

Riverstone Commercial

MONROE, NC 28110



Land

FOR
Sale

SIZE
±8 Acres

PRICE
Call for Pricing



Overview

Riverstone Retail/Commercial Development Opportunity

±8 Acres along N. Rocky River Road at the Monroe Bypass - Exit 260

Located at the entrance of Riverstone by Pulte; now under construction with 564 SF and TH lots upon build-out

City of Monroe Zoned: Conditional District Riverstone

2 parcels Union County PID's:
07012007 & 07012010

±8 Acres of Commercial Land for Sale



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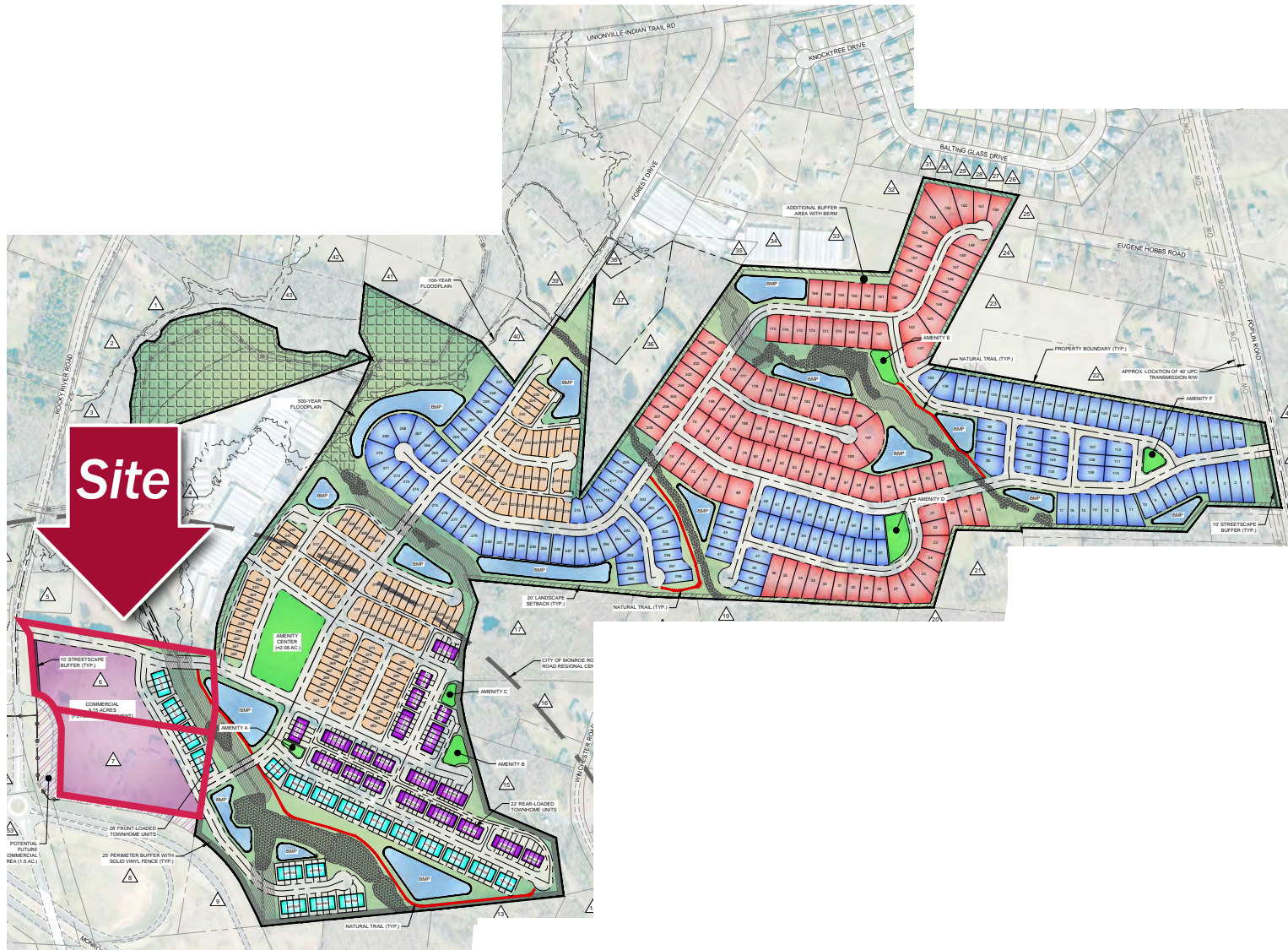
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Pulte's Riverstone Site Plan

