

LAND FOR SALE

±0.4 to 11.722 AC | ZONED TR & N1-A



EASTFIELD RD & INDEPENDENCE HILL RD | CHARLOTTE/HUNTERVILLE, NC

SCOTT HENSLEY, CCIM, SIOR
704.375.1164
shensley@piedmontproperties.com

LESTER OSBORN, CCIM, SIOR
704.375.1131
losborn@piedmontproperties.com

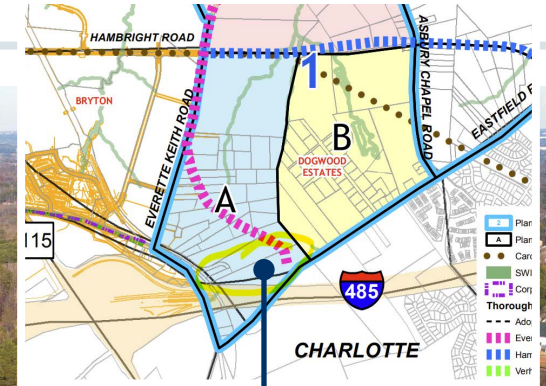
FRANK MCCLLENAGHAN
704.375.1191
fmccleneghan@piedmontproperties.com

PARCEL A

EASTFIELD DR | HUNTERSVILLE, NC 28078



Acreage: ±4.869 acres
Parcel ID: 019-151-16
Zoning: TR (Transitional Residential District)
Pricing: \$500,000/acre



Portion of the site is impacted by the planned Everett Keith thoroughfare, requiring right-of-way reservation or dedication.

PARCEL B

EASTFIELD DR | HUNTERSVILLE, NC 28078



Acreage: ±2.223 acres
Parcel ID: 019-151-52
Zoning: TR (Transitional Residential District)
Pricing: \$495,000 total

PARCEL C

INDEPENDENCE HILL RD | HUNTERSVILLE, NC 28078



PIEDMONT PROPERTIES
CORFAC INTERNATIONAL

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LESTER OSBORN, CCIM, SIOR
704.375.1131
losborn@piedmontproperties.com

FRANK MCCLENGHAN
704.375.1191
fmccleghan@piedmontproperties.com

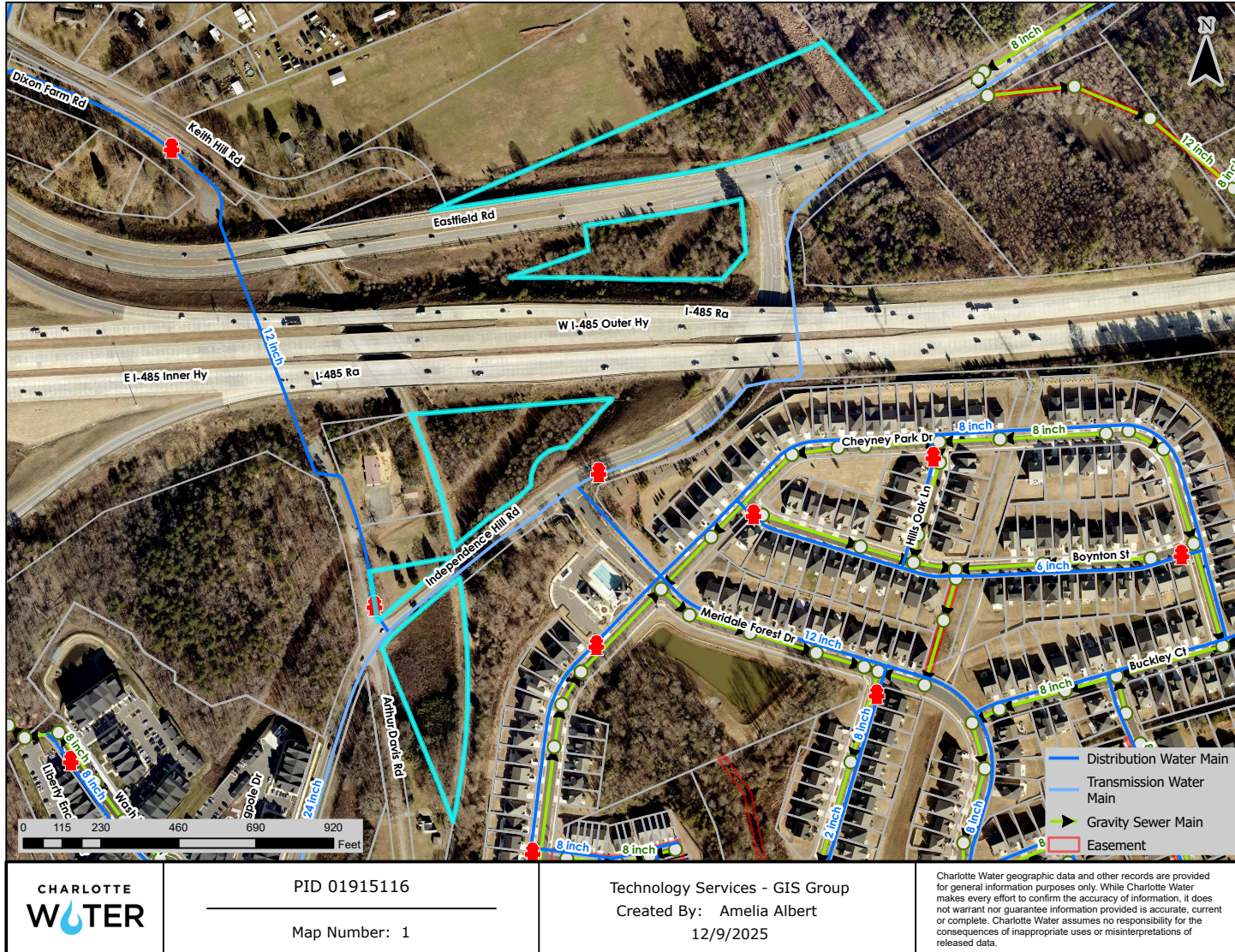
PARCELS D & E

ARTHUR DAVIS DR | CHARLOTTE, NC 28078



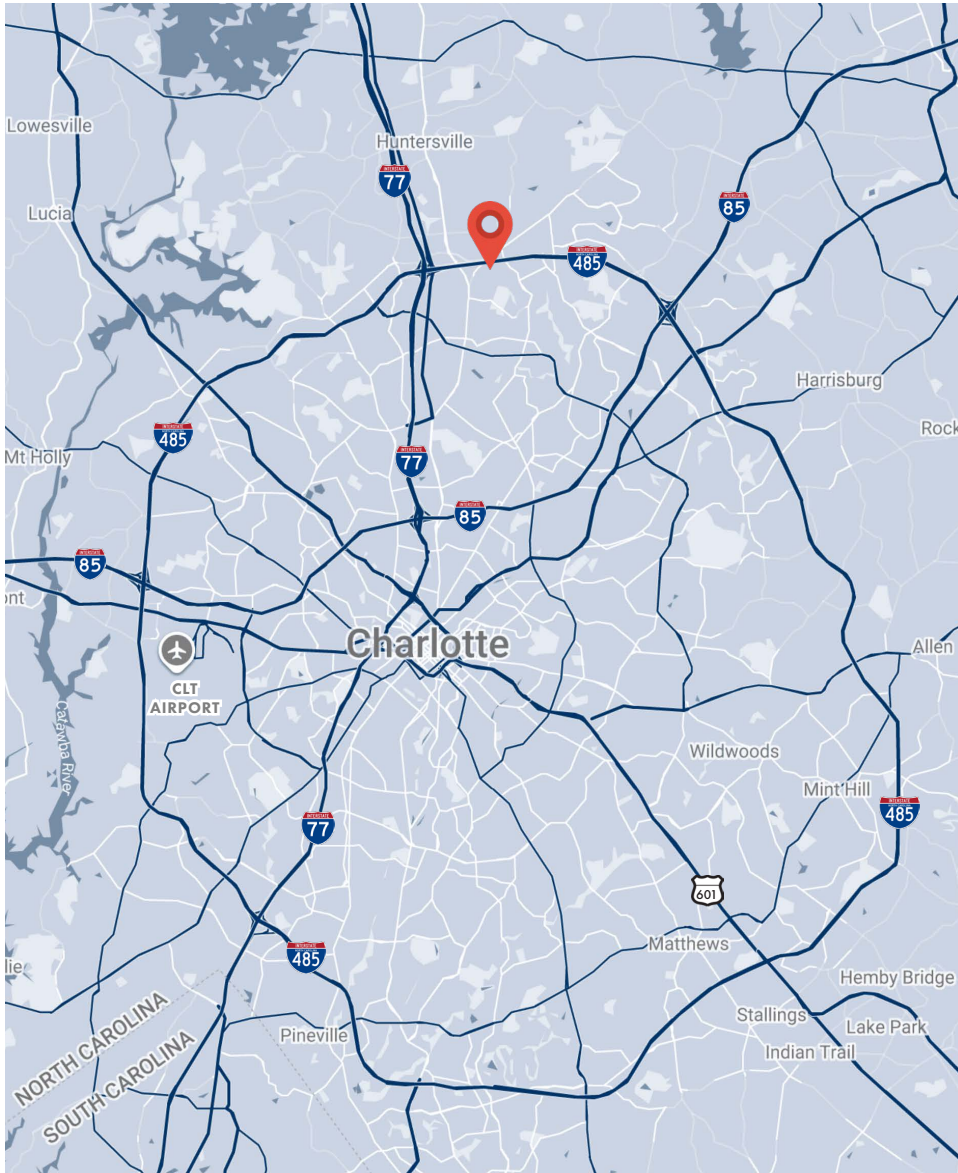
WATER & SEWER

EASTFIELD & INDEPENDENCE HILL RD | CHARLOTTE, NC



LOCATION & DEMOGRAPHICS

EASTFIELD & INDEPENDENCE HILL RD | CHARLOTTE, NC



DEMOGRAPHIC SUMMARY

10540 Arthur Davis Rd, Huntersville, North Carolina, 28078
Ring of 3 miles

KEY FACTS

58,717

Population



24,803

Households

35.6

