

**FOR SALE**  
**\$2,300,000**

**Land For Sale**  
**Development Opportunity**



**3201 & 3221 Mt Holly-Huntersville Road**  
**Charlotte, NC 28216**

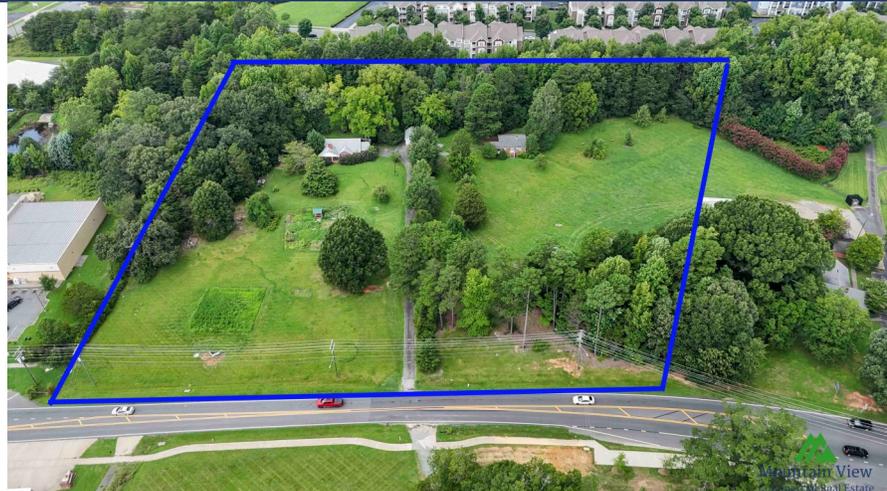
### Property Information

6.5 +/- acres    Zoning N-1A

Parcel ID #s: 02327129, 02327130 & a portion of 02327131  
(02327131 portion to be surveyed)

500 FT +/- Road Frontage on Mt. Holly - Huntersville Rd  
Traffic: 16,500 vehicles per day

Distance to:  
I-485: 0.5 miles  
Charlotte (Uptown): 11 miles  
Charlotte Douglas International Airport: 8.5 miles



**For More Information: 980-522-8363**



**Mountain View**  
Commercial Real Estate

1556-A Union Road, Gastonia, NC 28056

**Mo Sallah**  
**Mo@mvcommercialre.com**  
**Patty Neinst**  
**Patty@mvcommercialre.com**

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### 3201 & 3221 Mt Holly - Huntersville Road

#### Opportunity for Development

Amazing opportunity to acquire approximately 6.5 acres of land with 500 feet of road frontage on Mt Holly – Huntersville Road. The property is situated on a commercial corridor that connects NC Hwy 16/ Brookshire Boulevard and Rozzelles Ferry Road, two arteries that feed in and out of Charlotte, NC. Only 0.5 miles from Interstate 485 and 8.5 miles from Charlotte Douglas International Airport (CLT).



