

Listing Price: \$650,000

Parcel: 029-181-08
Mallard Creek Rd
Charlotte, NC
28262
Zoning: N1-A
Neighborhood 1
Zoning District

Jamie Purvis
Broker/ REALTOR®
RE/MAX Executive
704-707-6268
jamiepurvisrealtor@yahoo.com



.80 acres

Table of Contents

- **Executive Summary**
- **Investment Highlights**
- **Population Growth**
- **Employment and Housing**
- **Charlotte Statistics**
- **Traffic Analysis**
- **Imagery**



Executive Summary

Located less than half a mile from Concord Mills and less than a mile from Interstates 85 and 485, this parcel is well positioned to receive a high volume of vehicular traffic. Any shopper at Concord Mills will likely drive past this property, as will thousands more that live and work near the interstate interchange.

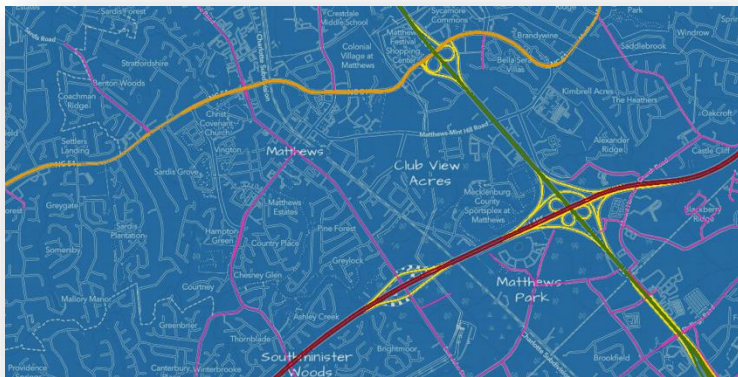
At .8 acres and located on a busy intersection, this parcel presents an opportunity for a variety of commercial developments.

Moreover, the population in Charlotte is growing at a nationally high rate, in line with the broader trends in North Carolina and the Southeast. Overall, this area is well positioned to benefit from population increases, wealth gains, and job growth.



Investment Highlights

Close Proximity to Interstate and State Routes



- Located less than 2 miles from Interstate 485
- Located less than a mile from key state and ancillary routes
- As Charlotte grows and trade expands, we anticipate increased vehicular traffic along I-485

Walking distance to Novant Health Matthews Medical Center



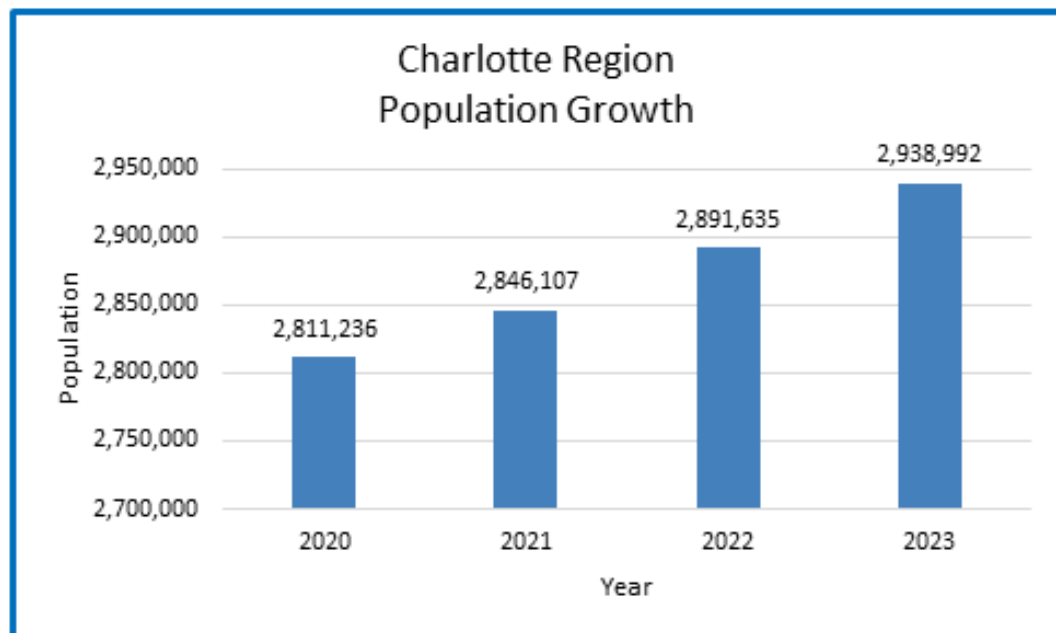
- Offers emergency, cardiovascular, stroke, surgical, maternity and cancer care (Novant Health).
- In June 2022, construction began on a \$169 million expansion of Matthews Medical Center that will add 20 new patient beds, seven operating rooms, an ambulatory care unit, three cardiac suites and more (Novant Health).

