

# 4702 S. POTTER RD

MONROE, NORTH CAROLINA 28112



**+/- 114 ACRES FOR SALE  
14 TOTAL PARCELS**

POTTER RD

1,700 VPD

**CONTACT FOR DETAILS**

**TAYLOR BARNES**

(704) 274-1224

Taylor@TheNicholsCompany.com

**JOHN NICHOLS**

(704) 373-9797

JNichols@TheNicholsCompany.com

*Land Available for Sale*

+/- 114 ACRES AVAILABLE FOR RESIDENTIAL DEVELOPMENT OR AGRIBUSINESS



**+/- 114 ACRES**  
**14 TOTAL PARCELS**



**GREAT OPPORTUNITY FOR  
RESIDENTIAL DEVELOPMENT  
OR AGRIBUSINESS**

# MONROE NORTH CAROLINA

The city of Monroe is a vibrant and progressive city that serves as the hub of retail, government, culture, and industry in Union County. From the large Historic District complete with stately homes and a newly revitalized downtown to its industrial core attracting businesses from across the globe to the ever-growing retail marketplace, Monroe has something to offer to all.

The downtown area is currently in the throes of a revitalization plan that has been spearheaded by city leaders. The plan is geared to increase traffic to downtown businesses as well as to show off the charm of the tree-lined streets and make the downtown area a destination for families. Several activities like live music, antique car cruise-ins, outdoor movies, to name just a few, are held throughout the year. The downtown at times also finds itself the center of attention as film crews use the backdrop of the Historic Union County Courthouse and charm of Main Street in major motion pictures.

South Piedmont Community College strengthens the city's economic and educational future. SPCC has a campus on Old Charlotte Highway and offers numerous degree programs along with continuing education, college transfer, basic skills, and workforce training.





POTTER RD

SITE

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THE NICHOLS COMPANY

**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.