*Under Construction



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Market Aerial



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Property Overview

Demographics

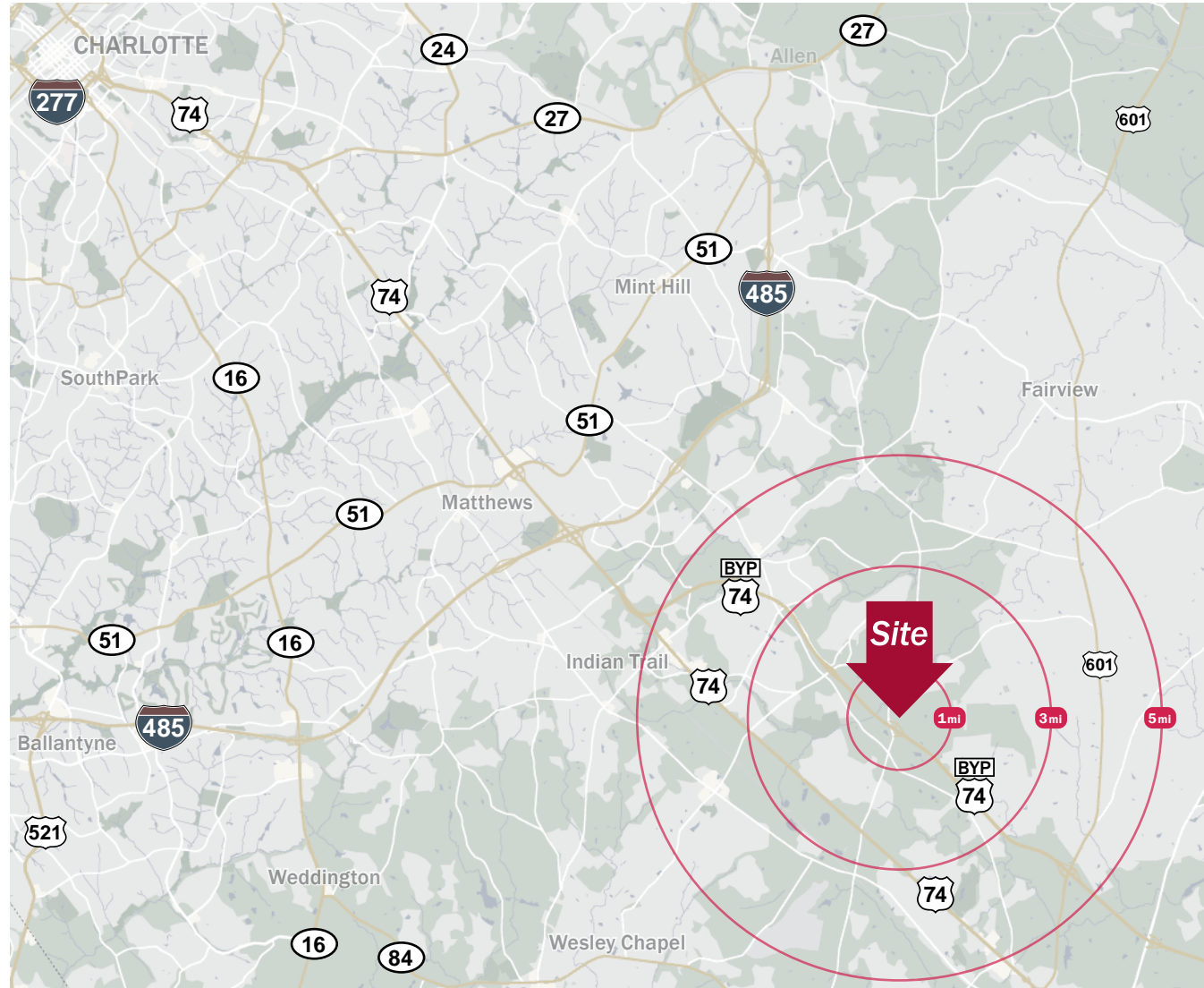
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	1,148	27,032	71,335
Growth Rate	2.31%	2.50%	2.03%
Avg. HH Income	\$97,143	\$108,169	\$108,174

Traffic Count

Source: NCDOT

	AADT
N Rocky River Rd	5,500 (2022)
US 74 BYP	19,000 (2022)



