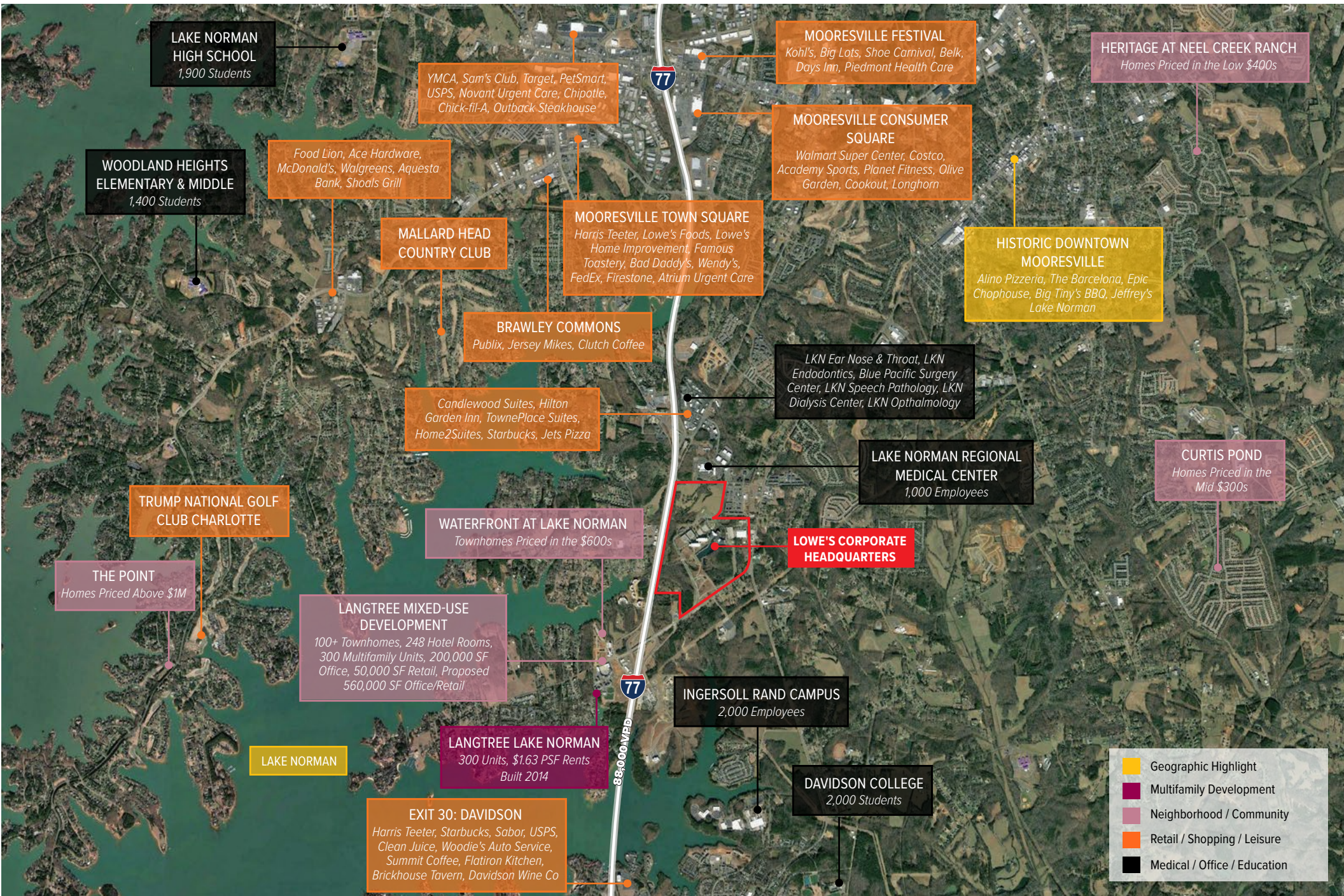
Restaurateur Michael Bay's first restaurant, Alino's, has been a Mooresville favorite since 2015. Located in historic downtown Mooresville, Alino's is housed in a completely restored 120-year old textile Mill. The pizzeria serves traditional Neapolitan Pizza cooked in 90 seconds in their three huge, wood-fire ovens imported from Naples, Italy. Locals will tell you that this isn't just the best pizza in Mooresville, but in the greater Charlotte Metro.

