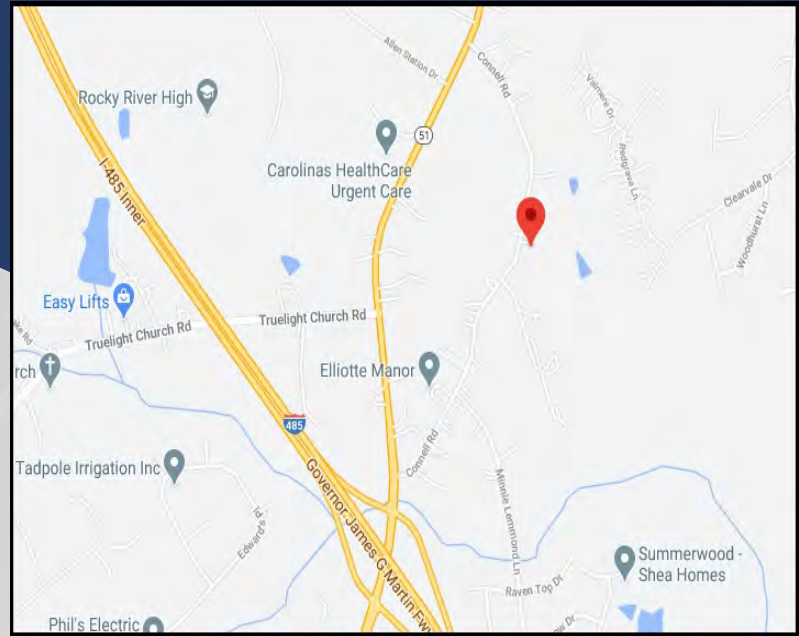
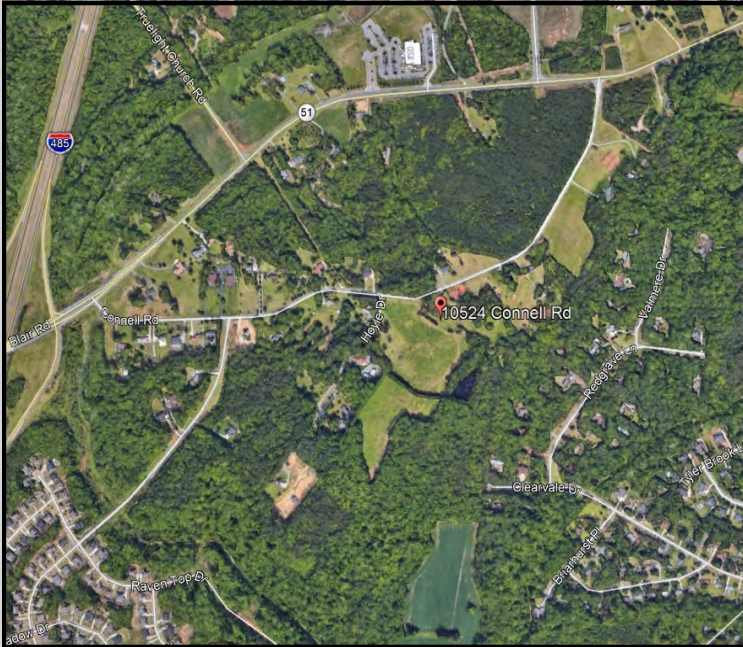


# LAND FOR SALE

10524 Connell Road, Mint Hill, NC

**51.5 ACRES**



## FEATURES

- Location: Just off of I-485 at Hwy 51 Blair Road Exit. Near shopping and new large housing development
- Zoning: Zoned "R" single family housing 30,000 S.F. min. lots with 135' lot width with city water
- Tax parcel: 139-082-02
- Utilities: Water on Connell Road 1,100 +/- feet away and Blair Road 1,830 +/- feet away. However, sewer is not available in this basin for residential development
- Topography: Good topography with only approximately 2 acres of flood plain

**SALE PRICE \$2,950,000**  
**\$56,408 Per Acre**



**JOHN N. JONES**  
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(704) 408-8166

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# Polaris 3G Map – Mecklenburg County, North Carolina

10524 Connell Rd. Mint Hill 51.5 acres +/-

Date Printed: 3/6/2023 3:46:00 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.





# Mecklenburg County ~ Property Record Card Property Search

## Mecklenburg County ~ Property Record Card Property Search

PARCEL ID: 13908202  
 10524 CONNELL RD MINT HILL NC

PRICE STEVEN T,DEBRA GAY BENNETT PRICE  
 PO BOX 3463  
 MATTHEWS NC 28106

Total Appraised Value  
**\$1,123,963**

### KEY INFORMATION

Land Use Code	<b>R120</b>	Neighborhood	<b>N901</b>
Land Use Desc	<b>SINGLE FAMILY RESIDENTIAL - ACREAGE</b>	Land	<b>51.5 ACRE</b>
Exemption / Deferment	<b>AGRICULTURAL FLAG</b>	Municipality	<b>MINT HILL</b>
Last Sale Date	<b>08/09/2001</b>	Fire District	<b>MINT HILL</b>
Last Sale Price	<b>\$0</b>	Special District	<b>FIRE SERVICE F</b>
Legal Description	<b>NA</b>		

### ASSESSMENT DETAILS

2022 Real Estate Assessed Value	
Land Value	<b>\$952,563</b>
Building Value	<b>\$165,300</b>
Features	<b>\$6,100</b>
Total	<b>\$1,123,963</b>

### BUILDING (1)

Finished Area	<b>1,569</b>
Year Built	<b>1957</b>
Built Use / Style	<b>SINGLE FAMILY RESIDENTIAL</b>
Grade	<b>AVERAGE</b>
Story	<b>1 STORY</b>
Heat	<b>FORCED AIR - DUCTED</b>
Fuel	<b>ELECTRIC</b>
Foundation	<b>CRAWL SPACE</b>
External Wall	<b>FACE BRICK</b>
Fireplace(s)	<b>1</b>
Full Bath(s)	<b>2</b>
Half Bath(s)	<b>0</b>
Bedroom(s)	<b>3</b>
Total (SqFt)	<b>2,721</b>