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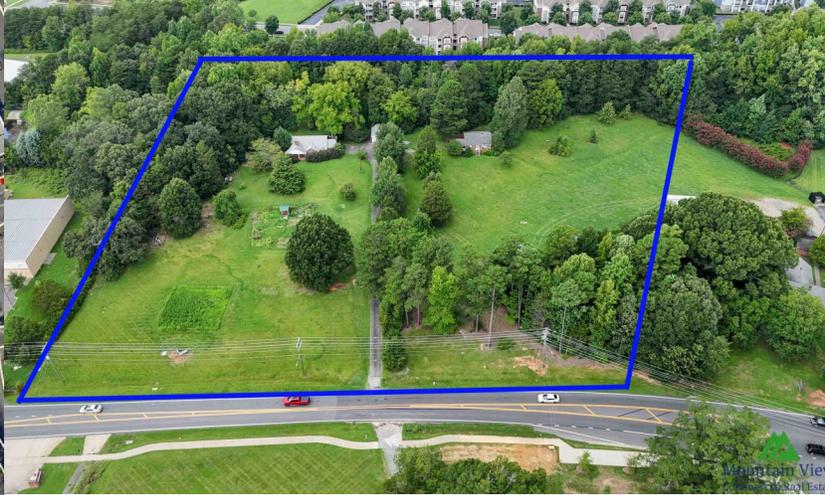
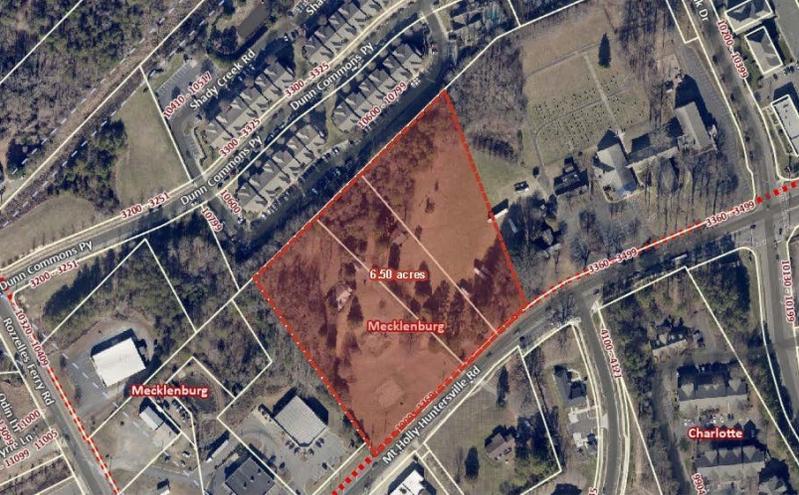
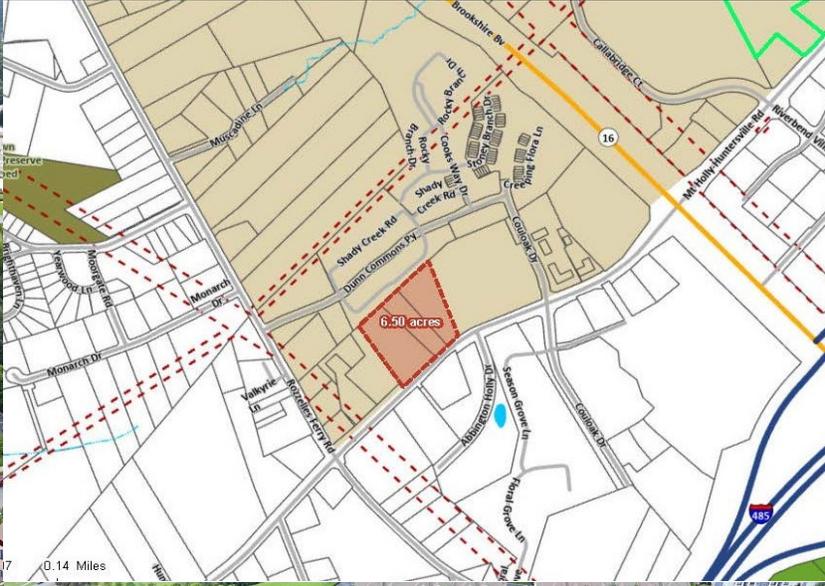
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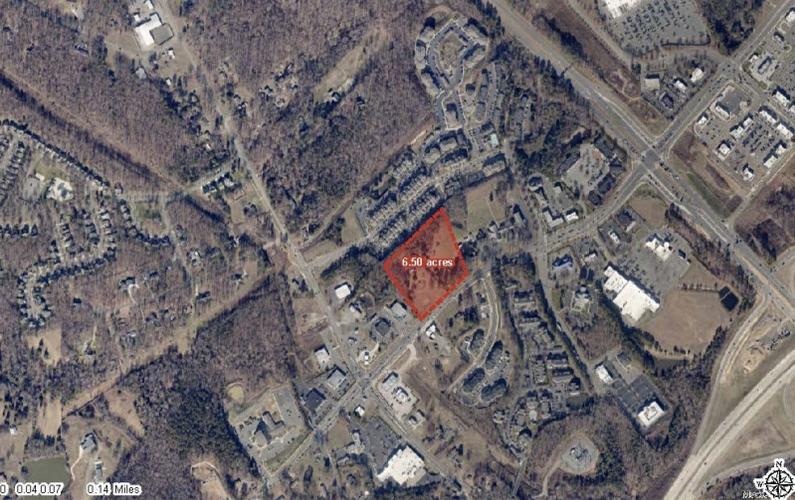
