

# Listing Price: \$1,500,000

Parcel: 029-181-24  
Mallard Creek Rd  
Charlotte, NC  
28262

Zoning: N1-A  
Neighborhood 1  
Zoning District

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# 1.503 acres

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# Executive Summary

Located less than half a mile from Concord Mills and less than a mile from Interstates 85 and 485, this parcel is well positioned to receive a high volume of vehicular traffic. Any shopper at Concord Mills will likely drive past this property, as will thousands more that live and work near the interstate interchange.

At 1.5 acres and located on a busy intersection, this parcel presents an opportunity for a variety of commercial developments.

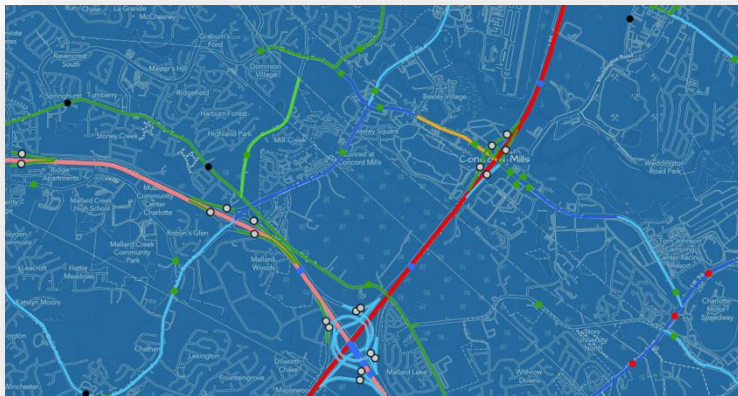
Moreover, the population in Charlotte is growing at a nationally high rate, in line with the broader trends in North Carolina and the Southeast. Overall, this area is well positioned to benefit from population increases, wealth gains, and job growth.





# Investment Highlights

## Close Proximity to Interstate and Interchange



- Located less than 1 mile from Interstates 85 and 485, as well as the interchange between both
- Located along conduit between I-485 and Concord Mills
- Over 20,000 vehicles travel along Mallard Creek road daily

## Walking distance to Concord Mills



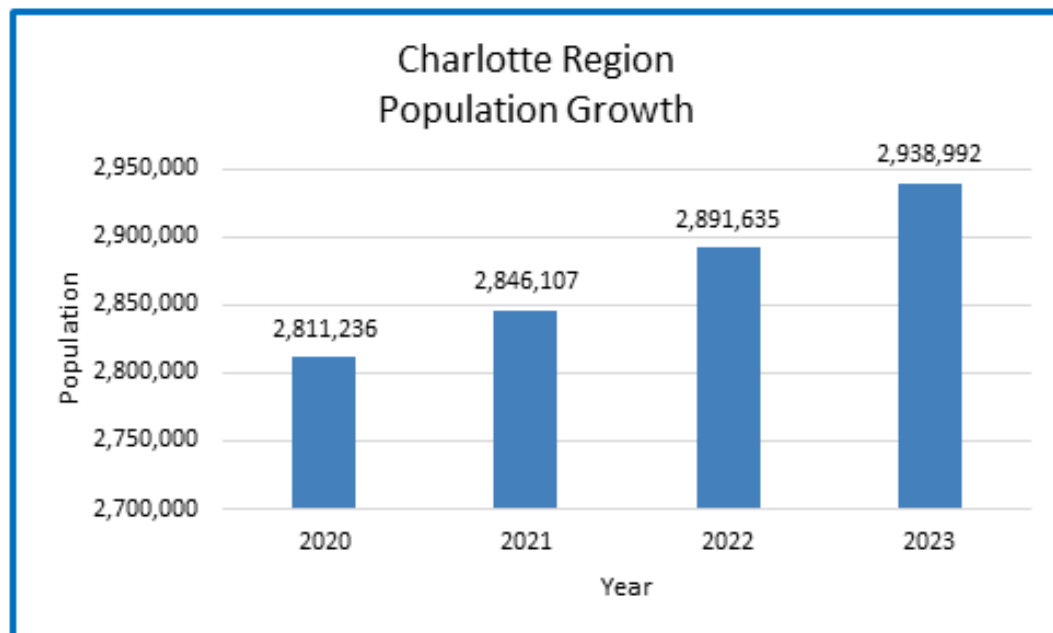
- Concord Mills, the largest outlet and value retail shopping destination in North Carolina, has completed a three-year renovation, which added amenities and upgrades.
- More than 200 stores and 13 restaurants occupy the footprint, which is owned and managed by Simon, the largest owner of shopping malls in the US.