Prime Urban Location

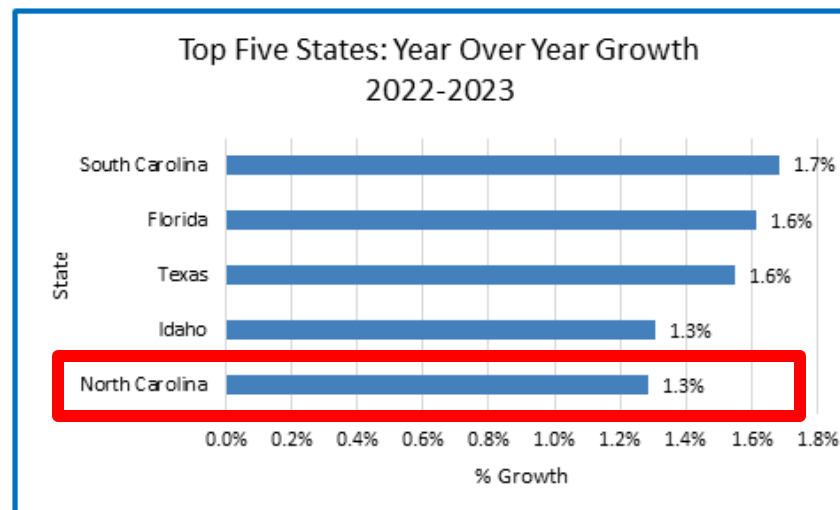


- 1.17 miles to Mecklenburg County Sportsplex
- 1.53 miles to Butler High School
- .6 miles to Crews Recreation Center
- Next door to Kristophers Sports Bar, Matthews Heritage Museum

