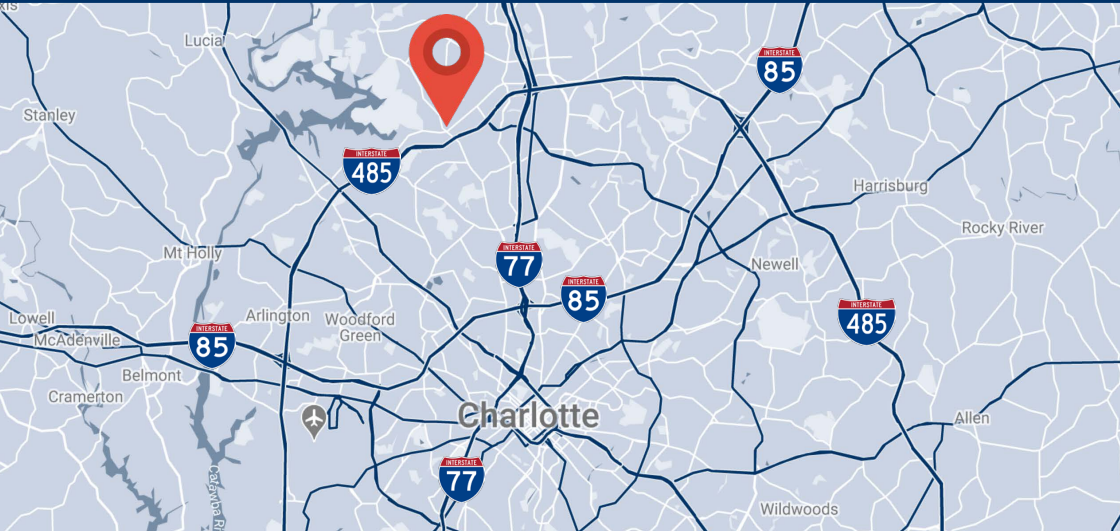


LAND FOR SALE

±9.85 ACRES | ZONED NR (CD)



9102 BEATTIES FORD RD | HUNTERSVILLE, NC 28078



ACREAGE	±9.85 acres
ZONING	Zoned NR (CD)
WATER/SEWER	Water available on Beatties Ford Rd Sewer available from adjacent neighborhood center
TRAFFIC COUNTS	Beatties Ford Rd: 10,500 AADT Mt Holly-Huntersville Rd: 12,500 AADT
USES	Entitled for 130 units age 55 and up Potential adjacent parcels of 1.65 and .95 acres can be assembled which will support commercial zoning