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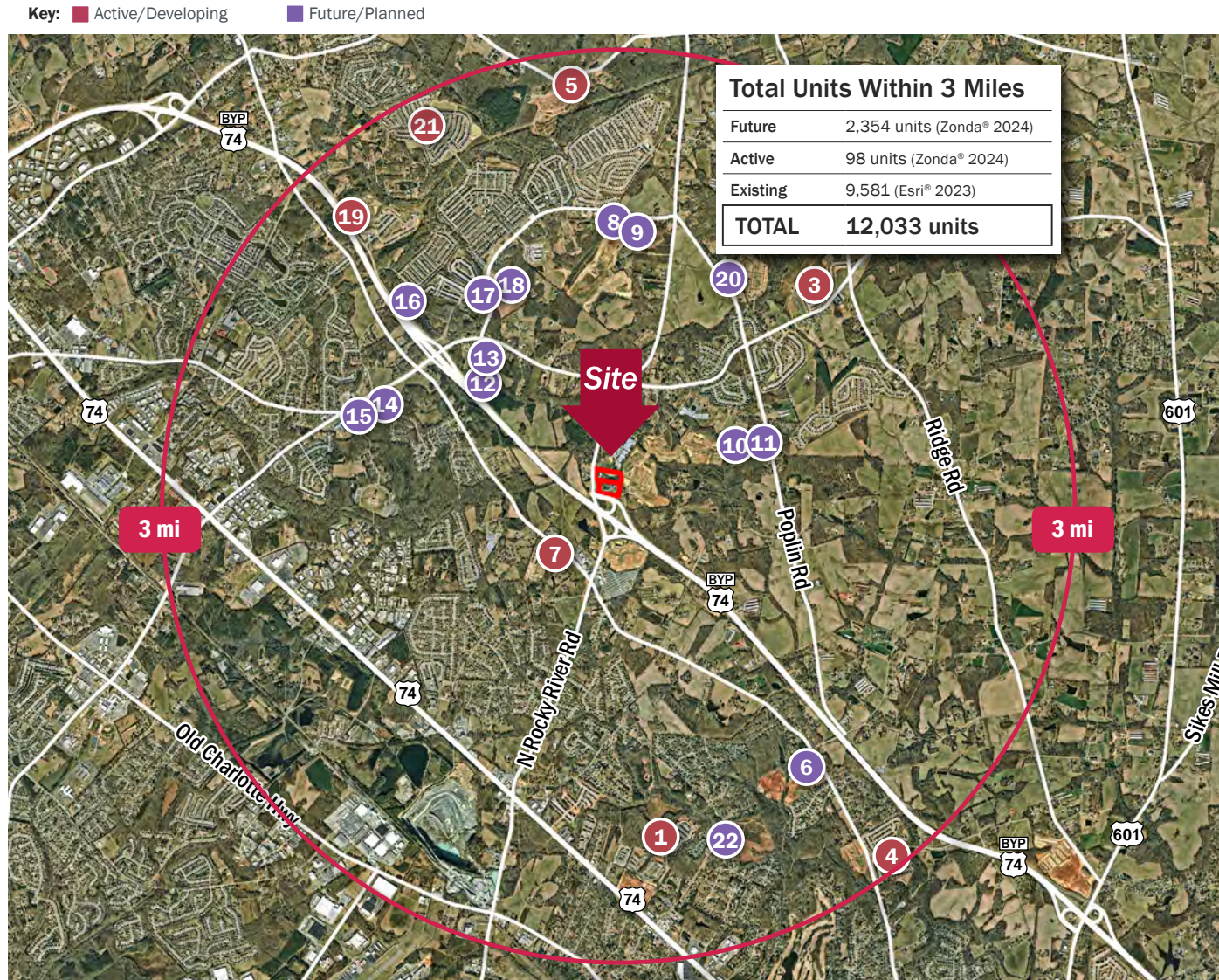
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Residential Activity

Number	Subdivision	Units
1	Woodlands Creek	117
2	Sun Valley TH	94
3	Stallings Brook	138
4	Simpson Farms	195
5	Sheffield	71
6	Secret Meadows	135
7	Secret Landing TH	172
8	Sanctuary at Southgate/TH	52
9	Sanctuary at Southgate/SF	231
10	Riverstone/TH	172
11	Riverstone/SF	392
12	Poplin Village/TH (P)	336
13	Poplin Village/SF (P)	207
14	Oakwood/TH (P)	130
15	Oakwood/SF (P)	74
16	Meadows at Indian Trail TH	106
17	Fallbrook/TH	112
18	Fallbrook/SF	112
19	Esplanade at Northgate	194
20	Calico Ridge	111
21	Braeburn	363
22	Blair Place	38



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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