

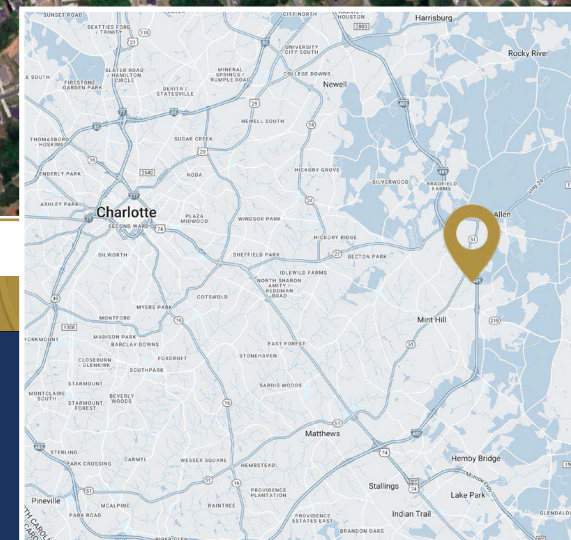
DEVELOPMENT SITE FOR SALE

FIRST & EARLY
PARTNERS
COMMERCIAL REAL ESTATE ADVISORS



LAND (59.84 TOTAL ACRES)

Charlotte, Mecklenburg County, NC



André Collins, CCIM

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PROPERTY HIGHLIGHTS

Total Size (Acres):	59.840
Location:	Blair Rd.
Jurisdiction:	Town of Mint Hill, Mecklenburg County
Zoning:	R (Residential)
Access:	Blair Rd. and 485
Parcel #:	13902105, 13902106, 13902107, 13902133, 13902197, 13902198, 13902138, 13902199



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POTENTIAL FLEX INDUSTRIAL SITE PLAN (REZONING REQUIRED)



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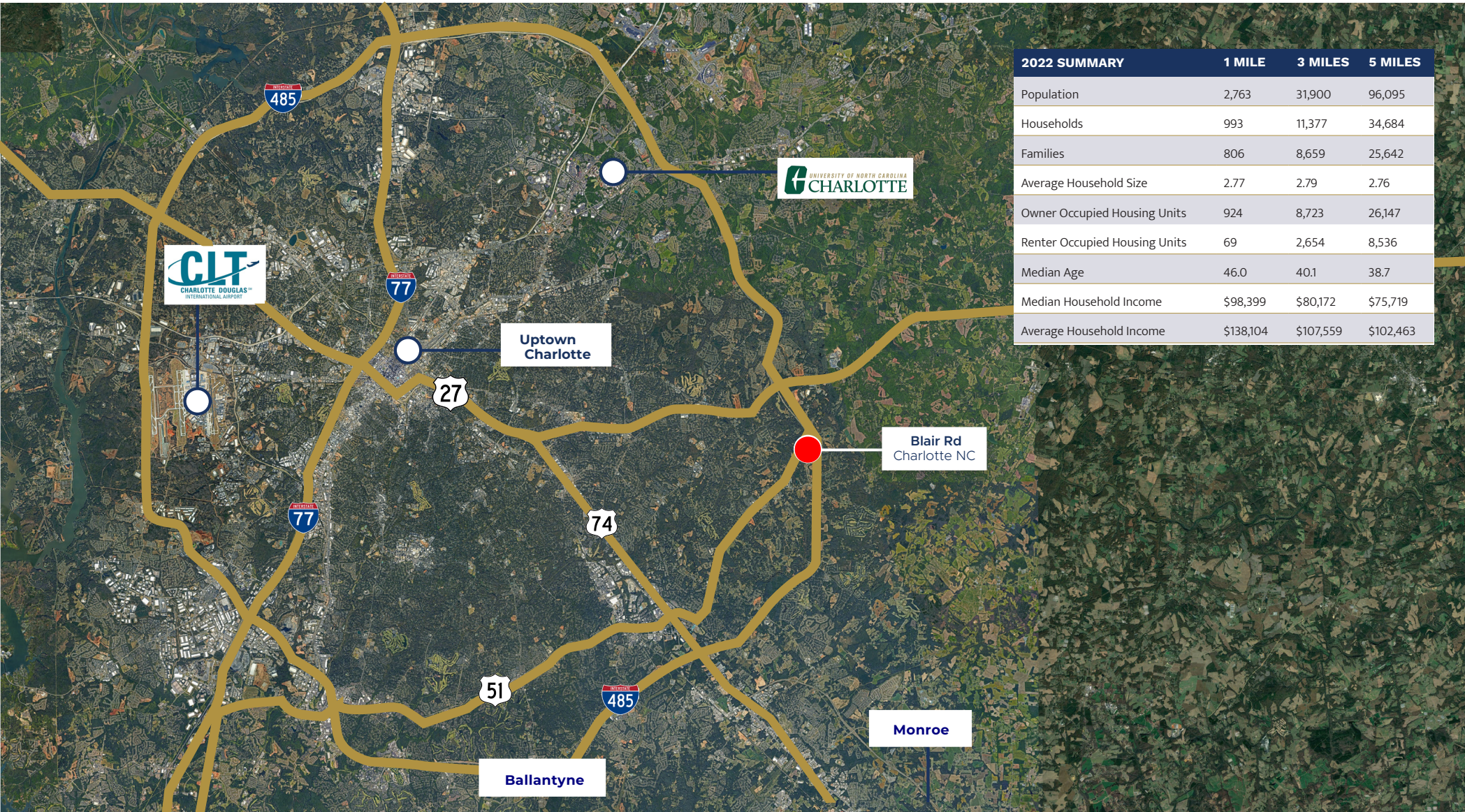
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AREA MAP



2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,763	31,900	96,095
Households	993	11,377	34,684
Families	806	8,659	25,642
Average Household Size	2.77	2.79	2.76
Owner Occupied Housing Units	924	8,723	26,147
Renter Occupied Housing Units	69	2,654	8,536
Median Age	46.0	40.1	38.7
Median Household Income	\$98,399	\$80,172	\$75,719
Average Household Income	\$138,104	\$107,559	\$102,463

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