



# AVAILABLE FOR SALE

**+/- 32.54 AC  
SEVEN PARCELS BETWEEN  
MECKLENBURG &  
CABARRUS COUNTIES**







## +/- 32.54 AC LAND

The property spans +/- 32.54 acres, subject to a survey to be ordered by the owner. It is zoned N1-A in Mecklenburg County and OI in Cabarrus County, with the option to sell subject to rezoning. Water and power are available on-site, while sewer access is located in Mecklenburg County. The seller reserves the right to remove one of the houses from the property post-closing. Due to utility capacity constraints, the site is best suited for industrial use rather than residential development.

# PROPERTY OVERVIEW

SITE DESCRIPTION	
Location	Charlotte, NC
Submarket	East Charlotte
PID	Mecklenburg County - 11125117, 11125122, 11125120 Cabarrus County - 5524148787, 5524153663, 5524241319, 5524149229
Availability	OP 1 - 4.24 AC OP 2 - 2.45 AC OP 3 - 0.44 AC OP 4 - 15.33 AC OP 5 - 8.68 AC OP 6 - 1.40 AC OP 7 - Undefined <b>Combined +/- 32.54 AC Total</b>
Utilities	Water and power are to the site, sewer location to be determined. Septic allowed subject to soil testing
Use	Land, Industrial
Zoning	<b>Mecklenburg County</b> - N1-A Zoning <b>Cabarrus County</b> - OI Zoning (zoning allows for offices, institutions, and low-density commercial uses)
Additional Details	Seller would like the right to remove one of the houses from the property post-closing
Pricing	\$130,000/Acre