FOR SALE: \$2,500,000

LOCATION

9102 BEATTIES FORD RD | HUNTERSVILLE, NC 28078

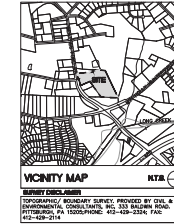
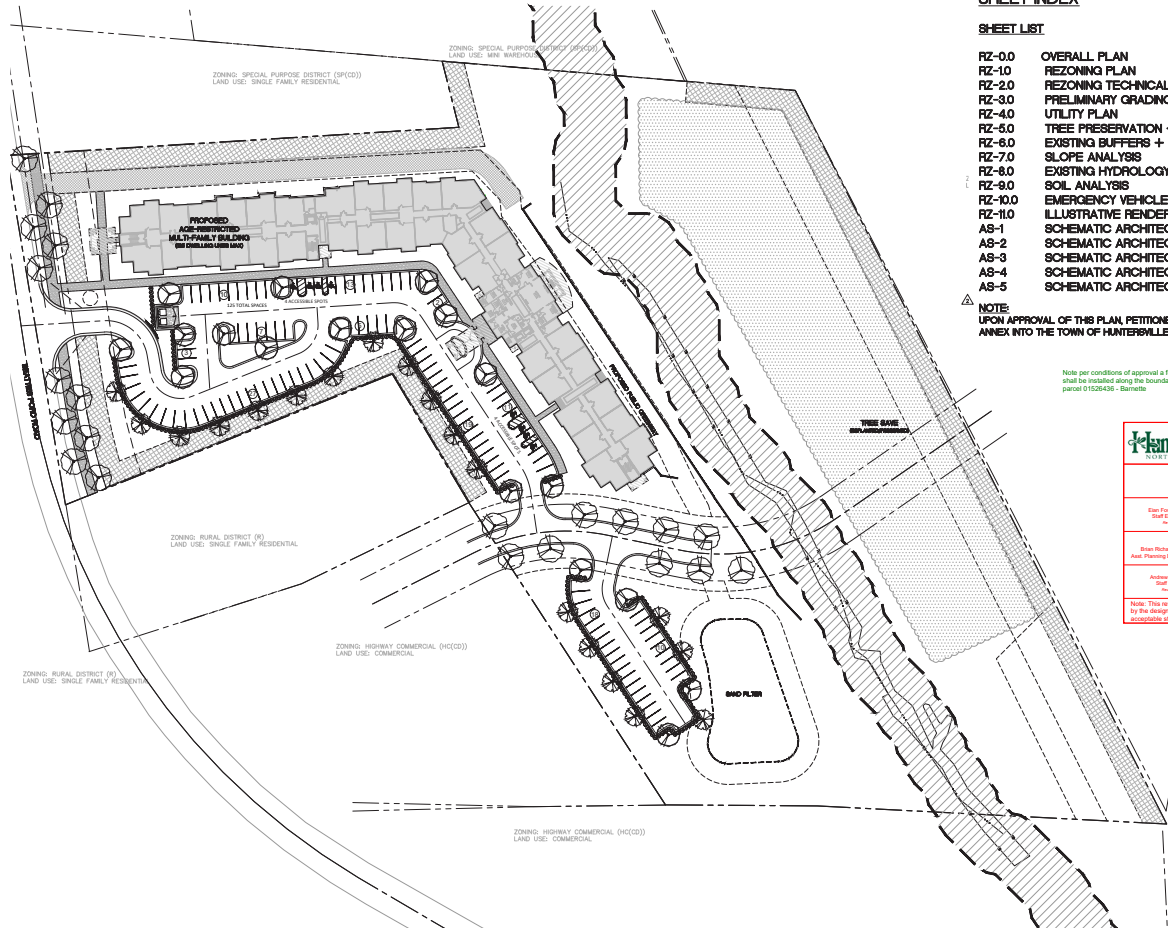


POTENTIAL SITE PLANS

9102 BEATTIES FORD RD | HUNTERSVILLE, NC 28078

9102 BEATTIES FORD SENIOR HOUSING MOSAIC DEVELOPMENT GROUP CONDITIONAL DISTRICT REZONING - R21-16

EPM# 429817



SHEET INDEX

SHEET LIST

- RZ-0.0 OVERALL PLAN
- RZ-1.0 REZONING PLAN
- RZ-2.0 REZONING TECHNICAL DATA SHEET
- RZ-3.0 PRELIMINARY GRADING + STORMWATER CONCEPT PLAN
- RZ-4.0 UTILITY PLAN
- RZ-5.0 TREE PRESERVATION + EXISTING CONDITIONS PLAN
- RZ-6.0 EXISTING BUFFERS + ZONES
- RZ-7.0 SLOPE ANALYSIS
- RZ-8.0 EXISTING HYDROLOGY
- RZ-9.0 SOIL ANALYSIS
- RZ-10.0 EMERGENCY VEHICLE ACCESS EXHIBIT
- RZ-11.0 ILLUSTRATIVE RENDERING
- AS-1 SCHEMATIC ARCHITECTURAL ELEVATIONS
- AS-2 SCHEMATIC ARCHITECTURAL ELEVATIONS
- AS-3 SCHEMATIC ARCHITECTURAL ELEVATIONS
- AS-4 SCHEMATIC ARCHITECTURAL ELEVATIONS
- AS-5 SCHEMATIC ARCHITECTURAL ELEVATIONS

NOTE:
UPON APPROVAL OF THIS PLAN, PETITIONER SHALL VOLUNTARILY
ANNEX INTO THE TOWN OF HUNTERSVILLE CITY LIMITS.