EPIC CHOPHOUSE

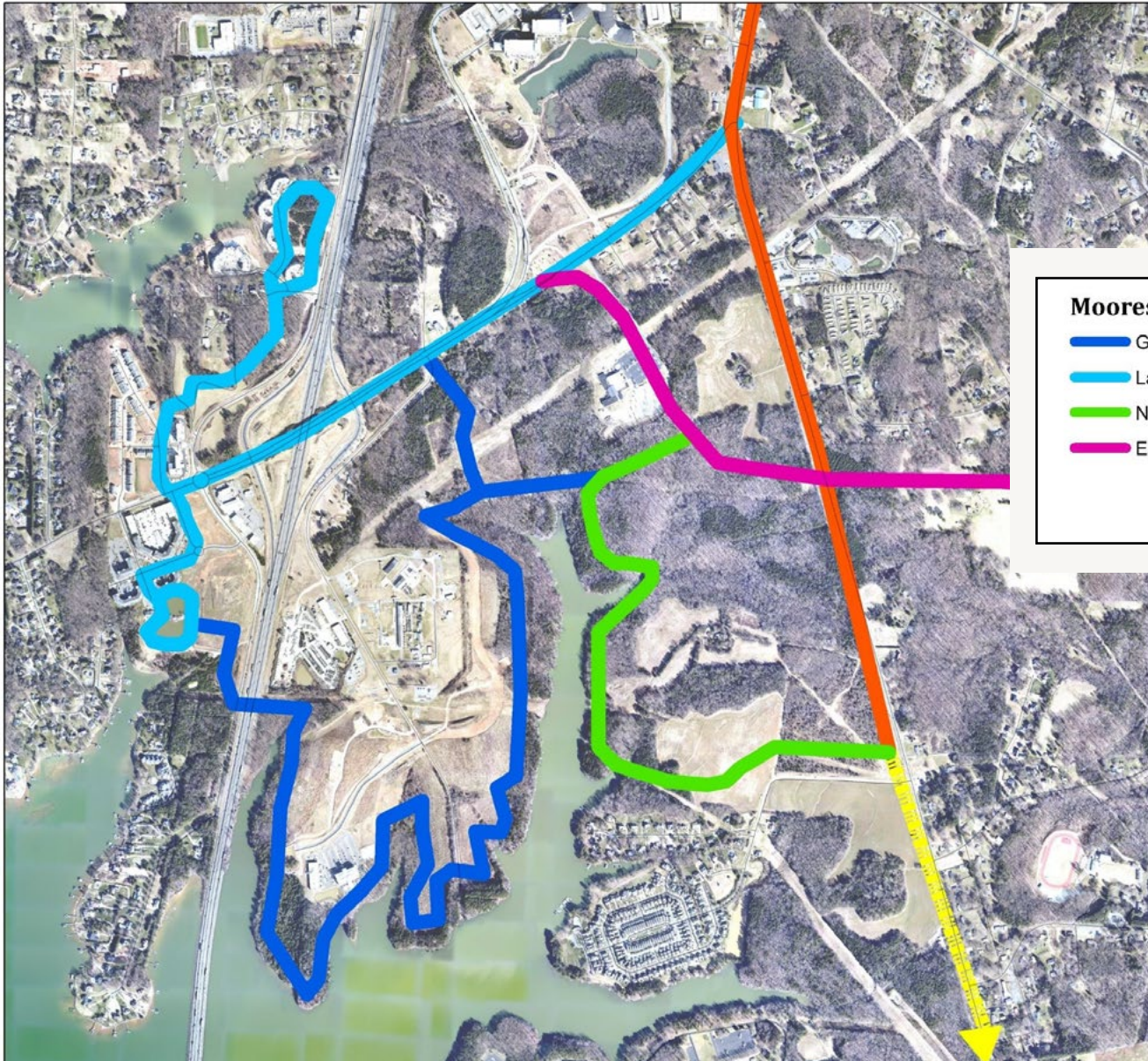
If you're looking for an amazing fine-dining experience for an anniversary or other special occasions, Epic Chophouse is a Mooresville restaurant treasure. Only open for dinner, you'll be hard-pressed to find better steak and seafood in such a refined setting with exceptional service. Set in a reclaimed 19th-century general store in the heart of downtown it has a one-of-a-kind atmosphere with exquisite food.



