

# The Village At Lake Norman

BY CORNELIUS BROMONT, LLC

A Great Opportunity Whose Time Has Come



The Village at Lake Norman is an outstanding opportunity for the Town of Cornelius to strengthen its economic base, transportation system, and quality of life. Now time is of the essence.

### **The proposed benefits are exceptional:**

The Village would add \$516 million to the tax base, create 4,600 new jobs, bring over \$370 million in annual economic impact, widen I-77 and Highway 21, add a new Exit 27 and a Bailey Road flyover bridge, build high-quality offices to attract high-paying corporate jobs, balance the local economy with new commercial properties, provide a Village green for community events, and create a landmark architectural amenity that will benefit generations to come.

### **The time for approval has come:**

The Mecklenburg-Union Metropolitan Planning Organization (MUMPO) is currently in the process of ranking the future transportation improvements for this area. It intends to finalize the rankings for **the next 5 years** before the end of April (this month).

So in addition to approving the Village rezoning, the Town of Cornelius needs to request that the essential new Exit 27 interchange and widening of I-77 be ranked high on that list. Without the Town's active and timely support, the needed improvements will almost certainly not be approved by MUMPO, and the Village will not be built.

### **What happens if the Village is not built:**

Without this unique project, there will be no widening of I-77 or Highway 21 till 2020 or later (no other funding has been provided). Instead of a beautiful master-planned community, it is likely that development in that same area will be an uncoordinated mix of retail strip centers, car dealerships, storage facilities and typical residential subdivisions.

### **Making the right decision:**

The Village at Lake Norman development team appreciates the extensive time and effort devoted to this project by the Cornelius Town Staff, Planning Board, and Town Board. We trust that the Town of Cornelius will make the right decision in a timely manner, so the community can enjoy all the many benefits the Village At Lake Norman will bring. Learn more at [www.CorneliusBromont.com](http://www.CorneliusBromont.com).