



# HARRIS FARMS MOORESVILLE, NC



## +/-136ac MULTI-USE DEVELOPMENT

+/-700 Residential Units and  
+/-75,000sf Retail Village anchored by: **Publix**

FOR OUTPARCEL LEASING  
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FOR SHOP LEASING  
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**CAMBRIDGE  
PROPERTIES**

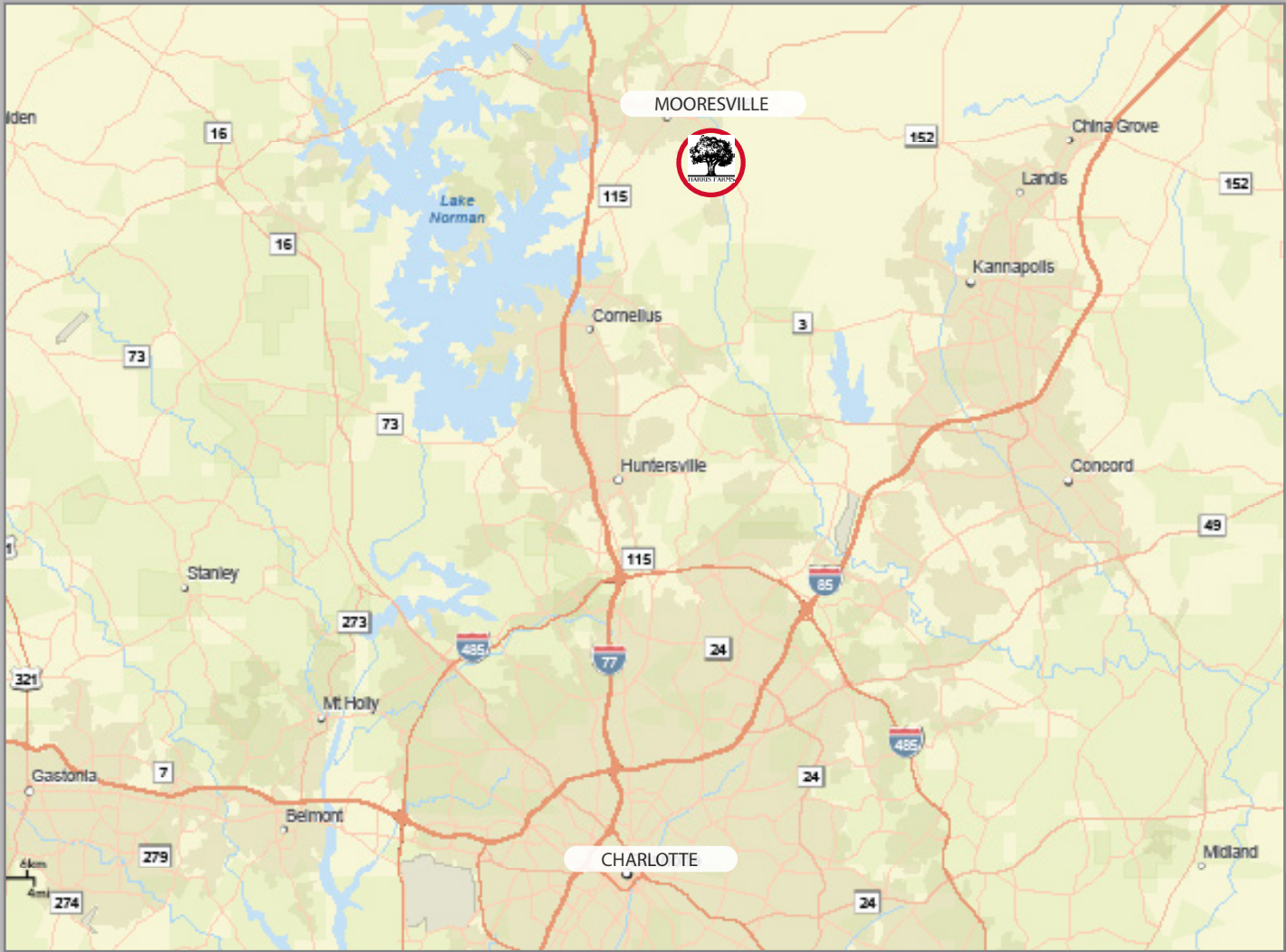
831 E. Morehead St., Ste. 245  
Charlotte, NC 28202