## Access to Utilities

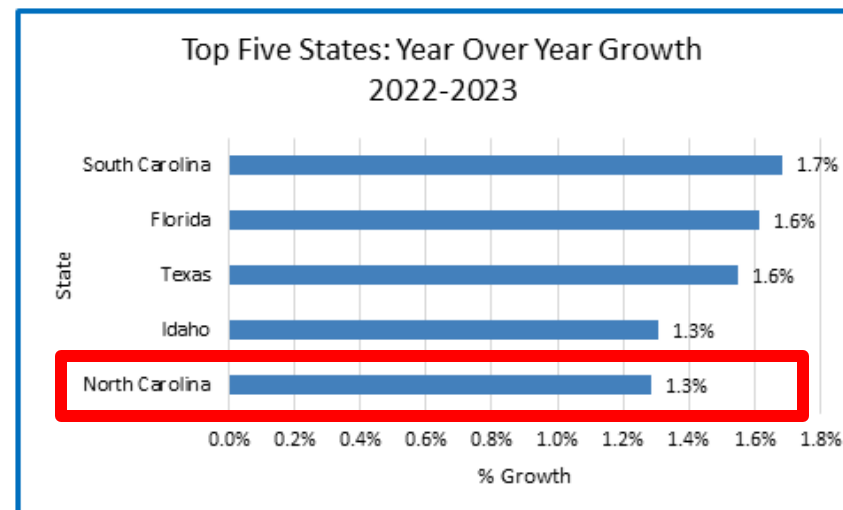


- Access to city water infrastructure
- Power infrastructure nearby
- Public road access, maintained by city of Charlotte
- Sewer availability currently being assessed