Charlotte Region Population Growth



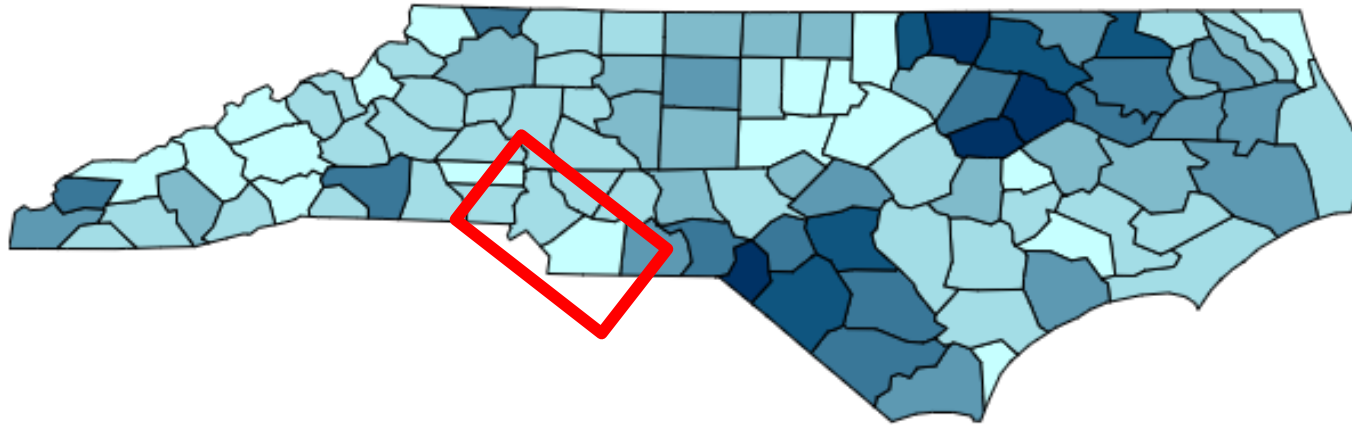
Source: U.S. Census Bureau, 2024



County	2022-2023 Net Population Growth	2022-2023 % Growth
Lancaster County, South Carolina	3,491	3.2%
Lincoln County, North Carolina	2,567	2.7%
Stanly County, North Carolina	1,468	2.2%
Iredell County, North Carolina	3,836	1.9%
Cabarrus County, North Carolina	4,107	1.7%
Mecklenburg County, North Carolina	19,626	1.7%
York County, South Carolina	4,119	1.4%
Gaston County, North Carolina	3,272	1.4%
Rowan County, North Carolina	1,988	1.3%
Catawba County, North Carolina	1,478	0.9%
Chester County, South Carolina	233	0.7%
Cleveland County, North Carolina	725	0.7%
Chesterfield County, South Carolina	290	0.7%
Alexander County, North Carolina	157	0.4%

Source: U.S. Census Bureau, 2024

Charlotte Unemployment and Housing



*US Bureau of Labor Statistics

Charlotte-Concord-Gastonia, NC-SC

How did metro house prices change in 2024Q1?

FHFA House Price Index®

[FHFA.gov/HPI](https://www.fhfa.gov/HPI)



▲ 8.2%

Over the last year

#35

out of the
top 100
metros

In Charlotte-Concord-Gastonia, NC-SC house prices rose 8.2% over the past year and rose 1.4% over the last quarter.

In the United States house prices rose 6.6% over the past year and rose 1.1% over the last quarter.

#1

**STATE FOR
BUSINESS**(Site Selection
Magazine, 2021)

17

**FORTUNE 1000
HEADQUARTERS**

#5

**BEST QUALITY
OF LIFE**

(Numbeo, 2022)

**READY TO MAKE
YOUR MOVE?**MEETCHARLOTTE@CHARLOTTENC.GOV**SERVICES:**

- Site Selection & Real Estate Search
- Labor Market & Cost Analysis
- Custom Talent Acquisition Strategies
- Strategic Connections
- Relocation Assistance
- Resources for International Firms

**INDUSTRY/
OPERATION**

	LABOR AVAILABILITY	AVERAGE WAGE	PROJECTED GROWTH (5 YEARS)
Financial Services	90,500	\$127,300	12%
Tech & Innovation Economy	56,500	\$95,400	8%
Fintech	9,900	\$97,400	15%
Health Care	102,800	\$68,300	4%
Life Sciences	24,800	\$62,900	13%
Manufacturing & Industry 4.0	105,700	\$63,200	8%
Logistics & Distribution	70,100	\$61,100	16%

CHARLOTTE FAST FACTS

POPULATION & MIGRATION

2.6M

POPULATION OF
CHARLOTTE MSA

1.35M

REGIONAL
LABOR FORCE

100

PEOPLE MOVE TO
THE CHARLOTTE
AREA EACH DAY

34

AVERAGE AGE

COST *of* DOING BUSINESS

2.5%

CORPORATE TAX RATE
(phasing to 0% by 2030)

4.99%

INCOME TAX RATE
(phasing to 3.99% by 2027)

\$32

AVERAGE OFFICE RENT
PER SQUARE FOOT
(compared to \$38.67
national average)

5%

LOWER COST OF LIVING
THAN THE NATIONAL
AVERAGE AVERAGE AGE

CONNECTIVITY & INFRASTRUCTURE

5th

BUSIEST AIRPORT
IN THE WORLD
(by aircraft movements)

