

# .87 Acre Corner Lot in Huntersville

## 10900 Sam Furr Road Huntersville NC 28078

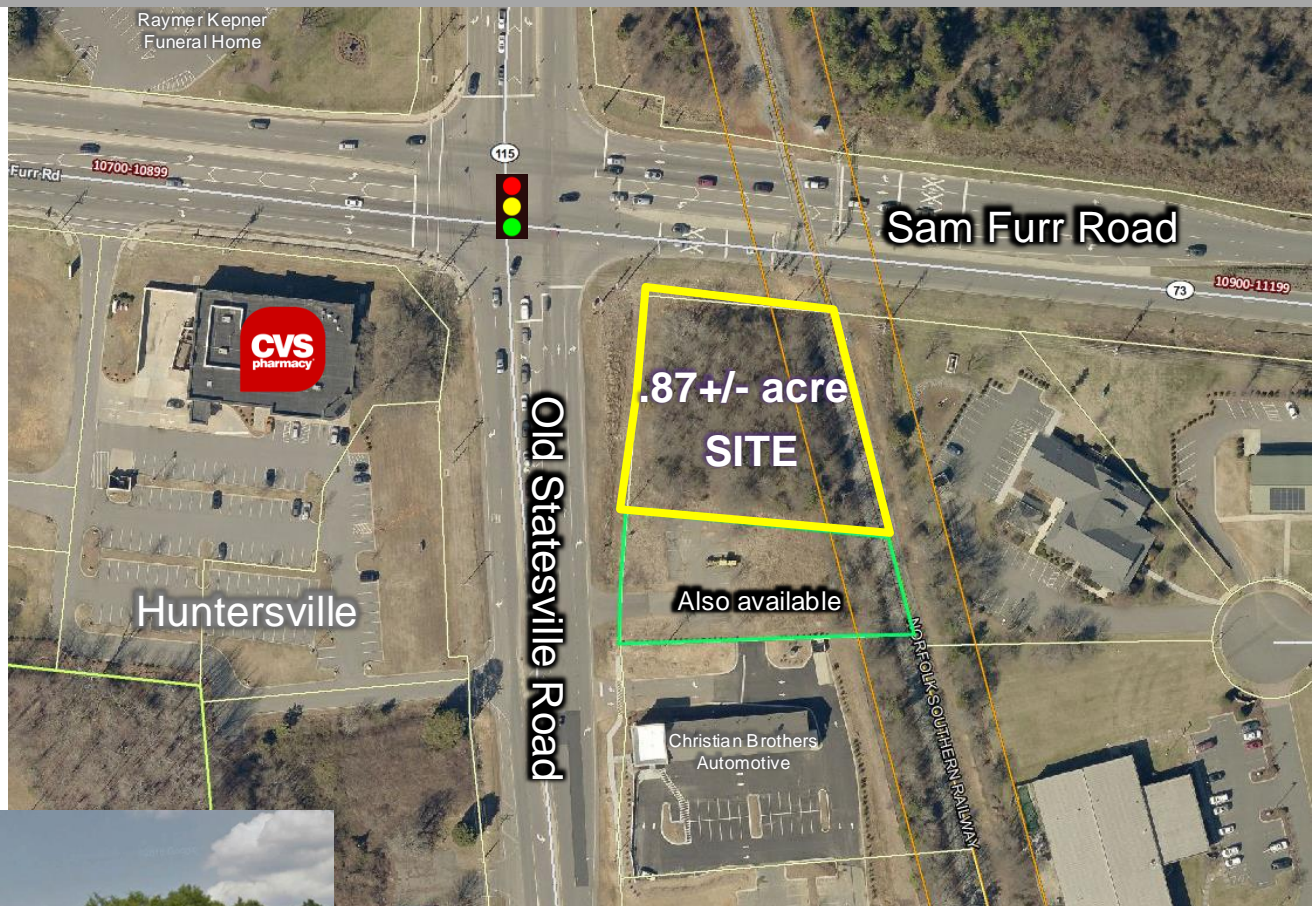
### .87+/- Acres

This site is located at the corner of Sam Furr Road/Hwy 73 and Old Statesville Road/Hwy 115. . Excellent retail or office location with high visibility and significant residential density nearby.