SURROUNDING ACTIVITY



MOORESVILLE LAKE LOOP



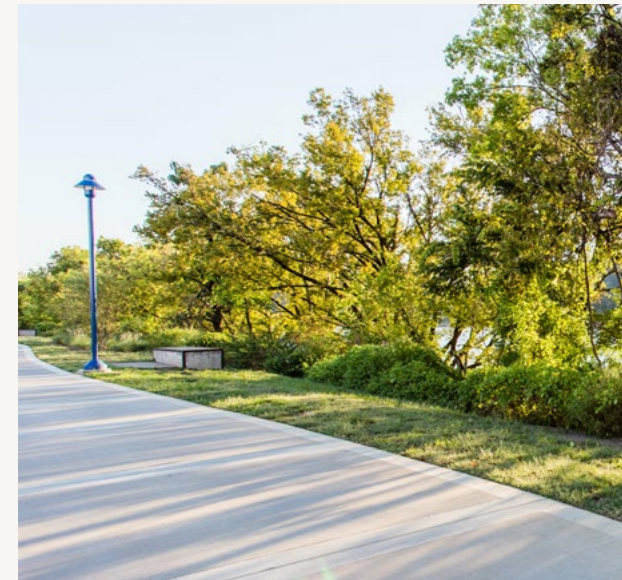
The town of Mooresville is in the process of building the Mooresville Lake Loop. This 20-mile long stretch of green way will provide area residents an additional recreational amenity. The Lake Loop will run directly next to Lowe's Corporate Headquarters.

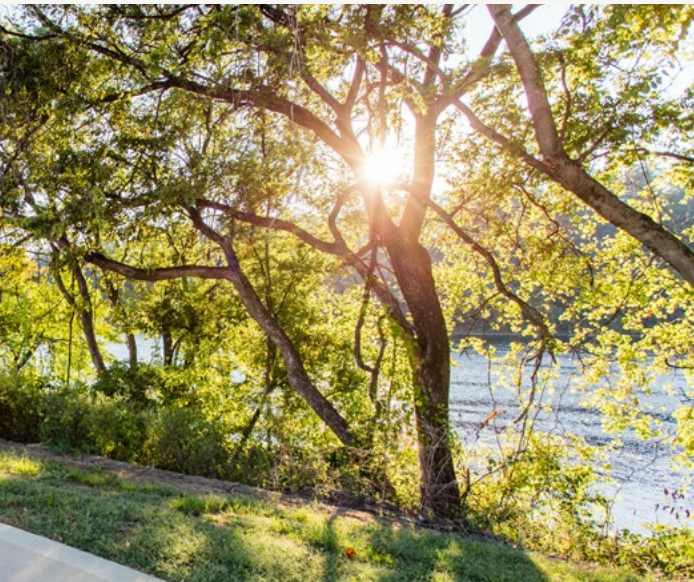
Mooresville Lake Loop (20 miles)

Gateway Peninsula Trail (3.33 mi)	The Seam (5.04 mi)
Langtree Trail (2.92 mi)	Dye Creek Greenway (3.56 mi)
Normy Overlook Trail (1.42 mi)	Regional Extensions
East West Connector (3.69 mi)	