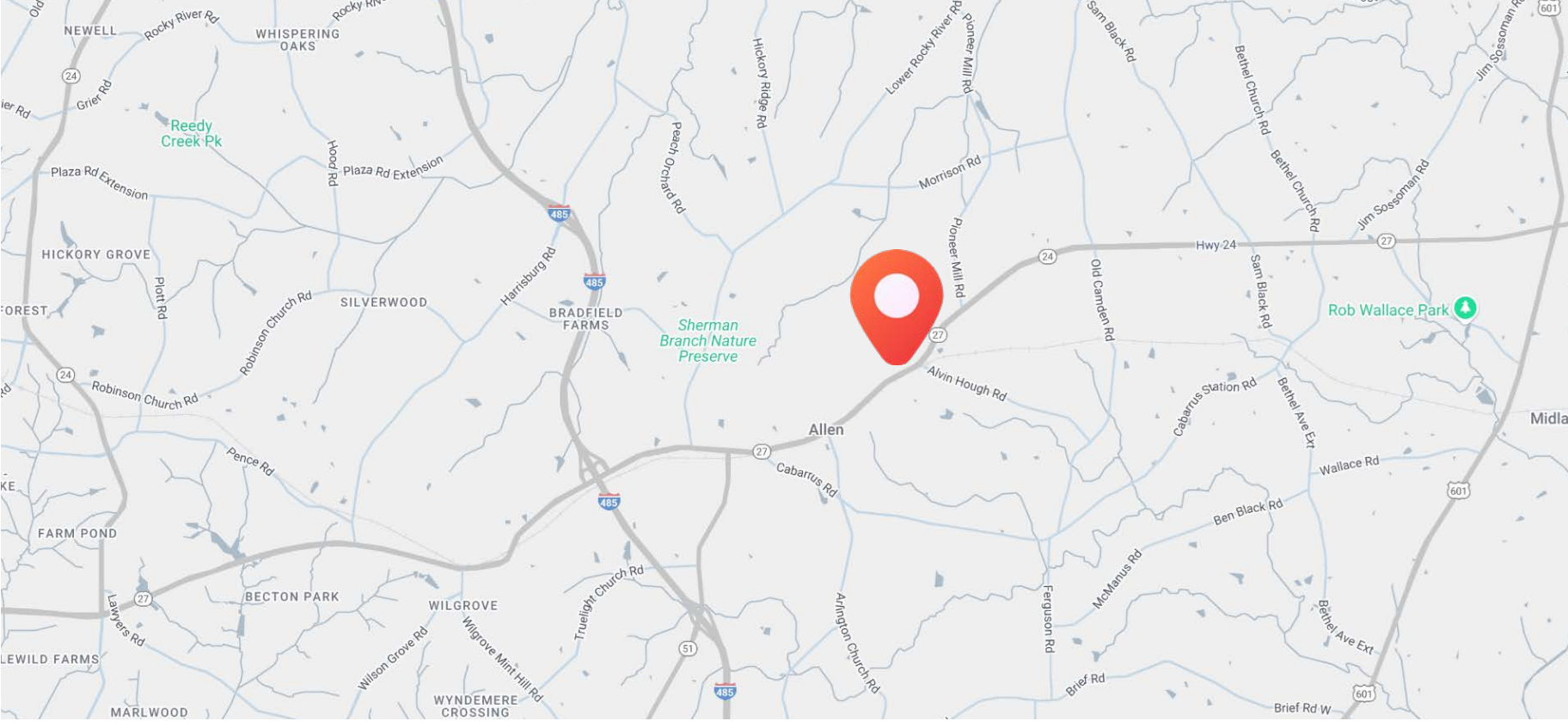
# LOCATION OVERVIEW

## CHARLOTTE, NC

Charlotte is the largest city in the state of North Carolina and a major financial hub in the U.S. It's known for being home to the headquarters of Bank of America and a significant presence of Wells Fargo. The city has a thriving economy, a growing population, and a mix of modern skyscrapers and historic neighborhoods. The city boasts major tourist attractions (NASCAR Hall of Fame, Carowinds), higher learning institutions, and booming business and social hubs.

## MINT HILL, NC

Mint Hill, NC, is a charming suburban town located just east of Charlotte, offering a blend of small-town charm and modern convenience. Known for its family-friendly atmosphere, excellent schools, and spacious neighborhoods, it provides a peaceful retreat from the hustle of city life while still being close to Charlotte's amenities. The town has beautiful parks like Veterans Memorial Park, local events, and a growing community of local businesses and restaurants.



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	632	15,252	62,486
Population Growth (2024-2029)	0.56%	0.62%	1.00%
Households	234	5,588	21,618
Average Household Income	\$108,114	\$120,236	\$118,470
Businesses	26	261	1,092



UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE



CHARLOTTE MOTOR SPEEDWAY



CONCORD MILLS MALL



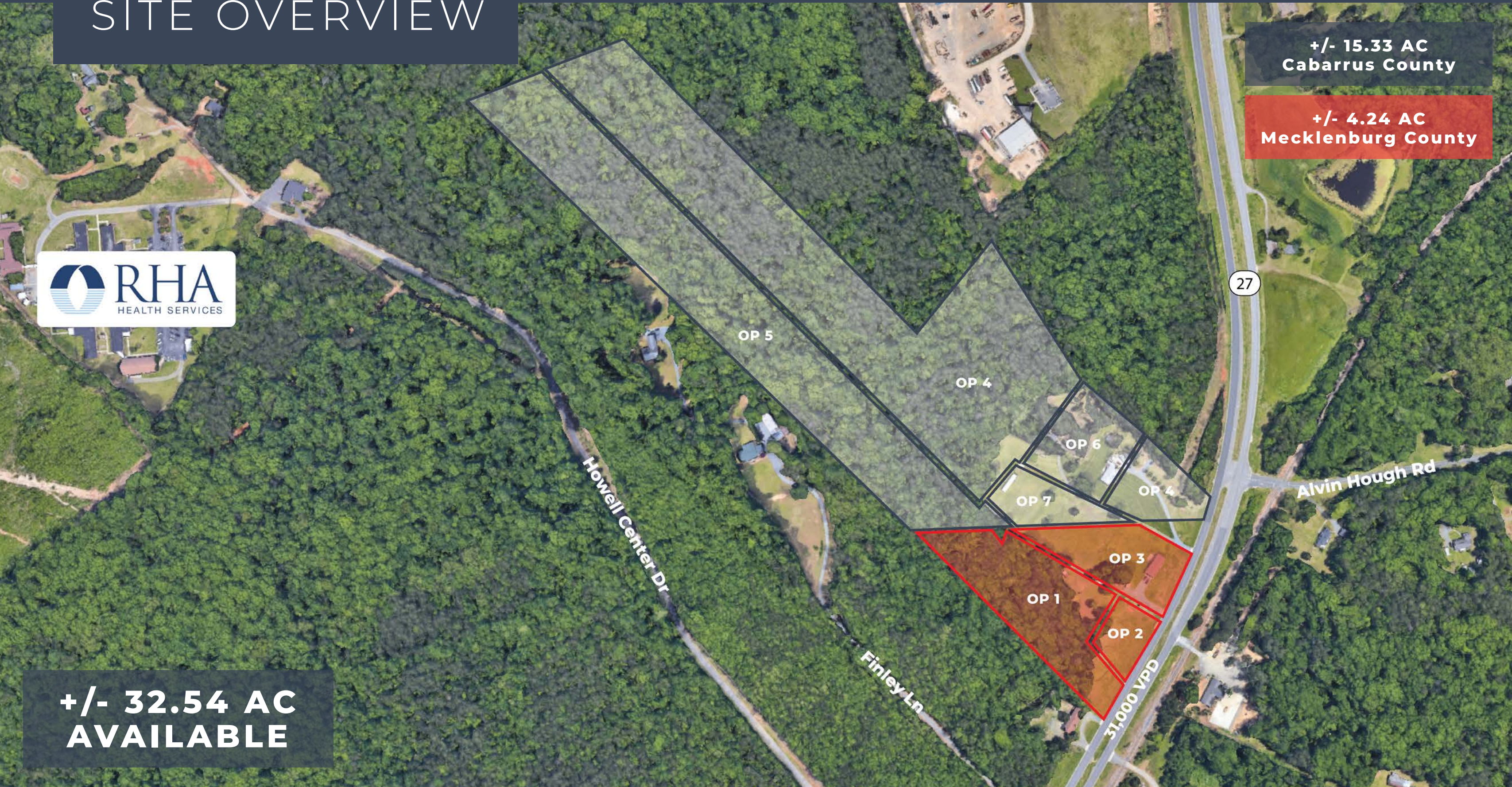
# SITE OVERVIEW



**+/- 15.33 AC**  
**Cabarrus County**

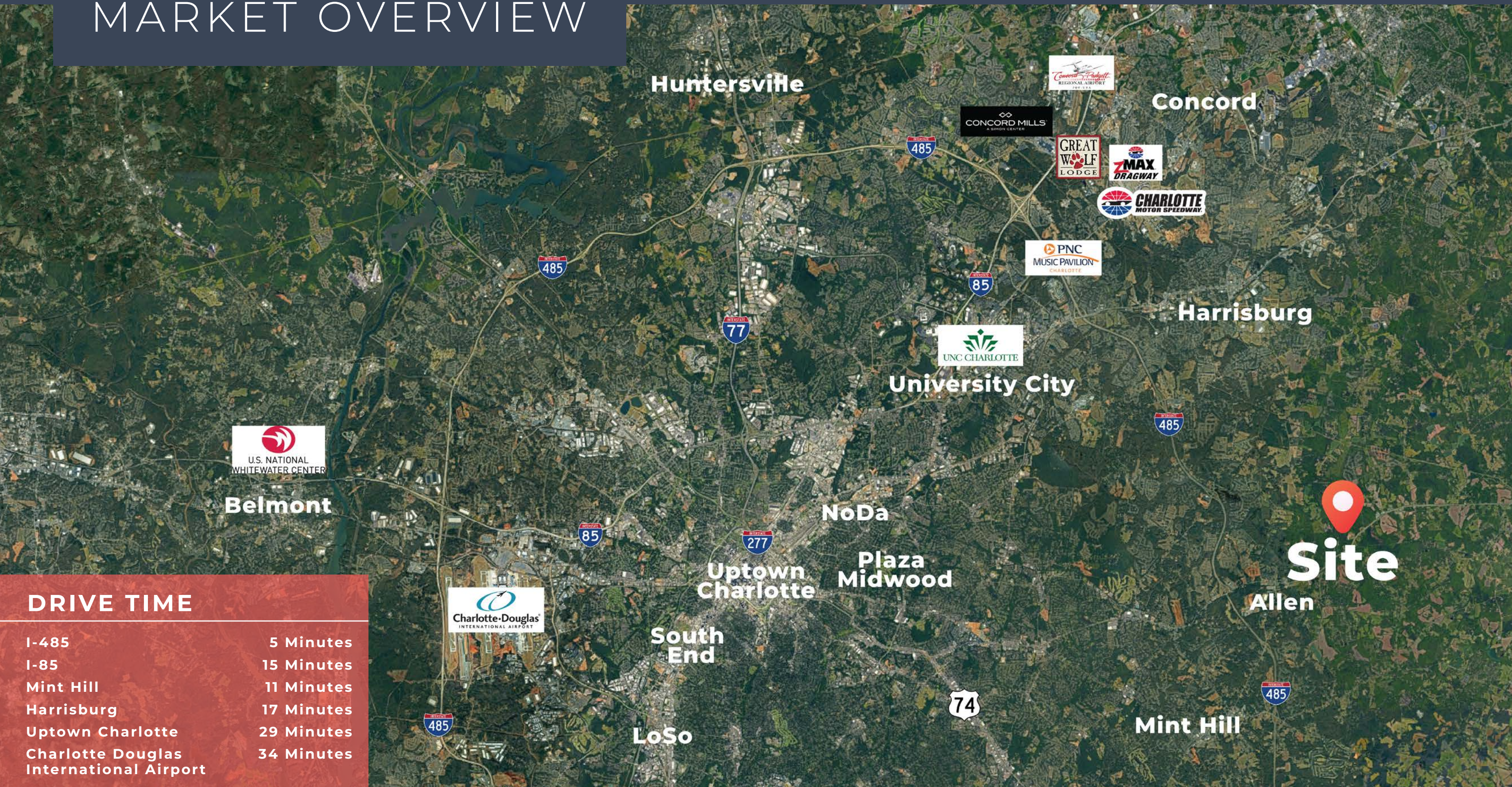
**+/- 4.24 AC**  
**Mecklenburg County**