Note per conditions of approval a fence
shall be installed along the boundary of
parcel 01592436 - B191916



MOSAIC DEVELOPMENT GROUP

4600 PARK ROAD, SUITE 390
CHARLOTTE, NC 28209
704-765-1727

9102 BEATTIES FORD SENIOR HOUSING

9102 BEATTIES FORD RD
HUNTERSVILLE NC 28078

OVERALL PLAN

Project No.
12674.21

Issued
05/04/22

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Revised

12/16/21 - REZONING AMENDMENT
07/19/22 - REZONING AMENDMENT



SCALE: 1"=40'

RZ-0.0

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DEMOGRAPHIC SUMMARY

9102 BEATTIES FORD RD | HUNTERSVILLE, NC 28078

DEMOGRAPHIC SUMMARY

9102 Beatties Ford Road, Huntersville, North Carolina, 28078

Ring of 1 mile

KEY FACTS

4,924

Population

38.2

Median Age



1,893

Households

\$81,862

Median Disposable Income

EDUCATION

6.4%

No High School Diploma



15.2%

High School Graduate



31.6%

Some College/
Associate's Degree



46.9%

Bachelor's/Grad/Prof Degree

INCOME



\$103,566

Median Household Income



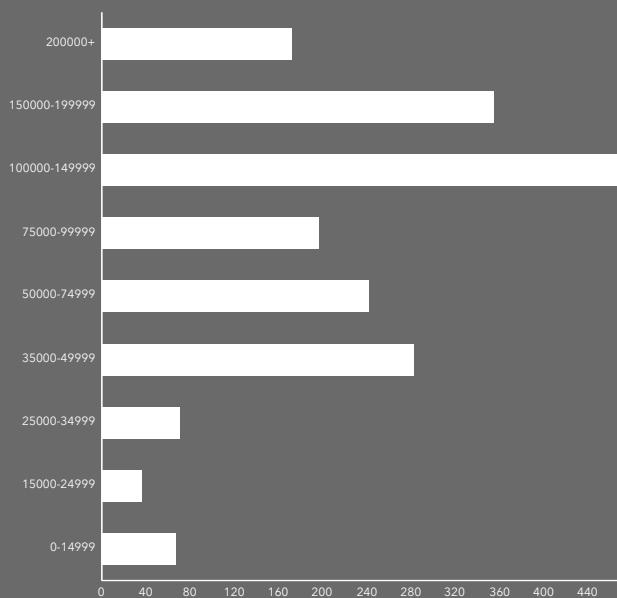
\$42,453

Per Capita Income

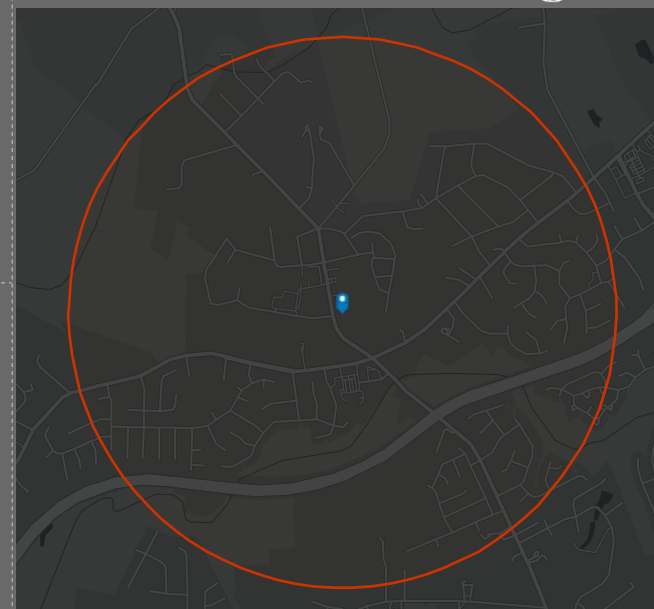


\$340,313

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

76.6%



Blue Collar

15.5%



Services

9.5%

1.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri