

# 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	<ul style="list-style-type: none"> <li>• Lake Bluff Drive: 61 ± feet</li> <li>• Well Road: 1,363 ± feet</li> </ul>
TOPOGRAPHY	Gently rolling
ACREAGE	Rare 78 ± acres* in the fast-growing Matthews/Mint Hill submarket
STRUCTURE	Single Family Residence
WATER FEATURE	Includes a 20 ± acre lake
ZONING	Residential District
UTILITIES	Septic and city of Charlotte water
SUPPORTING DOCUMENTS	Recent appraisal on file supports the list price
SURVEY	No survey in place

**DISCLOSURES**

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

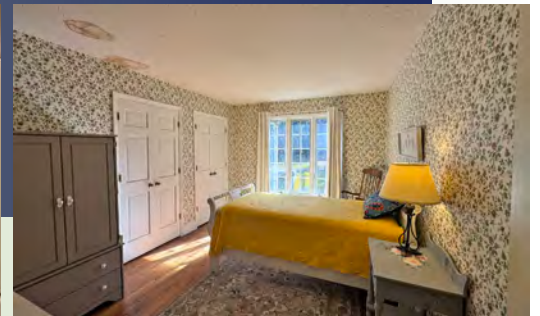
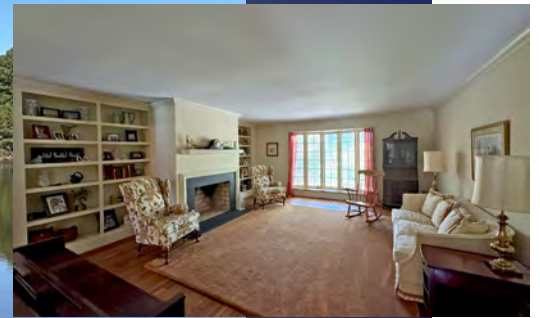
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Currently in forestry management program

OFFERING PRICE: **\$4.65 MILLION**

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.



**MATTHEWS**  
 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.



**PETE FRANDANO, CCIM**  
Senior Advisor  
c | 910 523 1366  
o | 704 971 2000  
pfrandano@mecacommercial.com



**ZACH DANIEL, CCIM**  
Senior Advisor  
c | 704 560 1192  
o | 704 971 2000  
zdaniel@mecacommercial.com

MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

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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.