# Charlotte Region Population Growth



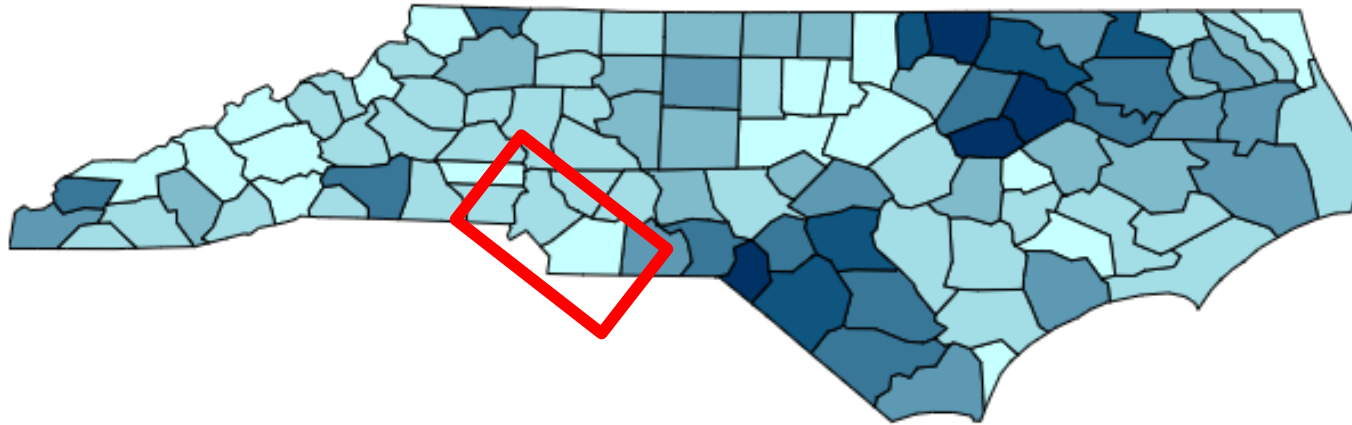
Source: U.S. Census Bureau, 2024



County	2022-2023 Net Population Growth	2022-2023 % Growth
Lancaster County, South Carolina	3,491	3.2%
Lincoln County, North Carolina	2,567	2.7%
Stanly County, North Carolina	1,468	2.2%
Iredell County, North Carolina	3,836	1.9%
Cabarrus County, North Carolina	4,107	1.7%
Mecklenburg County, North Carolina	19,626	1.7%
York County, South Carolina	4,119	1.4%
Gaston County, North Carolina	3,272	1.4%
Rowan County, North Carolina	1,988	1.3%
Catawba County, North Carolina	1,478	0.9%
Chester County, South Carolina	233	0.7%
Cleveland County, North Carolina	725	0.7%
Chesterfield County, South Carolina	290	0.7%
Alexander County, North Carolina	157	0.4%

Source: U.S. Census Bureau, 2024

# Charlotte Unemployment and Housing



\*US Bureau of Labor Statistics

## Charlotte-Concord-Gastonia, NC-SC

How did metro house prices change in 2024Q1?

FHFA House Price Index®

[FHFA.gov/HPI](https://www.fhfa.gov/HPI)



**▲ 8.2%**

Over the last year

**#35**

out of the  
top 100  
metros

In Charlotte-Concord-Gastonia, NC-SC house prices rose 8.2% over the past year and rose 1.4% over the last quarter.

In the United States house prices rose 6.6% over the past year and rose 1.1% over the last quarter.



#1

**STATE FOR  
BUSINESS**(Site Selection  
Magazine, 2021)

17

**FORTUNE 1000  
HEADQUARTERS**

#5

**BEST QUALITY  
OF LIFE**

(Numbeo, 2022)

**READY TO MAKE  
YOUR MOVE?**[MEETCHARLOTTE@CHARLOTTENC.GOV](mailto:MEETCHARLOTTE@CHARLOTTENC.GOV)**SERVICES:**

- Site Selection & Real Estate Search
- Labor Market & Cost Analysis
- Custom Talent Acquisition Strategies
- Strategic Connections
- Relocation Assistance
- Resources for International Firms

**INDUSTRY/  
OPERATION**

INDUSTRY/ OPERATION	LABOR AVAILABILITY	AVERAGE WAGE	PROJECTED GROWTH (5 YEARS)
Financial Services	90,500	\$127,300	12%
Tech & Innovation Economy	56,500	\$95,400	8%
Fintech	9,900	\$97,400	15%
Health Care	102,800	\$68,300	4%
Life Sciences	24,800	\$62,900	13%
Manufacturing & Industry 4.0	105,700	\$63,200	8%
Logistics & Distribution	70,100	\$61,100	16%

# CHARLOTTE FAST FACTS

## POPULATION & MIGRATION

**2.6M**

POPULATION OF CHARLOTTE MSA

**1.35M**

REGIONAL LABOR FORCE

**100**

PEOPLE MOVE TO THE CHARLOTTE AREA EACH DAY

**34**

AVERAGE AGE

## COST *of* DOING BUSINESS

**2.5%**

CORPORATE TAX RATE  
(phasing to 0% by 2030)

**4.99%**

INCOME TAX RATE  
(phasing to 3.99% by 2027)

**\$32**

AVERAGE OFFICE RENT PER SQUARE FOOT  
(compared to \$38.67 national average)

**5%**

LOWER COST OF LIVING THAN THE NATIONAL AVERAGE AVERAGE AGE

## CONNECTIVITY & INFRASTRUCTURE

**5th**

BUSIEST AIRPORT IN THE WORLD  
(by aircraft movements)

