

# 0000 Mallard Creek Road, Charlotte, North Carolina 28262

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List \$: **\$1,500,000**

MLS#: **4168406**

Category: **Lots/Acres/Farms**

County: **Mecklenburg**

Status: **ACT**

Parcel ID: **029-181-24**

Acres: **1.50**

Legal Desc: **none**

City Tax Pd To: **No City Taxes Paid**

Tax Val: **\$246,200**

Zoning: **N1-A**

Deed Ref: **37691/319-320**

Complex Name:

OSN: **Canopy MLS**



### General Information

Type: **Lot**  
Can Divide?:  
\$/Acres: **\$998,003.99**  
Levels:

### School Information

Elem: **Unspecified**  
Middle: **Unspecified**  
High: **Unspecified**

### Land Information

Apprx Acres: **1.50**  
Acres Clear:  
Acres Wood:  
Min SF to Bld: **0**  
Prop Found:  
Rd Frontage:  
Lot Desc:  
Restrictions: **Other - See Remarks**

### Utility/Plan Information

Sewer: **Other - See Remarks**  
Water: **Other - See Remarks**  
Dwellings: **No**  
Beds Septic:

### Additional Information

Prop Finance:

Ownership: **Seller owned for at least one year**

Spcl Cond: **None**

Rd Respons: **Publicly Maintained Road**

Lease Considered: **No**

### Features

Fixtures Exclsn: **No**  
Road Surface: **Paved**  
Suitable Use: **Other - See Remarks**

Basement Dtls:  
Patio/Porch:  
Fire Sprinkler:

### Association Information

Subject to HOA: **None**

Subj to CCRs: **Undiscovered**

HOA Subj Dues:

### Public Remarks

**Exceptional Development Opportunity Near Concord Mills -- Seize the chance to develop in one of the fastest-growing areas near Concord Mills. This lot, currently zoned residential, offers immense potential for commercial use, perfectly positioned amidst bustling shopping centers, diverse dining options, and thriving multifamily homes. With power lines on the property and access to Charlotte water, this site is primed for transformation. The surrounding area is experiencing rapid growth, making it an ideal location for businesses looking to capitalize on the dynamic local economy. Don't miss out on this unique opportunity to invest in a flourishing community!**

### Agent Remarks

**Water is available. Sewer-checking on sewer availability and will post as soon as we know.**

**Showing Instructions/Directions**

### Call Listing Agent

**Lot is on the intersection of Odell School Rd. and Panera Dr.**

### List Agent/Office Information

DOM: **0**  
Mkt Dt: **08/05/2024**  
Agent/Own: **No**  
For Appt Call: **800-746-9464**  
List Agent: **Jamie Purvis (39482)**  
List Office: **RE/MAX Executive (130309)**  
Seller Name: **WH**  
Web URL:

CDOM: **0**

Expire Dt: **02/01/2025**

DDP-End Dt:

List Agreemnt: **Exclusive Right To Sell**

Agent Phone: **704-707-6268**

Office Phone: **704-662-0095**

Full Service: **Full Service**