0 2,700 5,400 10,800

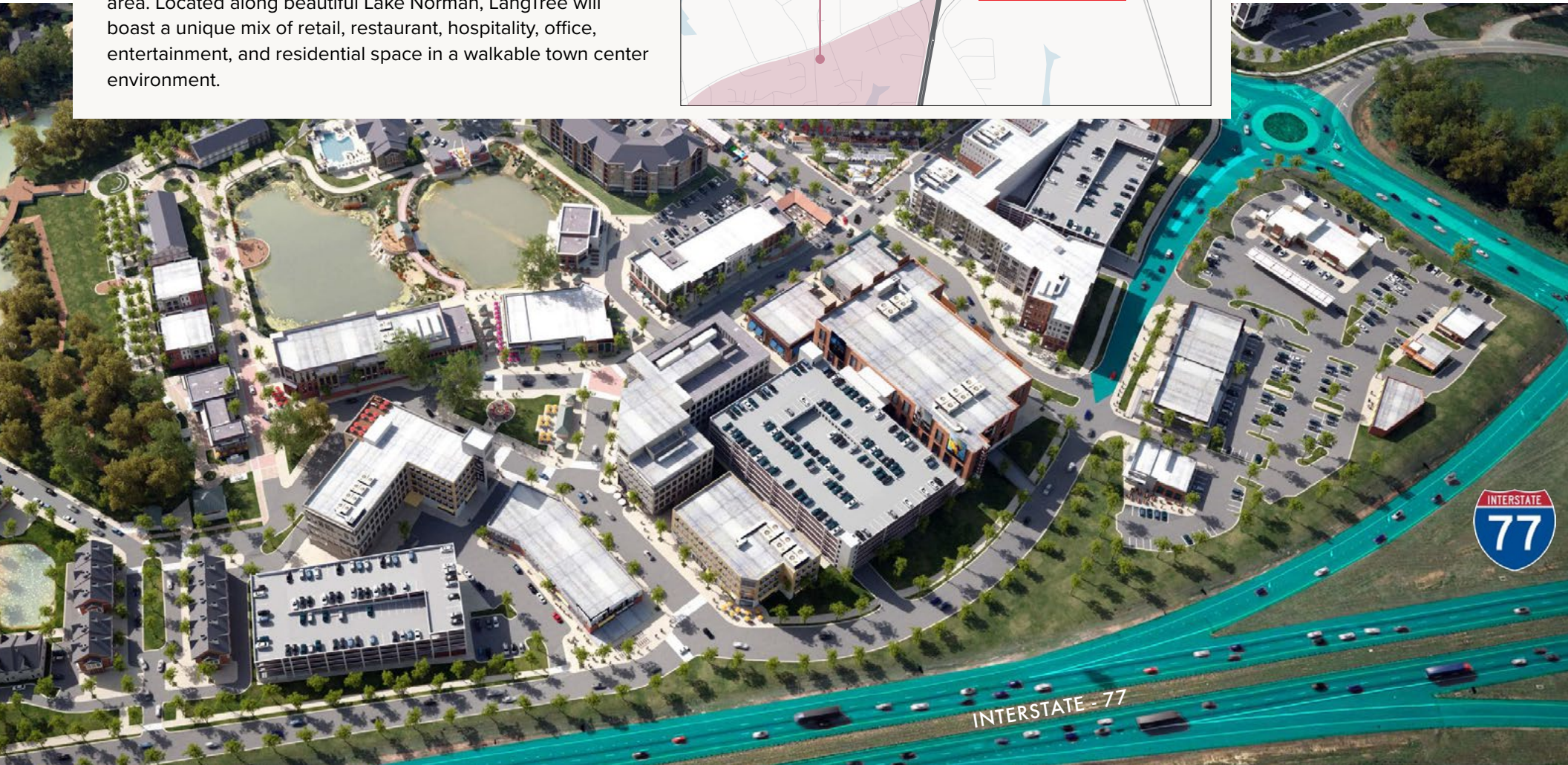
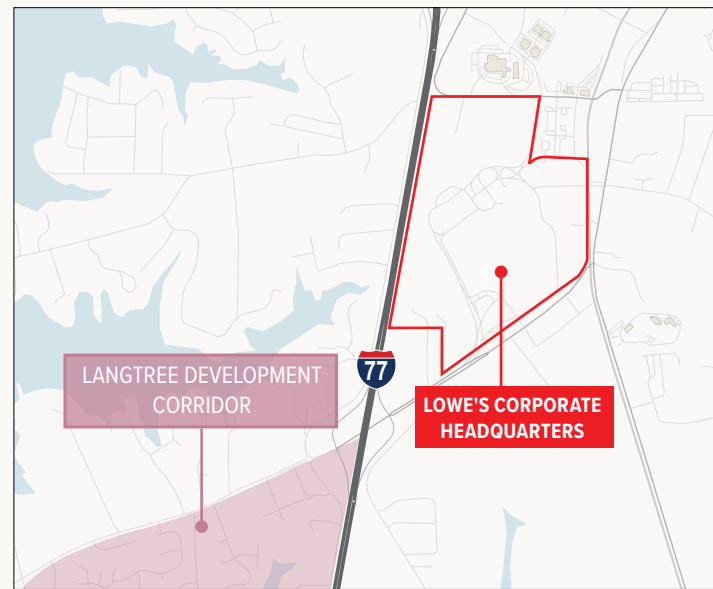
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LANGTREE CORRIDOR