**700**

DAILY FLIGHTS FROM CLT AIRPORT

**≥3HR**

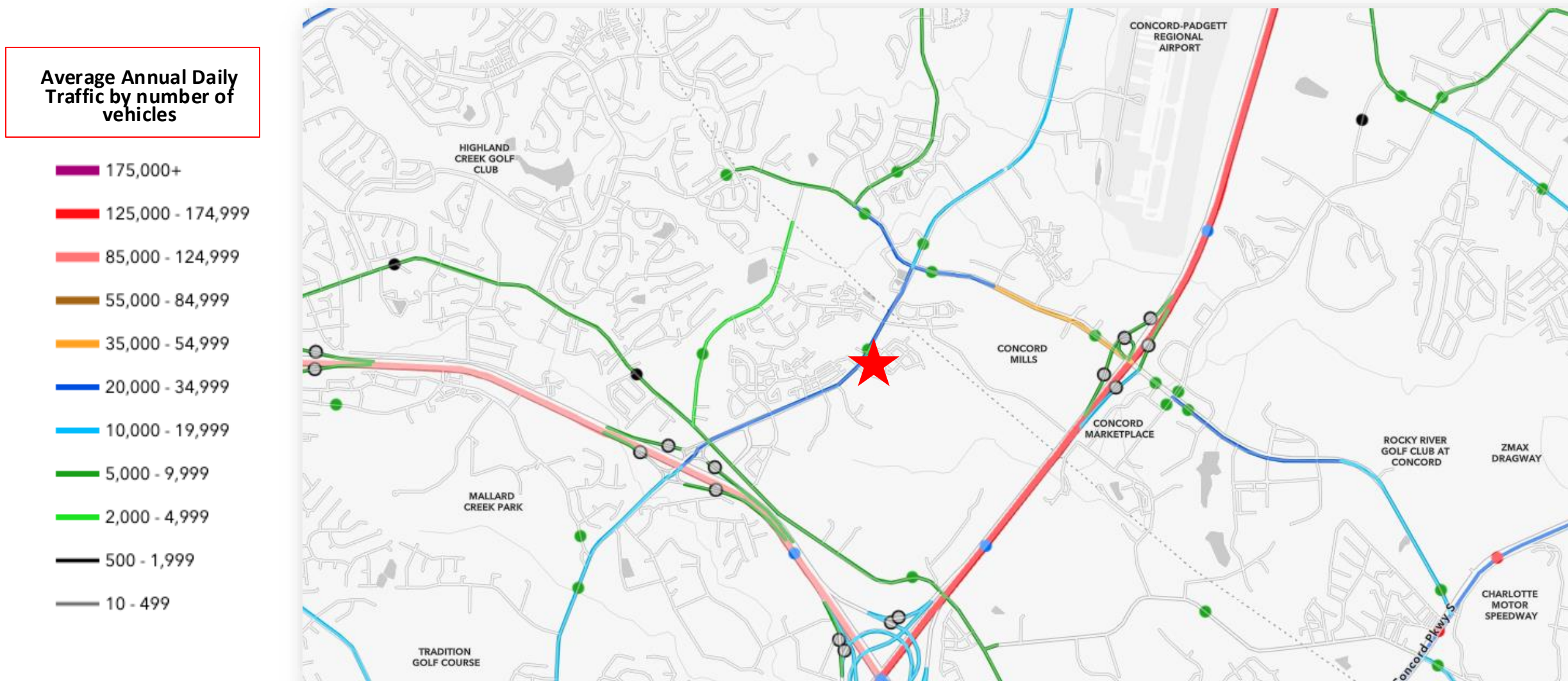
FLIGHTS TO ATLANTA, WASHINGTON DC, NEW YORK, CHICAGO & DALLAS

**1**

INLAND PORT & 1-DAY TURNAROUND TO WILMINGTON PORT



# Traffic Analysis in Charlotte, NC



\*North Carolina Department of Transportation Annual Average Daily Traffic (AADT)