cambridgeprop.com

*30 Years of Exceptional Development*

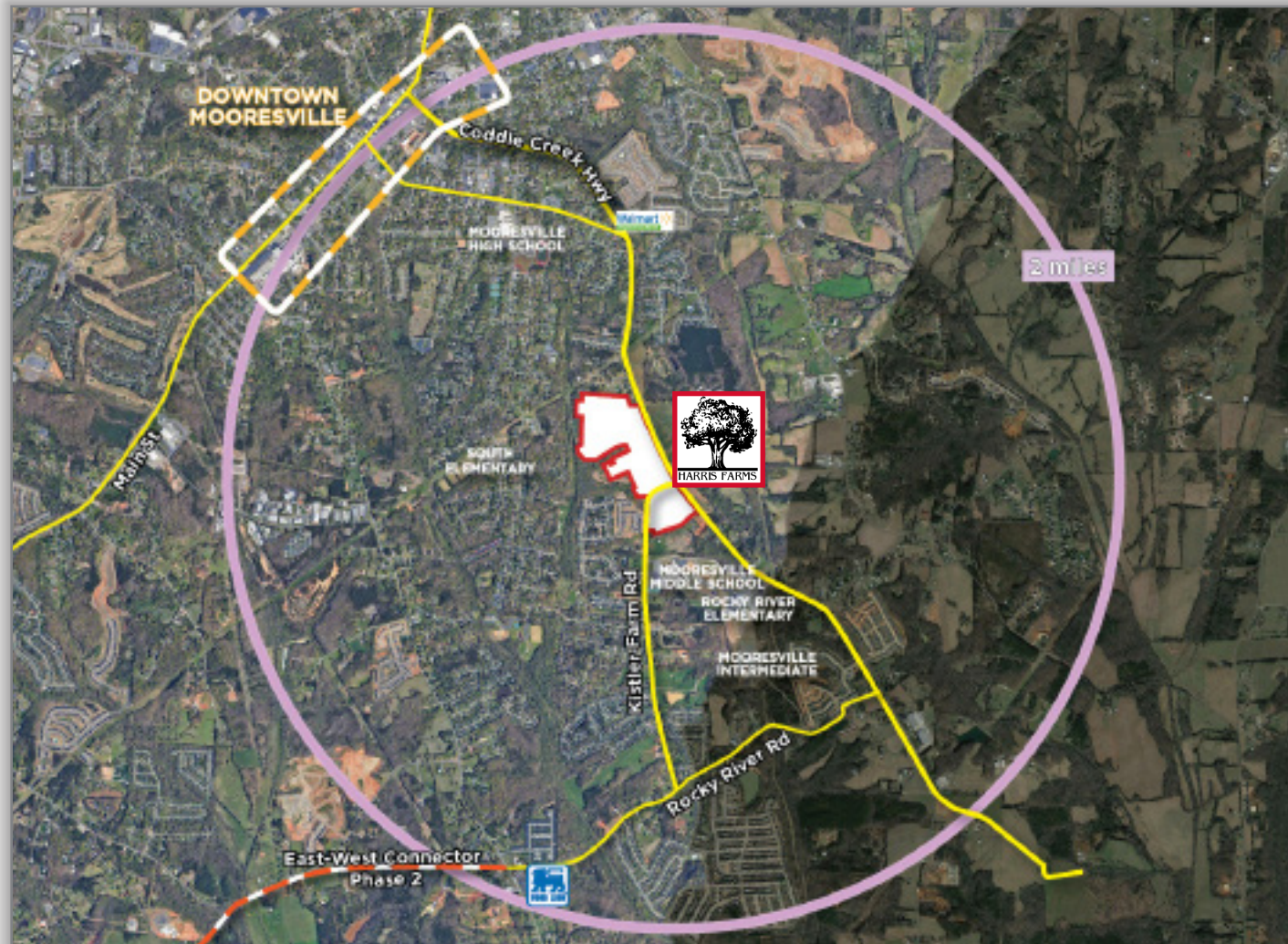


LOCATION MAP





## 2-MILE OVERVIEW





## MASTER SITE PLAN



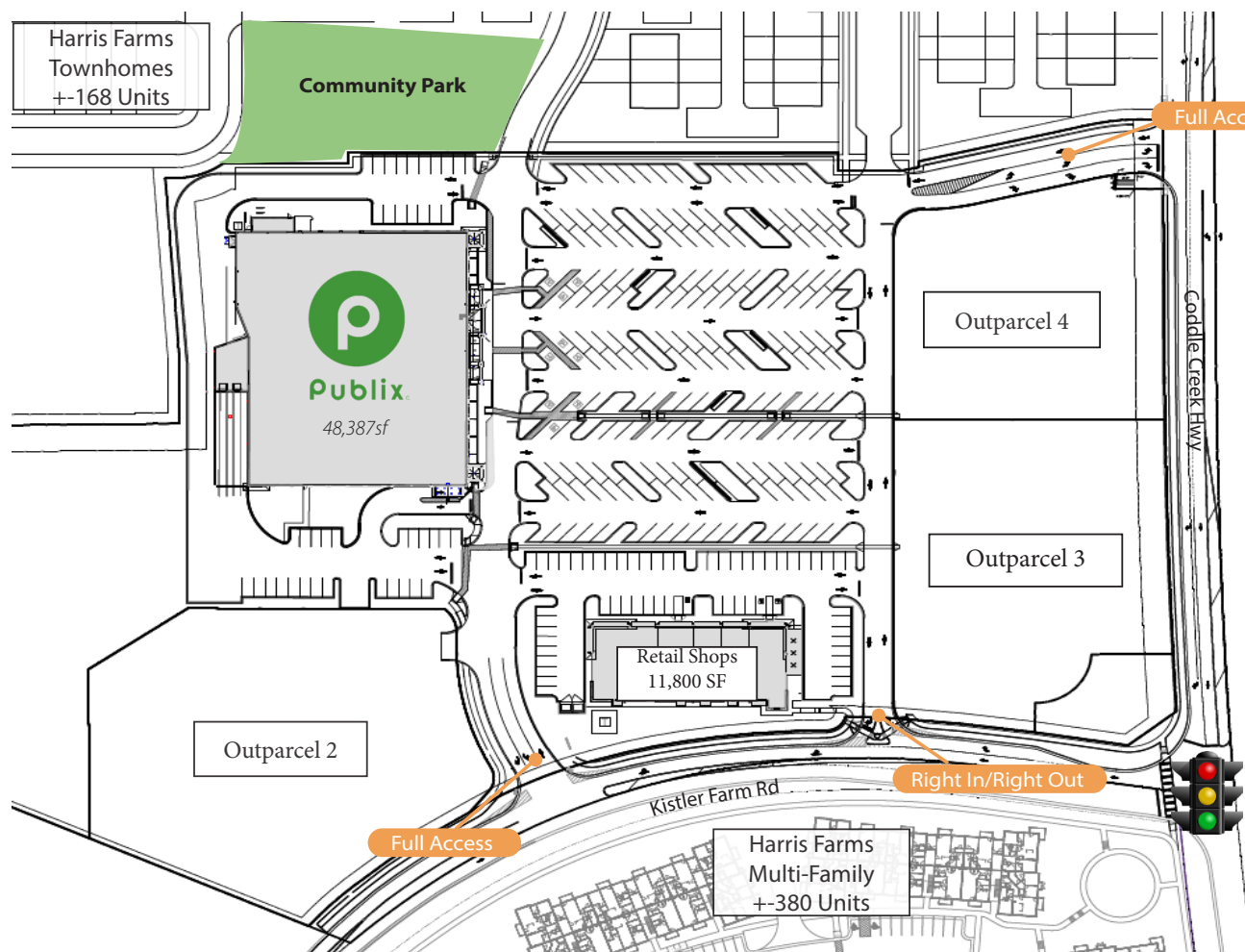
Harris Farms is a planned ±136AC integrated multi-use development located in Mooresville, North Carolina. Designed as a walkable, community-oriented development minutes from downtown Mooresville, Harris Farms will include approximately 165 single family homes, 168 townhomes, and 380 multifamily units.

The first phases of single family and townhome residences will be available mid-2024. The Harris Farms Retail Village, anchored by Publix with 11,800SF of retail shop space and three outparcels, will be delivered Q2 2024.

