

00 Mallard Creek Road, Charlotte, North Carolina 28262

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List \$: **\$650,000**

MLS#: **4168457**

Category: **Lots/Acres/Farms**

County: **Mecklenburg**

Status: **ACT**

Parcel ID: **029-181-08**

Acres: **0.80**

Legal Desc: **3002 ODELL SCHOOL RD**

Zoning: **N1-A**

City Tax Pd To: **No City Taxes Paid**

Tax Val: **\$96,200**

Deed Ref: **20849/0563**

Complex Name:

OSN: **Canopy MLS**



General Information

Type: **Lot**
Can Divide?:
\$/Acres: **\$812,500.00**
Levels:

School Information

Elem: **Unspecified**
Middle: **Unspecified**
High: **Unspecified**

Land Information

Apprx Acres: **0.80**
Acres Clear:
Acres Wood:
Min SF to Bld: **0**
Prop Found:
Rd Frontage:
Lot Desc:
Restrictions: **N/A**

Utility/Plan Information

Sewer: **Other - See Remarks**
Water: **Other - See Remarks**
Dwellings: **No**
Beds Septic:

Additional Information

Prop Finance:

Lease Considered: **No**

Ownership: **Seller owned for at least one year**

Spcl Cond: **None**

Rd Respons: **Publicly Maintained Road**

Features

Fixtures Exclsn: **No**

Road Surface: **Paved**

Suitable Use: **Other - See Remarks**

Basement Dtls:

Patio/Porch:

Fire Sprinkler:

Association Information

Subject to HOA: **None**

Subj to CCRs: **Undiscovered**

HOA Subj Dues:

Public Remarks

Exceptional Development Opportunity Near Concord Mills -- Seize the chance to develop in one of the fastest-growing areas near Concord Mills. This lot, currently zoned residential, offers immense potential for commercial use, perfectly positioned amidst bustling shopping centers, diverse dining options, and thriving multifamily homes. With power lines on the property and access to Charlotte water, this site is primed for transformation. The surrounding area is experiencing rapid growth, making it an ideal location for businesses looking to capitalize on the dynamic local economy. Don't miss out on this unique opportunity to invest in a flourishing community!

Agent Remarks

Water is available. Sewer-checking on sewer availability and will post as soon as we know. Per assessor acreage is 0.8, on property record card it shows 0.66.

Showing Instructions/Directions

Call Listing Agent

exit 49 off 85, towards concord Mills, after 1 mile left onto Derita Rd., property is on left hand side on corner of Mallard Creek Rd and Kings Grant Dr.

List Agent/Office Information

DOM: **1**

CDOM: **1**

Expire Dt: **02/01/2025**

Mkt Dt: **08/05/2024**

DDP-End Dt:

Agent/Own: **No**

For Appt Call: **800-746-9464**

List Agreeemnt: **Exclusive Right To Sell**

List Agent: **Jamie Purvis (39482)**

Agent Phone: **704-707-6268**

List Office: **RE/MAX Executive (130309)**

Office Phone: **704-662-0095**

Seller Name: **WH**

Web URL:

Full Service: **Full Service**