700

DAILY FLIGHTS
FROM CLT AIRPORT

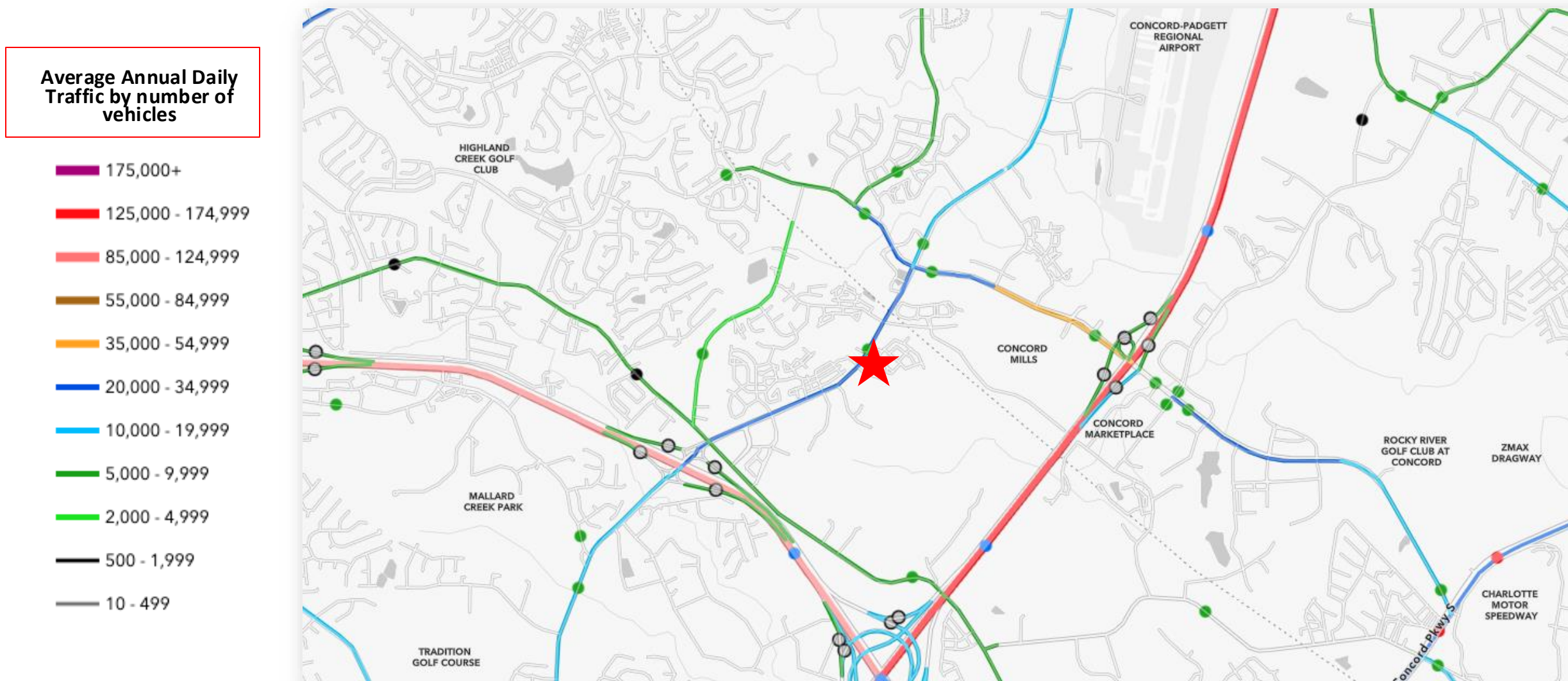
≥3HR

FLIGHTS TO ATLANTA,
WASHINGTON DC, NEW
YORK, CHICAGO & DALLAS

1

INLAND PORT & 1-DAY
TURNAROUND TO
WILMINGTON PORT

Traffic Analysis in Charlotte, NC



*North Carolina Department of Transportation Annual Average Daily Traffic (AADT)