- ±165 SINGLE FAMILY HOMES ±60AC
- ±168 TOWNHOMES ±37AC
- RETAIL VILLAGE ±15AC
  - 48,387SF Publix (OPENING Q3 2024) 11,800SF
  - Shops
  - 3 Outparcels
- ±380 MULTI-FAMILY UNITS



## RETAIL VILLAGE SITE PLAN



### RETAIL VILLAGE

48,387<sup>SF</sup> Publix  
OPENING Q3 2024

11,800<sup>SF</sup> Retail Shops  
AVAILABLE FOR LEASE

Outparcel 2  
1.853 AC AVAILABLE

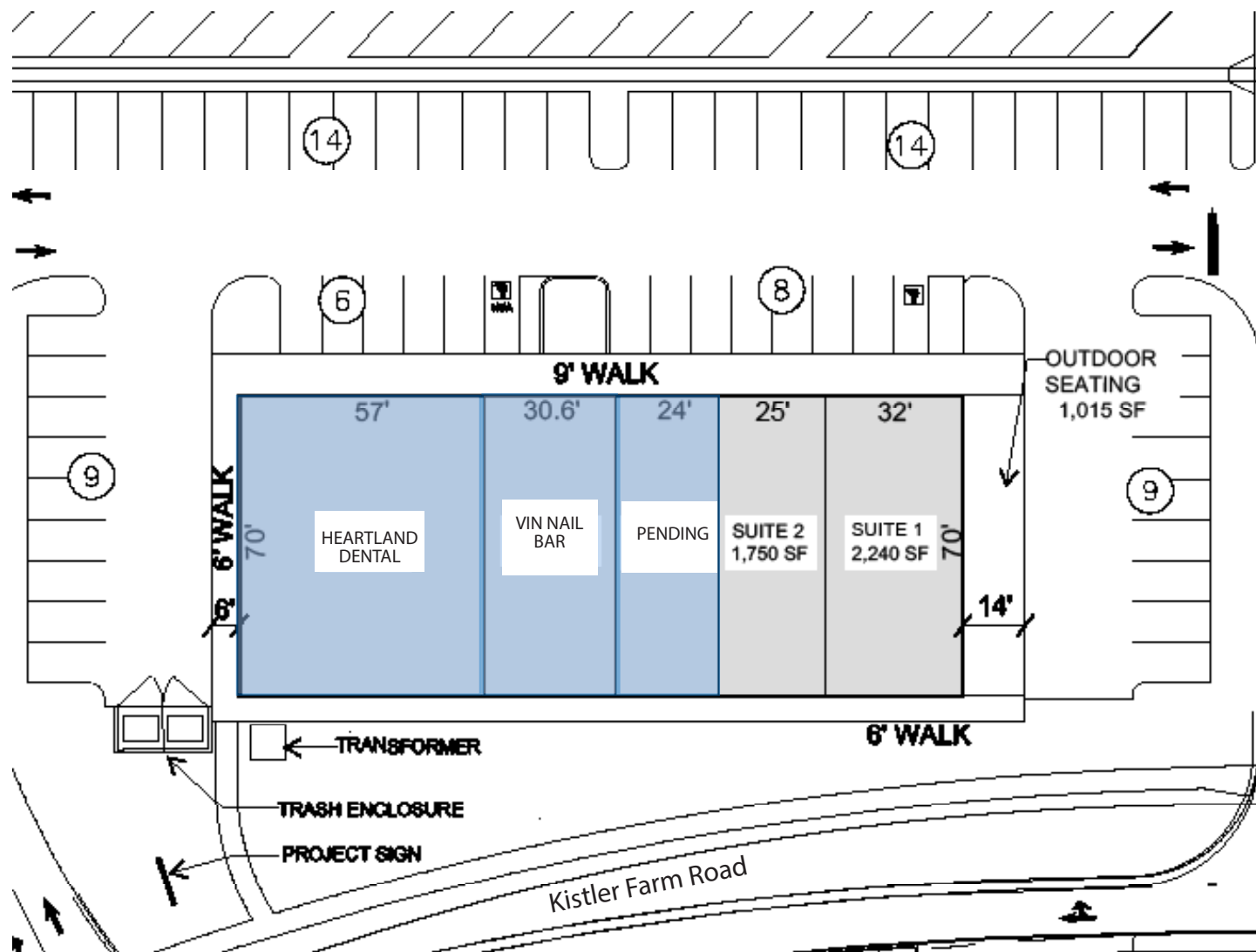
Outparcel 3  
1.447 AC LEASED

Outparcel 4  
1.146 AC AVAILABLE





## RETAIL SHOPS LEASE PLAN



### TENANTS:

|                  |          |
|------------------|----------|
| Heartland Dental | 3,990 SF |
| Vin Nail Bar     | 2,140 SF |