- Mecklenburg County Parcel 01102140
- 167 +/- ft road frontage on Sam Furr Road/Hwy 73 and 198.3 +/- ft road frontage on Old Statesville Road/Hwy 115.
- 1.3 miles from I-77 exit 25
- Zoning: Highway Commercial
- Shared driveway with adjacent parcel

### Land Lease or Build to Suit

### Call for Information

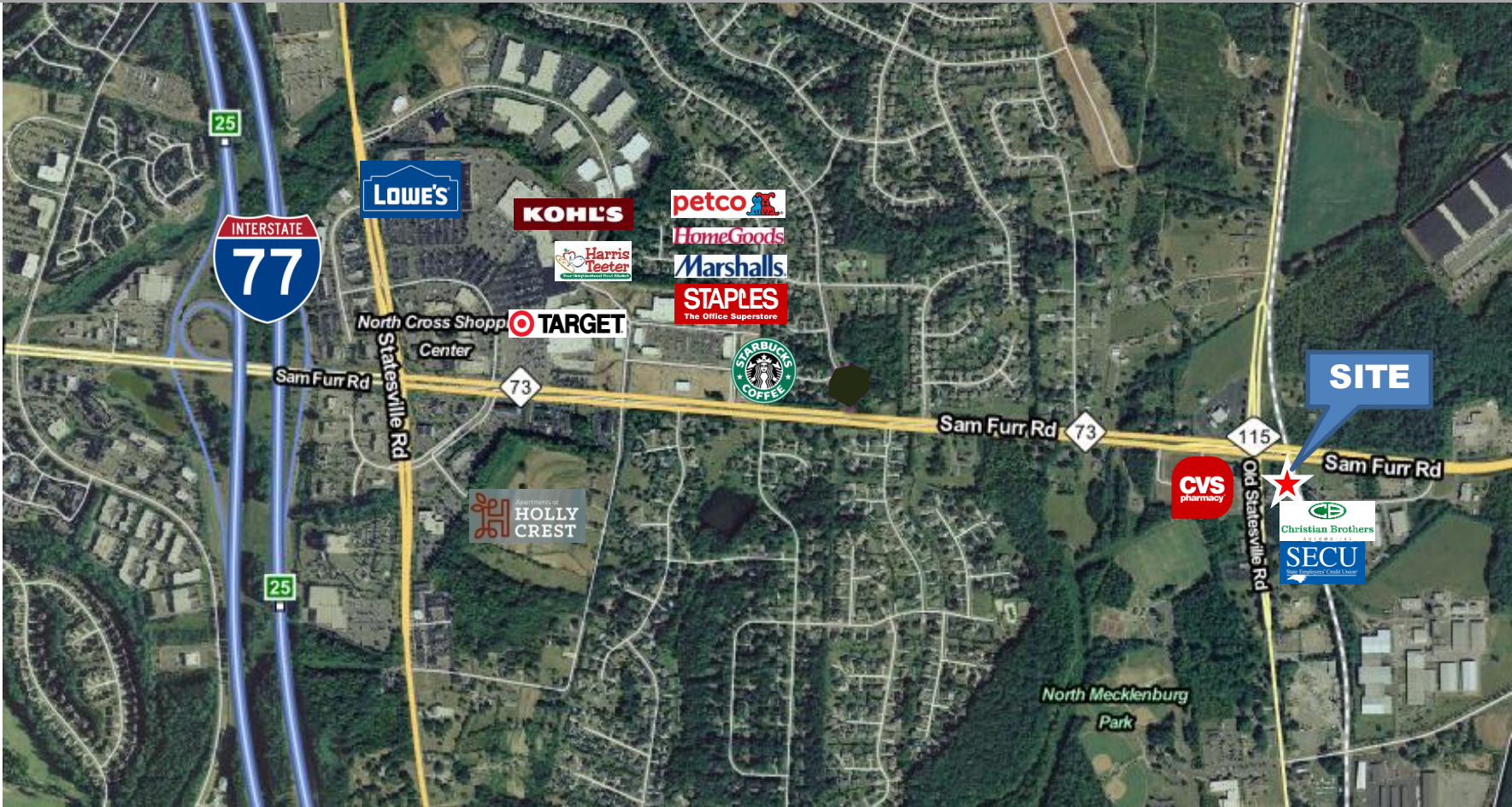


**Opportunity** to land lease and combine adjacent tract (.58 acres - parcel 01102142) with this parcel (01102140) would create 1.45 +/- acres with 317 +/- ft road frontage on Old Statesville Road/Hwy 115.



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**.87+/- Acres**

- Conveniently located near NorthCross Shopping Center and several residential communities, including NorthStone Country Club, Caldwell Station, The Hamptons, Birkdale and Hampton Ridge
- 2024 Mecklenburg County Traffic count:  
  
22,506 +/- vehicles (Old Statesville Road/Hwy 115)  
32,859 +/- vehicles (Sam Furr Road)

**DEMOGRAPHICS**

	1 mile	3 mile	5 mile
Population (2016)	6057	47090	94567
Average Household Income	139,949	101,122	111,978