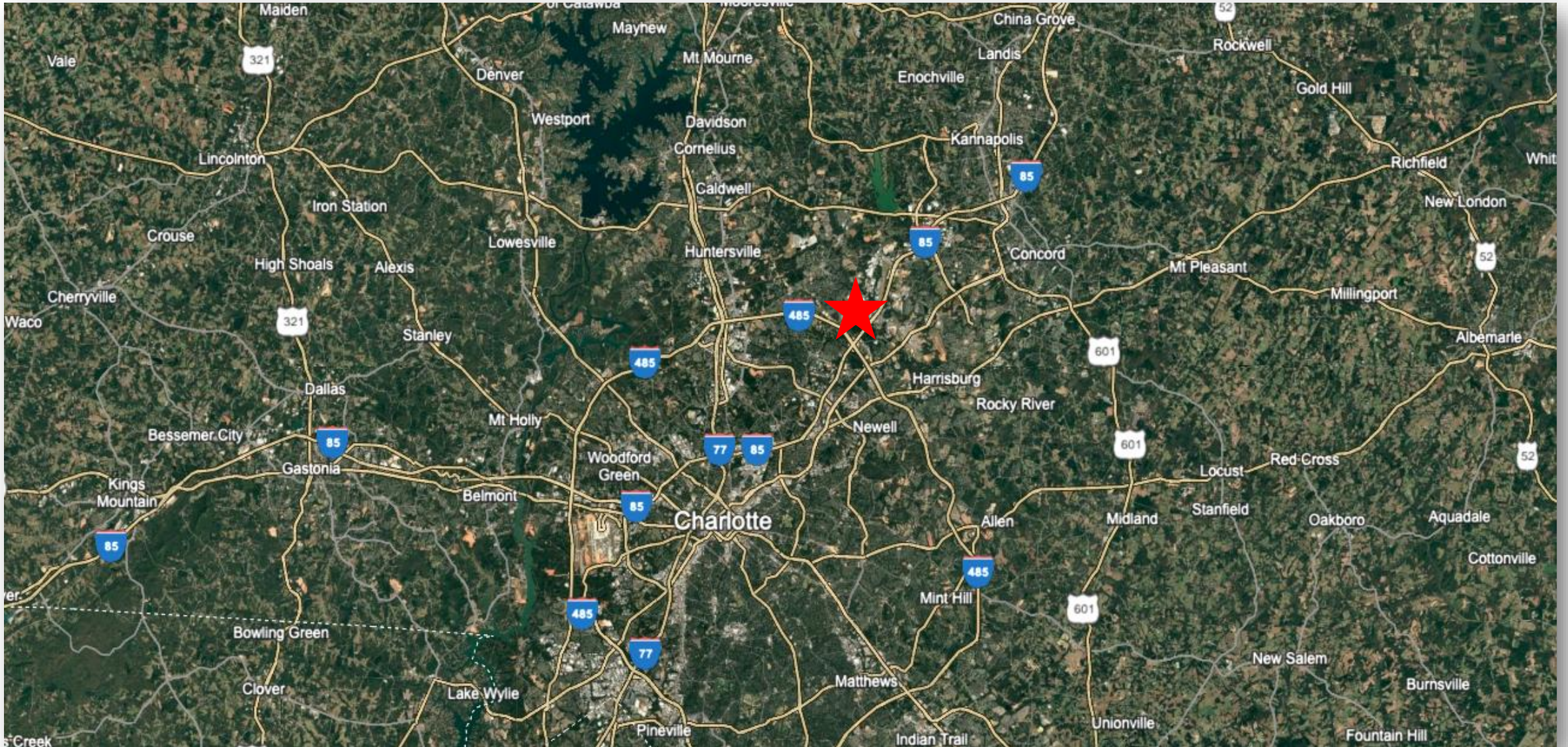
Mallard Creek Road, Charlotte, NC 28262

RE/MAX
COMMERCIAL
464 Williamson Road
Suite A
 Mooresville, NC 28117



Mallard Creek Road, Charlotte, NC 28262

RE/MAX
COMMERCIAL
464 Williamson Road
Suite A
 Mooresville, NC 28117



*Google Earth

Mallard Creek Road, Charlotte, NC 28262

RE/MAX
COMMERCIAL
464 Williamson Road
Suite A
 Mooresville, NC 28117



*Google Earth