The town of Mooresville has put together a development plan to activate the LangTree corridor over the next decade. Their vision is to create an upscale lifestyle center on the expanded I-77 interchange with 300,000 SF of Gross Leasable area. Located along beautiful Lake Norman, LangTree will boast a unique mix of retail, restaurant, hospitality, office, entertainment, and residential space in a walkable town center environment.



LANGTREE CORRIDOR RECENT DEVELOPMENTS

TOWNHOME

Completed in 2021, Waterfront at LangTree is a 100+ unit townhome community built by Ryan Homes. The community features several different floor plans with homes priced from the high \$300's to the high \$600's. This development is located just on the other side of I-77 from Lowe's Corporate Headquarters, and adds a great for-sale residential component to the area.

HOTEL

Both the Tru by Hilton and Aloft Mooresville hotels were completed in 2020, adding needed hotel options to the LangTree corridor. The hotels combine to offer 248 rooms to visiting guests, often used by those visiting Lowe's and Ingersoll Rand's corporate headquarters.

HEALTHCARE

Novant Health recently opened on LangTree Road, directly across from Ryan's townhome project. The brand-new facility offers family, women's and specialty care for Mooresville's residents, while creating an additional employment center. This facility makes it easy for area residents to access healthcare without having to commute to Uptown Charlotte.

MULTIFAMILY

The LangTree Lake Norman Apartments opened in 2015, adding 300 multifamily units to the area. Their proximity to other real estate uses has contributed to The LangTree's success, as the complex is achieving \$1.63 rents on a per square foot basis at 97.3% occupancy. The well amenitized complex offers residents a reasonably priced living option with quality finishes in walking distance to retail and healthcare uses.



SITE A: SITE PLAN

DEVELOPMENT TABULATIONS

MEDICAL/ OFFICE: +/- 65K SF
 RETAIL: +/- 20K SF
 HOTEL: +/- 150 KEYS
 MULTI-FAMILY: +/- 300 UNITS
 TOWNHOMES: +/- 100 UNITS

SITE AREA: 65.6 ACRES



SITE B: SITE PLAN

DEVELOPMENT TABULATIONS

MULTI-FAMILY: +/- 325 UNITS

SITE AREA: 22.5 ACRES



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