



For Sale

±10.4 Acres

1904 E. John Street
Matthews, NC 28105

Dennis W. Moser, MAI

President

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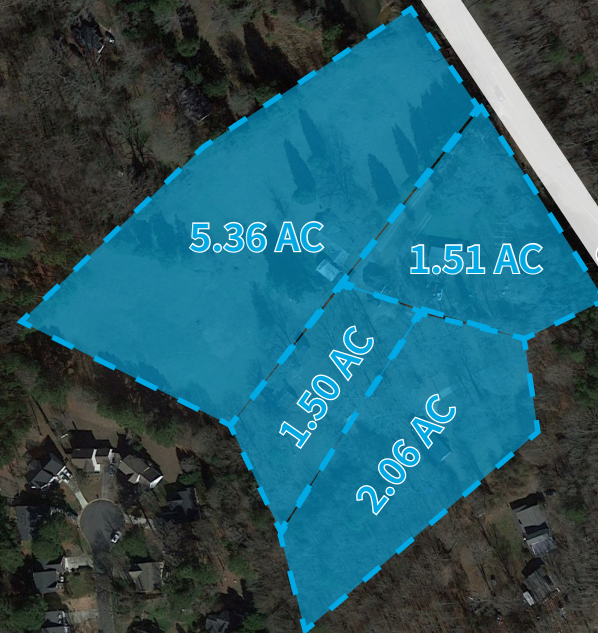
Isaac Harrow

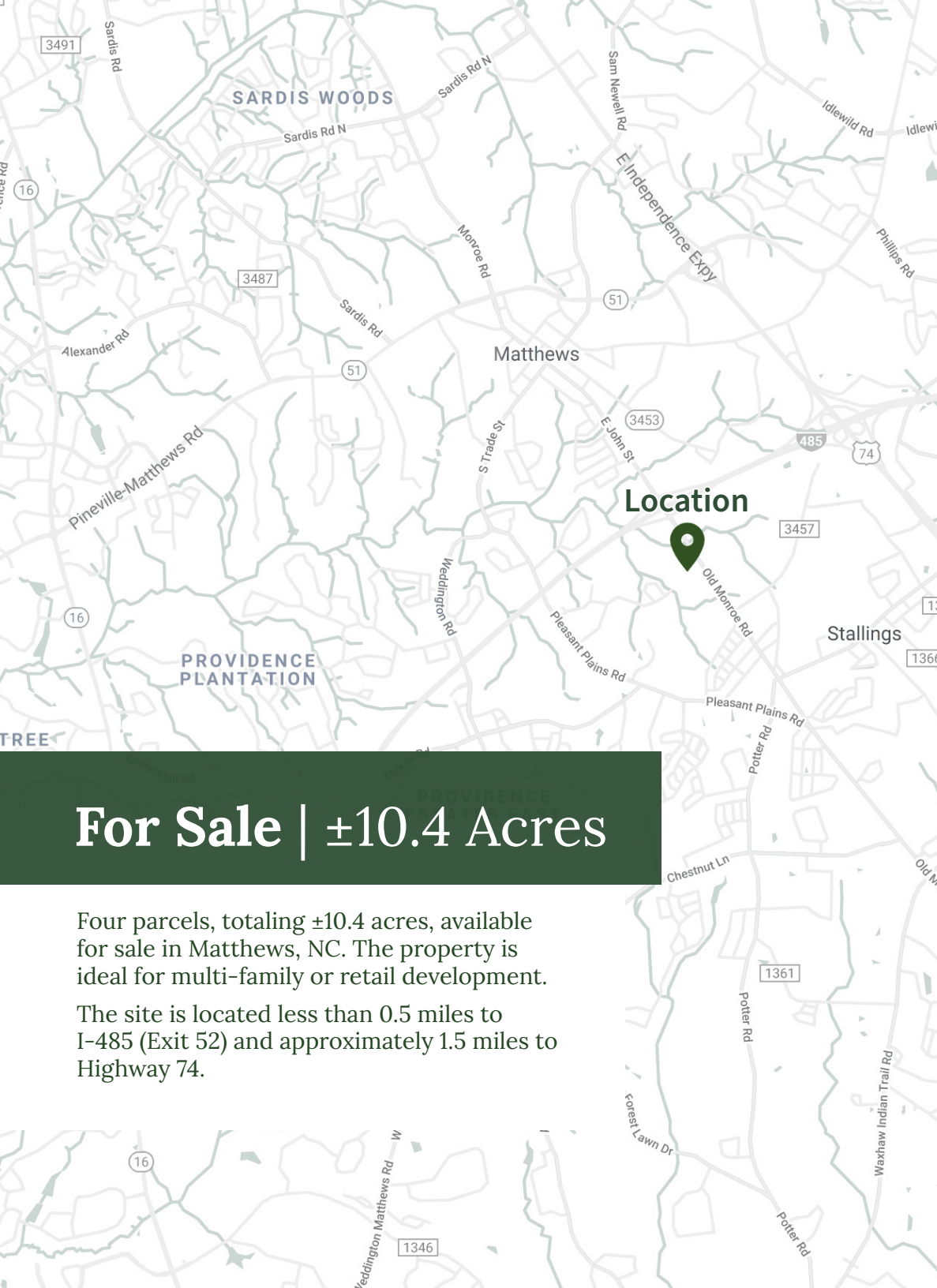
Broker

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Four parcels, totaling ±10.4 acres, available for sale in Matthews, NC. The property is ideal for multi-family or retail development.

The site is located less than 0.5 miles to I-485 (Exit 52) and approximately 1.5 miles to Highway 74.

Property Highlights

Property Address	1904 E. John Street Matthews, NC 28105
Submarket	Mecklenburg County
Parcel ID's	22750165, 22750166, 22750167, & 22750168
Acerage	±10.4 AC
Zoning	R12; Contingent on Commercial Rezoning

Demographics

	3 Mile	5 Mile	10 Mile
Population	56,671	154,604	593,153
Households	20,984	57,472	225,765
Average HH Income	\$120,682	\$116,015	\$115,021

\$3,276,000

Asking Price

Property Aerial





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\$3,276,000 Asking Price



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