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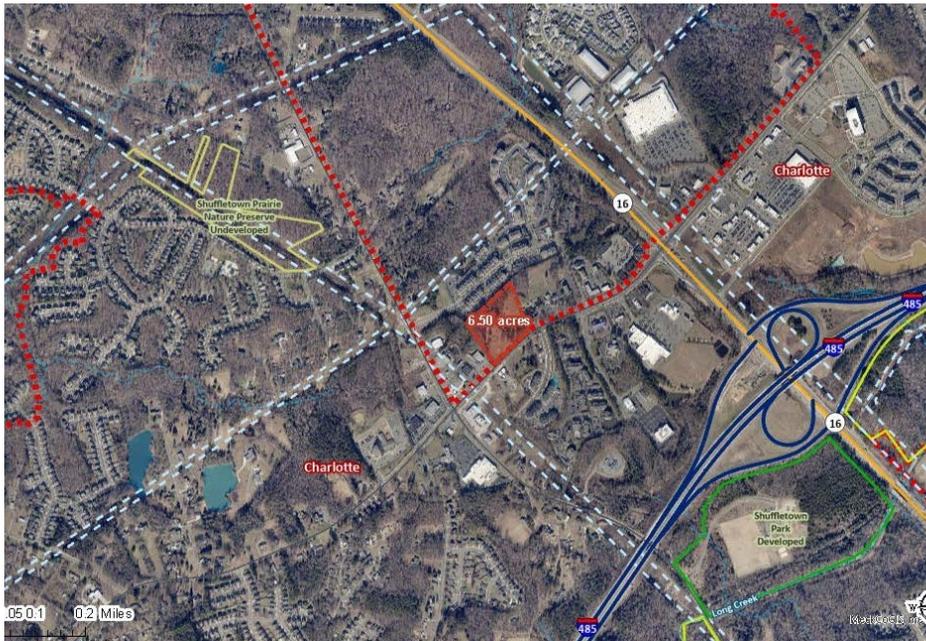
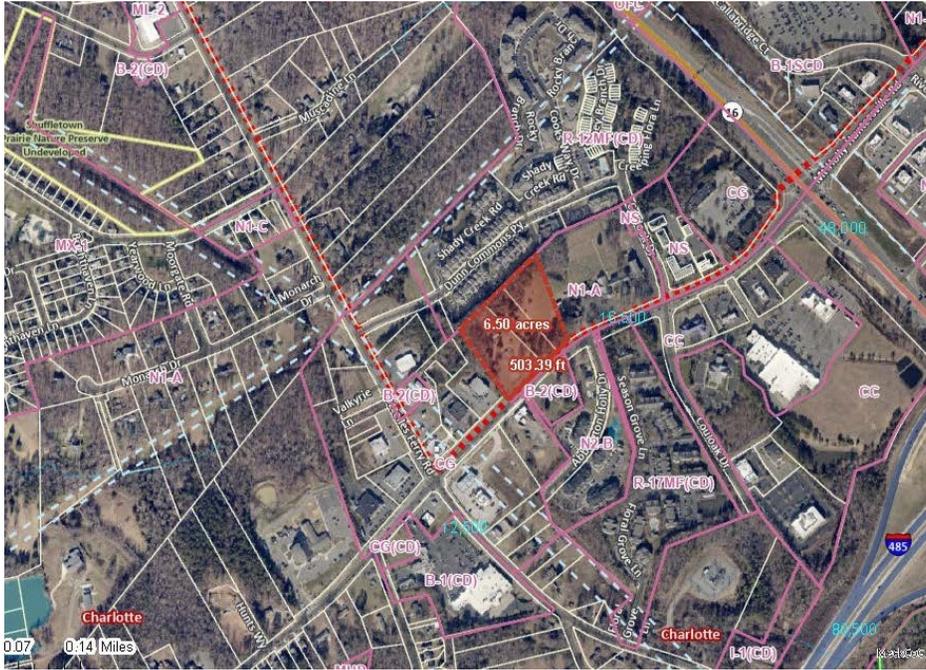
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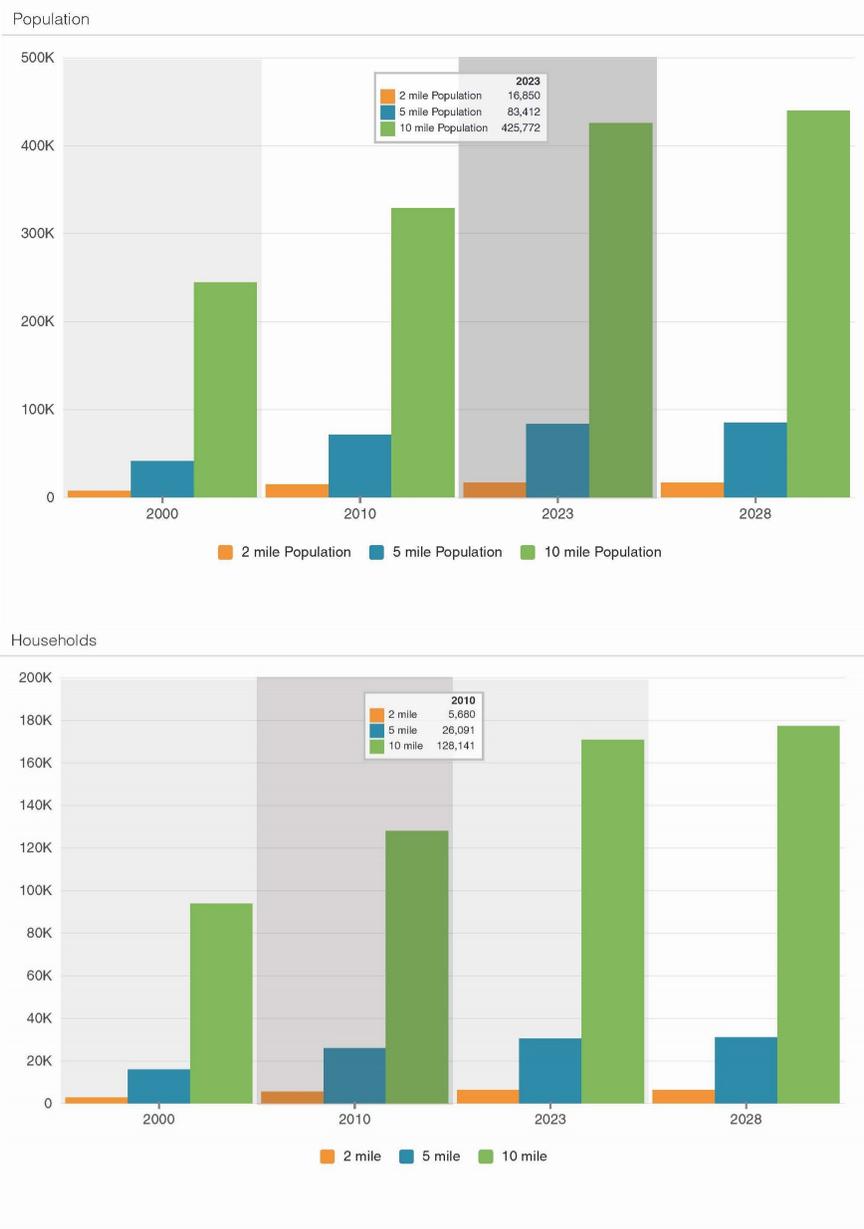
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8/12/2024