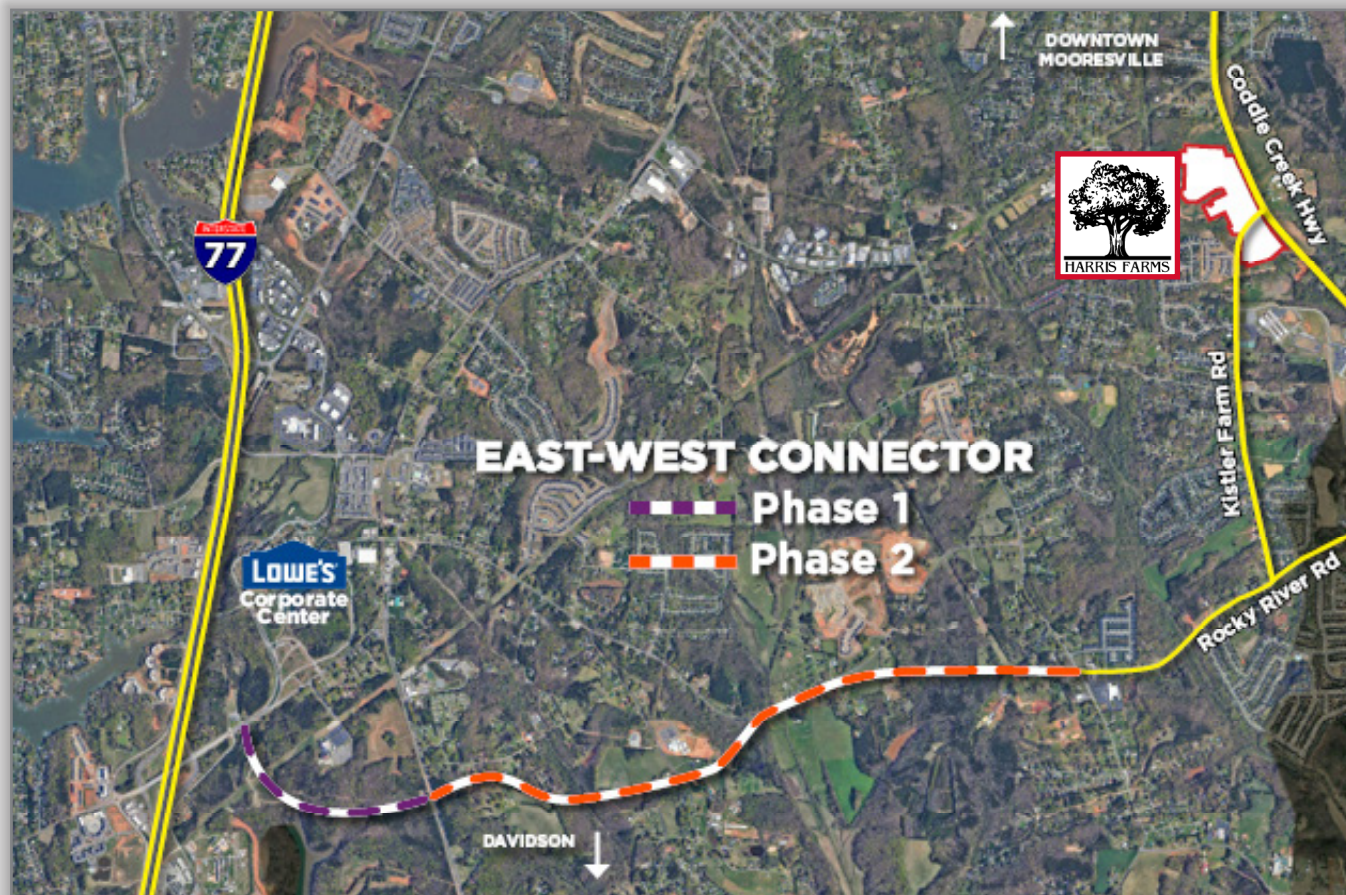
### AVAILABLE SPACE:

