

±19.411 Acres



**LAND
FOR SALE**

**Monroe Bypass N
Rocky River Road
Monroe, NC 28110**

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Property Overview

Monroe Bypass N Rocky River Road

Land for Sale

Ideal location for commercial development at the interchange with Monroe bypass. Five parcels totaling ±19.411 acres for Monroe’s land use plan calls for the corridor to be developed as Mixed Use for commercial, restaurants, office, medical.

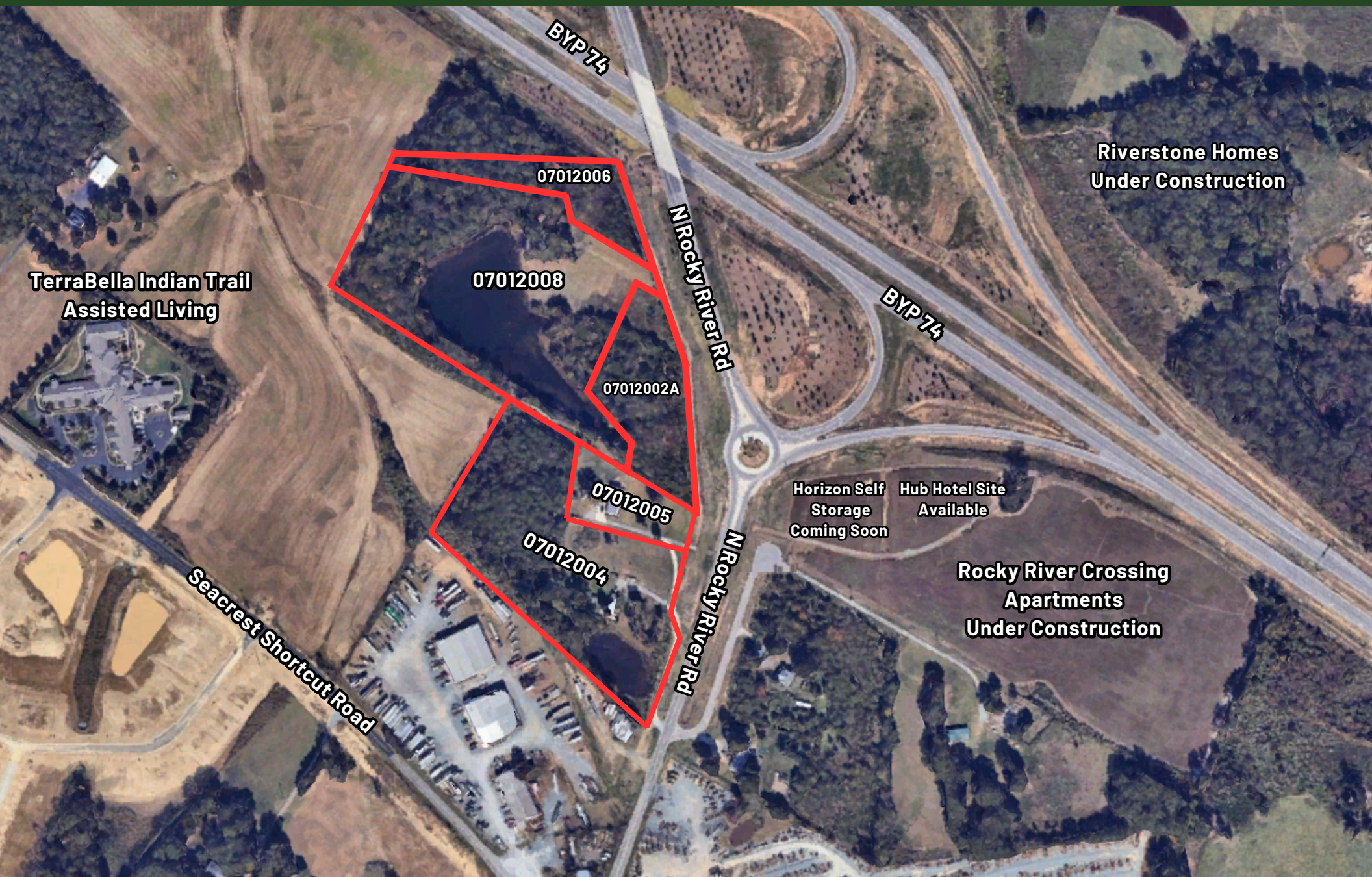
Click [HERE](#) for drone footage.

Property Details

Address	Monroe Bypass Rocky River Road N Monroe, NC 28110
Acreage	±19.411 acres
Parcel ID	07012004, 07012005, 07012002A; 07012006; 07012008
Jurisdiction	City of Monroe
Zoning	RC-MX
City of Monroe Water & Sewer Available with fee \$194,000	
Pricing	\$3,400,000



Location Map



TerraBella Indian Trail Assisted Living



Rocky River Crossing Apartment Complex Developed by The Moser Group/Signature Development ± 360 Apartments



Riverstone Homes



Hub Hotel Site Available



±19.411 Acres

Rocky River Crossing Apartments



Monroe

North Carolina

Monroe, NC, is a rapidly growing city that blends small-town charm with economic expansion, making it a prime destination for businesses and investors. As the county seat of Union County, Monroe benefits from a strategic location just southeast of Charlotte, providing excellent access to major highways, a skilled workforce, and a business-friendly environment. The city has seen consistent population growth, rising commercial development, and increasing demand for retail, office, and industrial spaces. With ongoing infrastructure improvements and a strong local economy, Monroe offers a solid foundation for long-term investment and business success.