**+/- 32.54 AC**  
**AVAILABLE**





# MARKET OVERVIEW



## DRIVE TIME

I-485	5 Minutes
I-85	15 Minutes
Mint Hill	11 Minutes
Harrisburg	17 Minutes
Uptown Charlotte	29 Minutes
Charlotte Douglas International Airport	34 Minutes



# CHARLOTTE AT A GLANCE

## #1

Millennial Moving  
Destination  
(Smartasset)

## 1.3%

Projected Annual Job  
Growth  
(Forbes)

## #3

Housing Market  
in 2021  
(Realtor.com)

## #5

Fastest Growing City  
in the US in 2021  
(US Census Bureau)

## #5

Best City for Jobs  
Win the US (Forbes)

## #15

Largest City  
in the US

Charlotte has become a major U.S. financial center, and is now the second largest banking center in the United States after New York City. Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

With access to nationally renowned universities, colleges and community colleges and a growing population of talented professionals, the Charlotte region is home to a highly educated workforce with a diverse range of skills. There are more than 45,000 employees that work in the management of companies and enterprises industry, which includes headquarters, in the Charlotte Region. That is about twice the number one would expect given the size of the market.

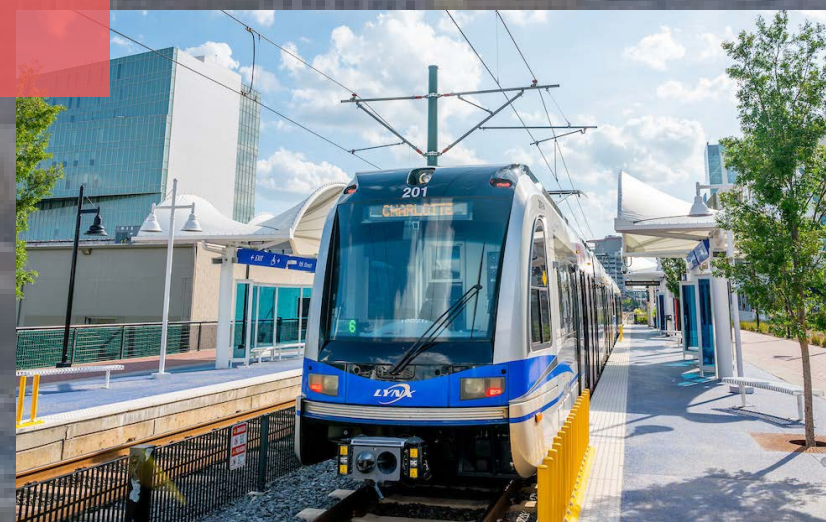
**FORTUNE 500 HEADQUARTERS  
CALLING CHARLOTTE HOME**



**NUCOR** **Honeywell**



**COMMScope**  
now meets next





## EXCLUSIVE ADVISORY TEAM

### ANDREW BLUMENTHAL

Senior Broker  
(704) 618-1802  
[ablumenthal@legacyCRE.com](mailto:ablumenthal@legacyCRE.com)

### AMY TUCKER

Associate Broker  
(704) 373-1800  
[amy@legacyCRE.com](mailto:amy@legacyCRE.com)

## DISCLAIMER

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.



# LEGACY

1001 Elizabeth Avenue, Suite 1-D  
Charlotte, NC 28204

(704) 373-1800  
[info@legacycre.com](mailto:info@legacycre.com)