

FOR SALE

13828 LAKE BLUFF DRIVE, MATTHEWS, NC 28105

Rare Charlotte Metro area development or large estate opportunity:
78 +/- Acres & Single Family Residence.



78± ACRES

Stevens Creek



MECA
COMMERCIAL REAL ESTATE



ACCESS/FRONTAGE

TOPOGRAPHY

ACREAGE

STRUCTURE

WATER FEATURE

ZONING

UTILITIES

SUPPORTING DOCUMENTS

SURVEY

- Lake Bluff Drive: 61 ± feet
 - Well Road: 1,363 ± feet
- Gently rolling
- Rare 78 ± acres* in the fast-growing Matthews/Mint Hill submarket
- Single Family Residence
- Includes a 20 ± acre lake
- Residential District
- Septic and city of Charlotte water
- Recent appraisal on file supports the list price
- No survey in place

DISCLOSURES

Dam on site
 (maintained, subject to buyer due diligence)

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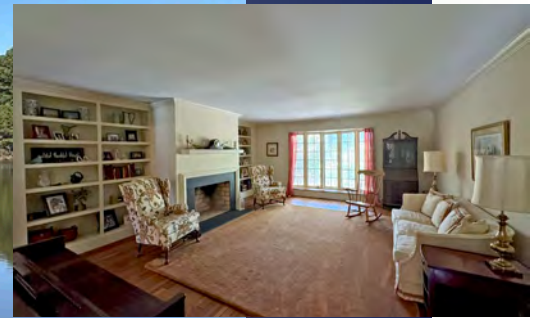
Currently in forestry management program

OFFERING PRICE: **\$4.65 MILLION**



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Property is owner occupied: please call or text listing agent at 910 523 1366 to schedule tour.



Additional disclosures and photos available upon request



MINT HILL

Mint Hill is a quiet suburban town with a charming downtown area, walkable streets and a town hall in the center. Only 13± miles from Charlotte, it's a convenient place for professionals who prefer peaceful living, being surrounded by farmland and wooded forests.



Nestled between Charlotte and Union County, Matthews offers big city amenities with a small-town feel. Annual festivals, family-friendly entertainment and plenty of recreational amenities have made it one of the most desired locations in the region.

MATTHEWS



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2216 Monument Street
Charlotte, NC 28208

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources and recent appraisal. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.