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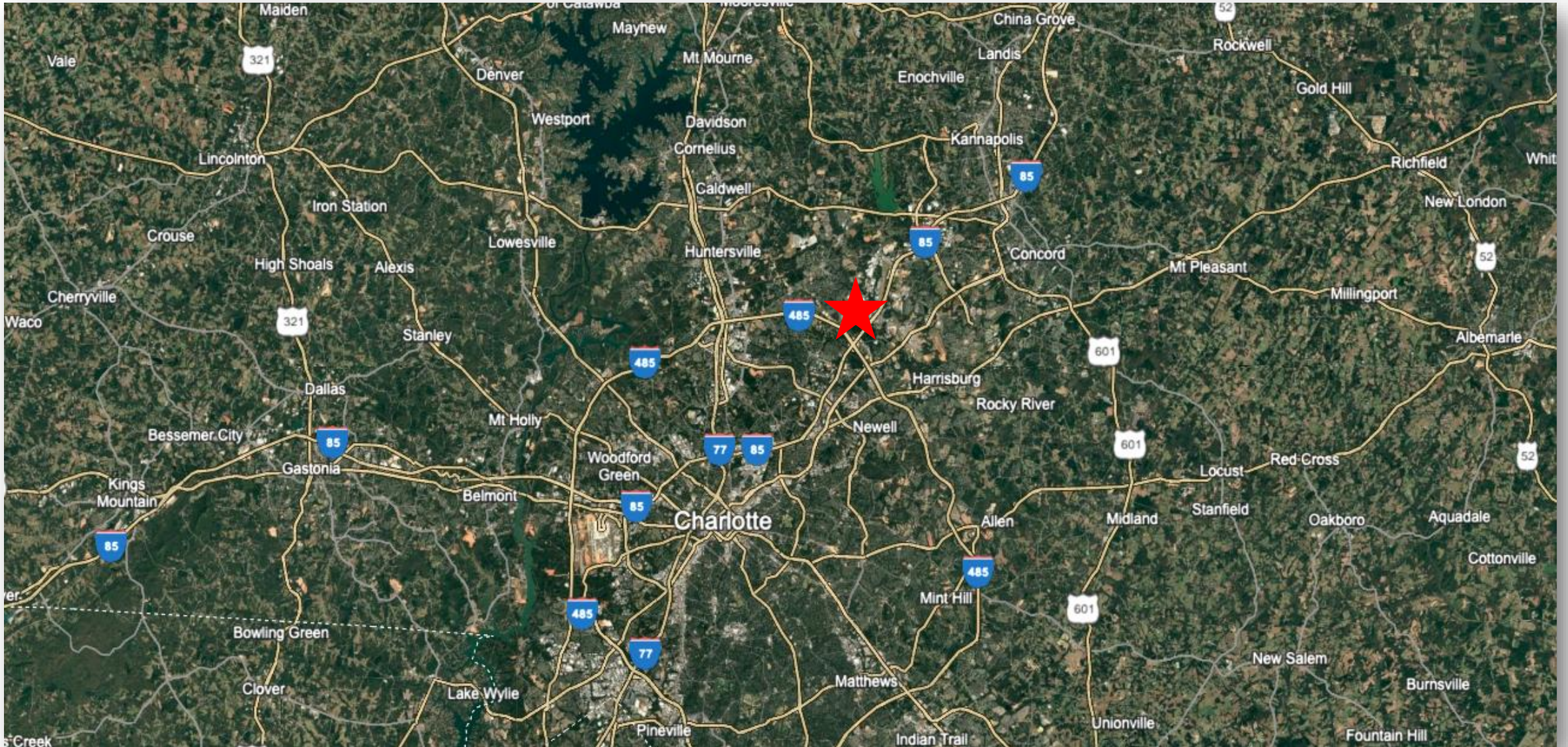
**RE/MAX**  
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464 Williamson Road  
Suite A  
 Mooresville, NC 28117