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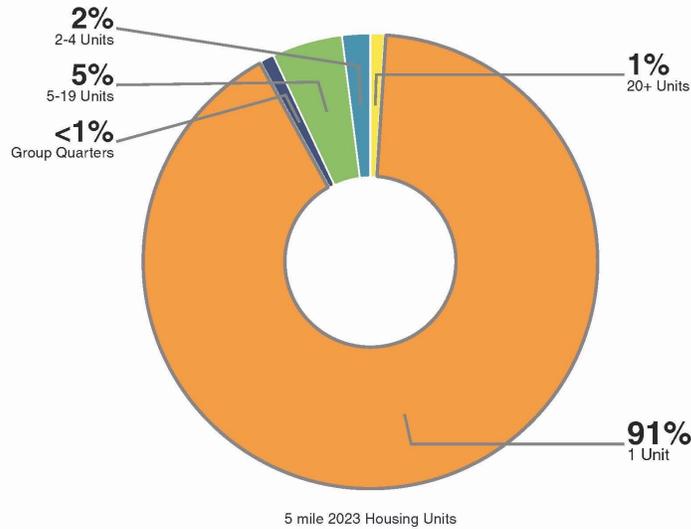
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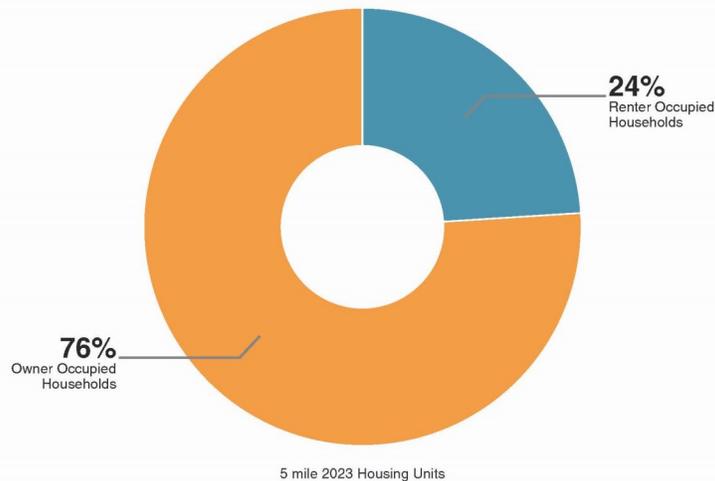
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### 3201 & 3221 Mt. Holly - Huntersville Road Charlotte, NC 28216

Housing Type



Housing Occupancy



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