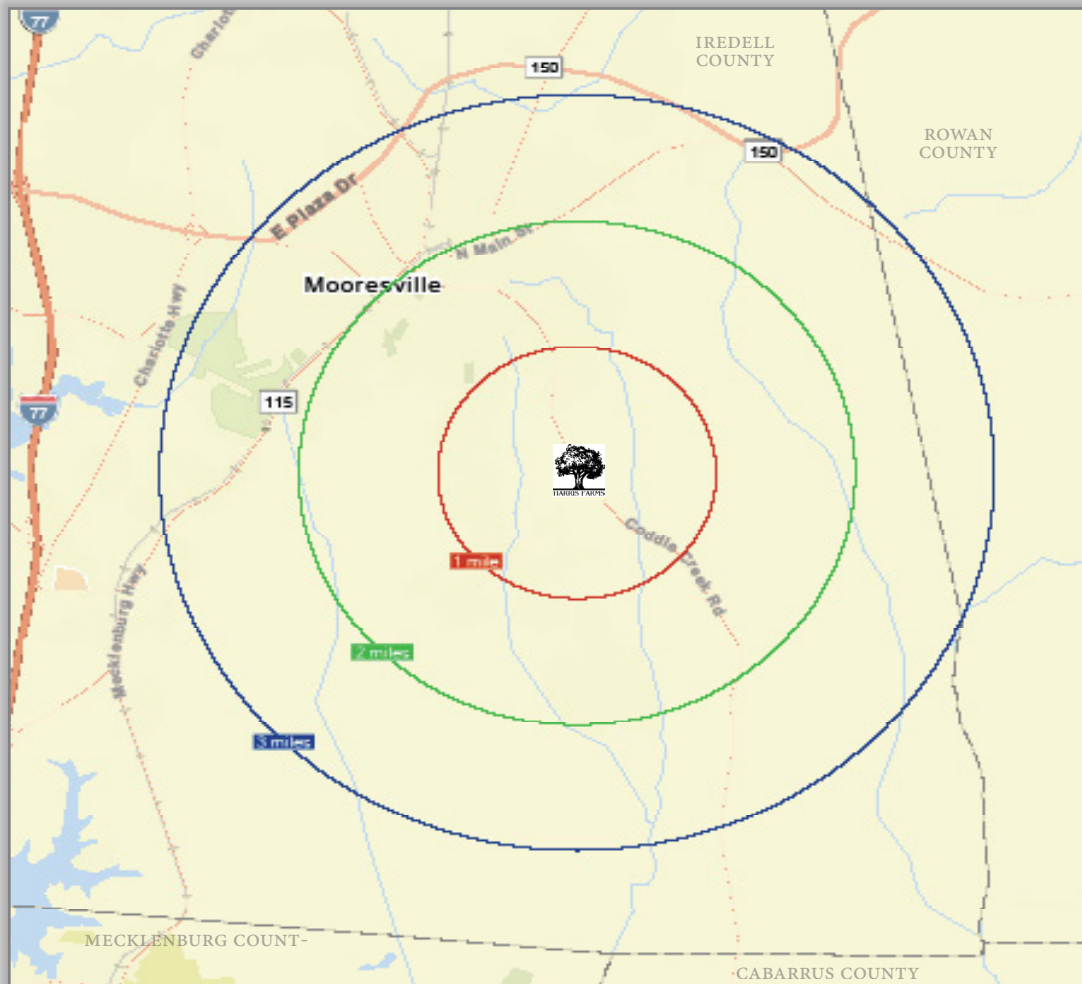
|                  |          |
|------------------|----------|
| Suite 1          | 2,240 SF |
| Suite 2          | 1,750 SF |
| Suite 3- Pending | 1,650 SF |



## FUTURE TRAFFIC IMPROVEMENTS

The East-West Connector is a planned multi-phase four lane divided thoroughfare connecting eastern Mooresville with the I-77 Corridor, creating commuter efficiencies and driving new economic development. Phase 1 is currently funded and in design. AAWT for 2025 and 2045 indicate service levels in excess of 20,000 VPD.