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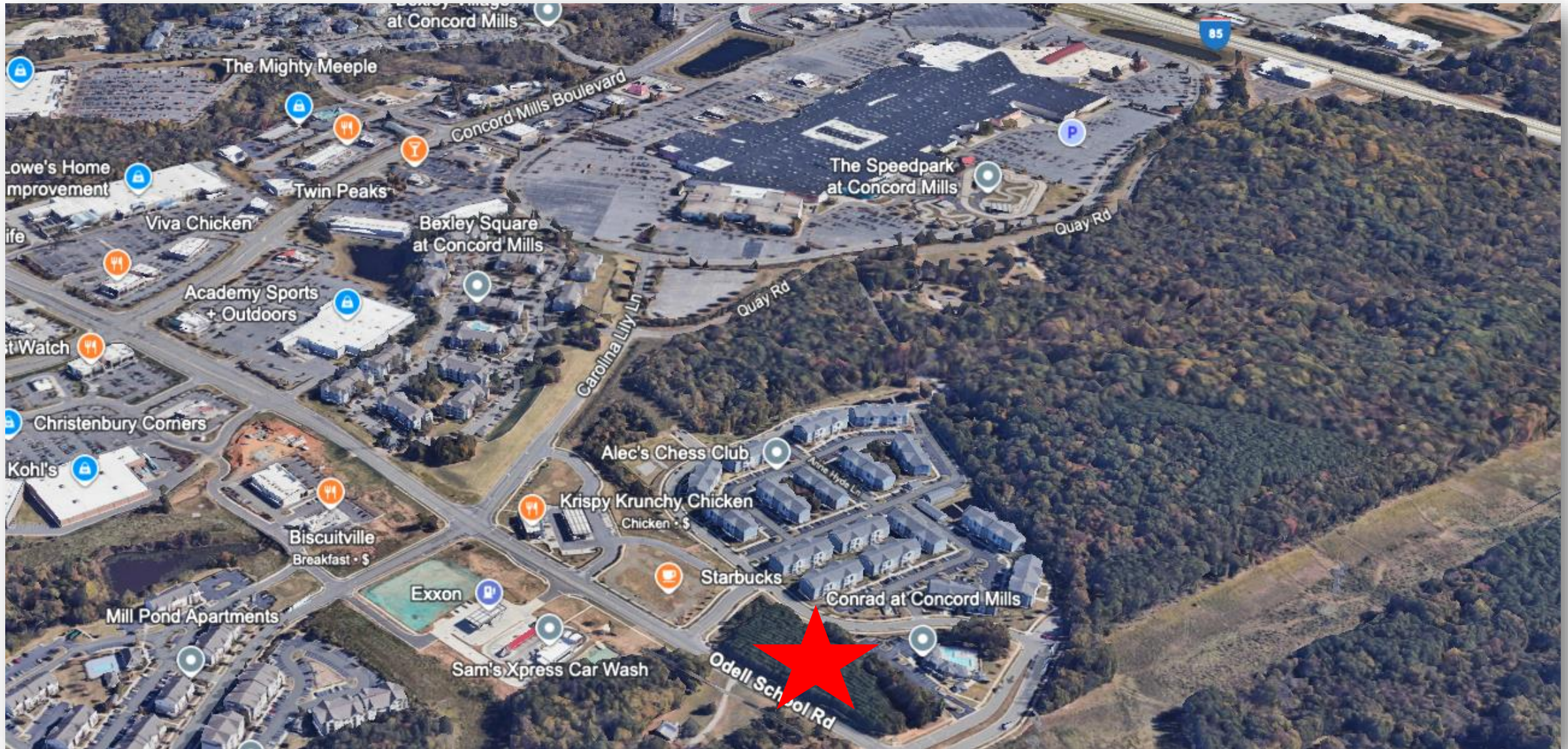


\*Google Earth



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