Median Age

\$75,707

Median Disposable Income

EDUCATION

4.5%

No High School Diploma



14.3%

High School Graduate



25.6%

Some College/
Associate's Degree



55.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$94,055
Median Household Income

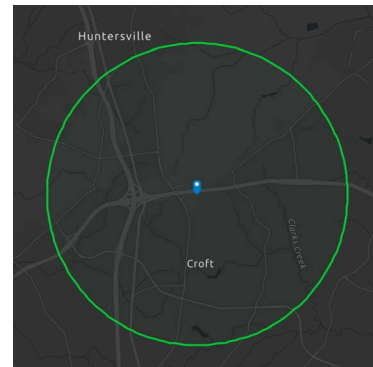
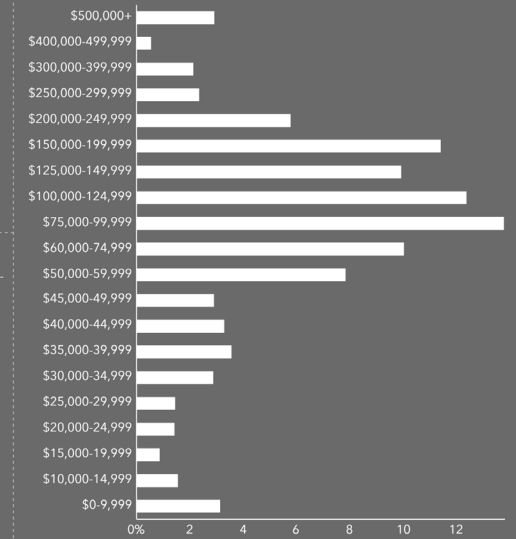


\$51,547
Per Capita Income



\$184,726
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

75.6%



Blue Collar

13.7%



Services

12.5%

1.9%

Unemployment Rate