

3211 OLD Charlotte HWY

MONROE, NC 28110



FOR SALE
+/- 6 AC RESIDENTIAL
DEVELOPMENT SITE

 **MOSER**
THE MOSER GROUP, INC



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Broker

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PROPERTY SUMMARY

OVERVIEW

PROPERTY TYPE	▪ Residential Land
ADDRESS	▪ 3211 Old Charlotte Hwy Monroe NC 28110
PARCEL ID:	▪ 09339004, 09339004A
BUILDINGS	▪ 2
YEAR BUILT	▪ 1943
ZONING	▪ RMD click HERE for Monroe UDO
LOT SIZE	▪ 6 AC
UTILITIES	▪ W/S On Site

\$650,000
FOR SALE

PROPERTY/LOCATION OVERVIEW

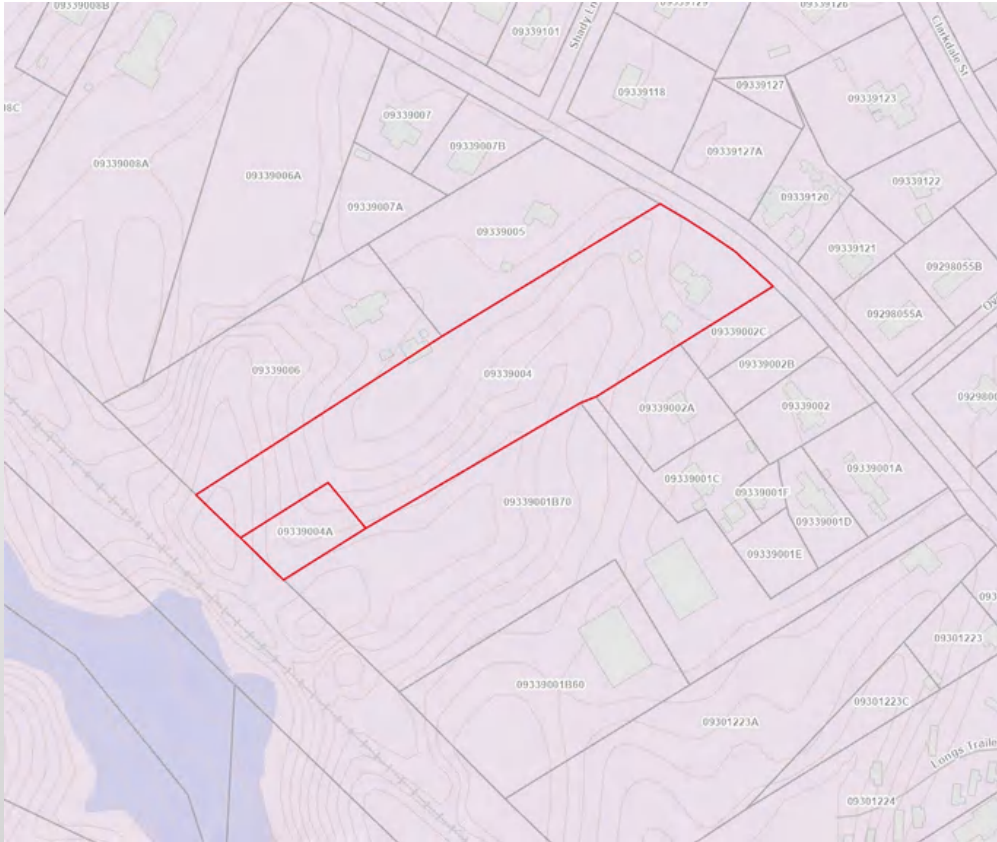
6 AC Site Positioned for Residential Growth with Flexible Zoning and Utilities On-Site

Property Overview: This residential land site at 3211 Old Charlotte Highway presents a valuable development opportunity in the growing Monroe, NC market. The ±6-acre property includes two existing structures (Single family home and duplex) that are currently occupied and offer immediate income. Zoned RMD through the City of Monroe, the site allows for both single-family detached and townhome-style attached housing, with by-right zoning supporting 3 units per acre. Water and sewer are accessible, including an existing 8" sewer line on site. With supportive zoning and infrastructure in place, the property offers strong development potential for residential builders and investors.

Location Overview: Ideally situated along Old Charlotte Highway, the site offers convenient access to downtown Monroe, US-74, and the broader Charlotte metro area. The surrounding area is experiencing continued residential and commercial growth, fueled by affordability, infrastructure investment, and a favorable development climate. As Monroe's future land use plan signals openness to increased residential density, including multifamily options, this location stands out as a strategic opportunity for developers looking to capitalize on the area's expanding housing demand.

MAPS

GIS Topographic Map 2' Contour Lines



Utility Map