## DEMOGRAPHIC PROFILE

| STUDY AREA: Radii                 | 1 Mile    | 2 Miles   | 3 Miles  |
|-----------------------------------|-----------|-----------|----------|
| Population 2028 Forecast          | 3,175     | 17,635    | 34,347   |
| Population 2023 Projection        | 2,808     | 16,523    | 32,006   |
| Per Capita Income 2028 Forecast   | \$51,762  | \$47,279  | \$45,967 |
| Per Capita Income 2023 Projection | \$42,490  | \$39,926  | \$38,868 |
| Median HH Income 2028 Forecast    | \$111,484 | \$100,874 | \$92,265 |
| Median HH Income 2023 Projection  | \$93,697  | \$84,859  | \$78,895 |

POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2023 and 2028  
Prepared 08/23/2023

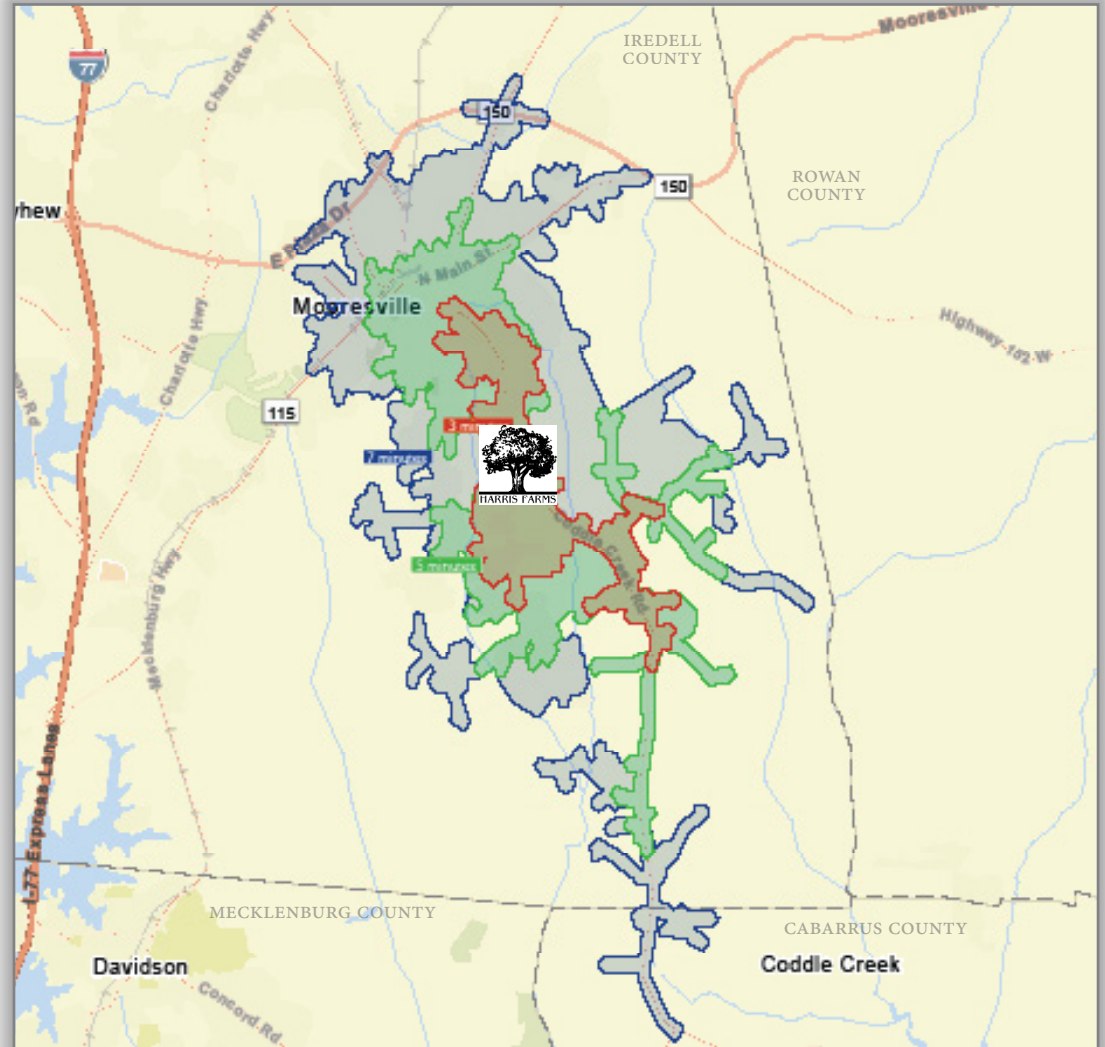




## DEMOGRAPHIC PROFILE *(CONT.)*

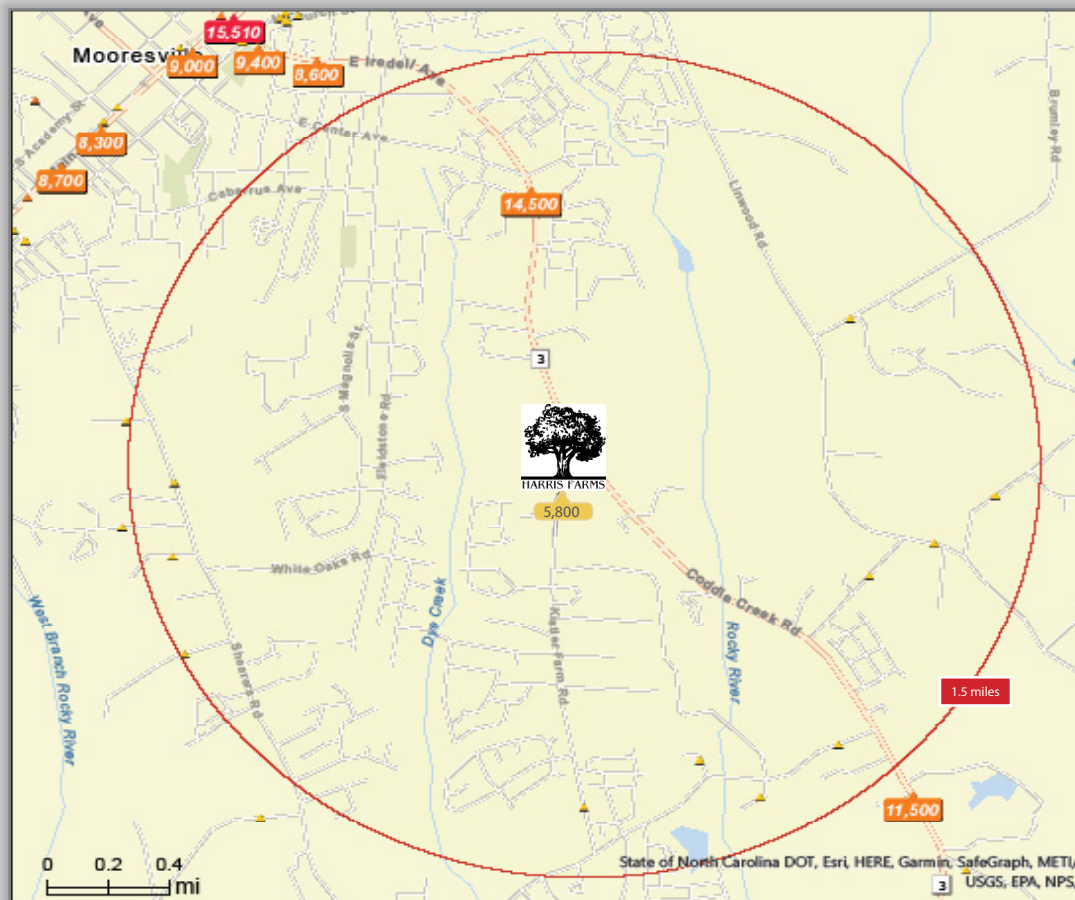
| STUDY AREA:<br>DriveTime             | 3 Minutes | 5 Minutes | 7 Minutes |
|--------------------------------------|-----------|-----------|-----------|
| Population<br>2028 Forecast          | 3,690     | 5,182     | 10,865    |
| Population<br>2023 Projection        | 3,404     | 4,700     | 10,125    |
| Per Capita Income<br>2028 Forecast   | \$54,066  | \$45,417  | \$40,666  |
| Per Capita Income<br>2023 Projection | \$45,484  | \$38,023  | \$34,426  |
| Median HH Income<br>2028 Forecast    | \$148,529 | \$124,626 | \$110,353 |
| Median HH Income<br>2023 Projection  | \$125,739 | \$105,580 | \$94,314  |

POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2023 and 2028  
Prepared 08/23/2023





## TRAFFIC PROFILE



### TRAFFIC COUNTS

Coddle Creek Hwy  
(1.02 miles NW of Site) 12,500 AADT

Kistler Farm Rd  
(At Site) 5,800 AADT

Coddle Creek Hwy  
(1.61 miles SE of Site) 11,500 AADT

SOURCE: NC DOT AADT Mapping Application.  
SOURCE: 2021 © Kalibrate Technologies (Q3 2021) Prepared 08/23/2023