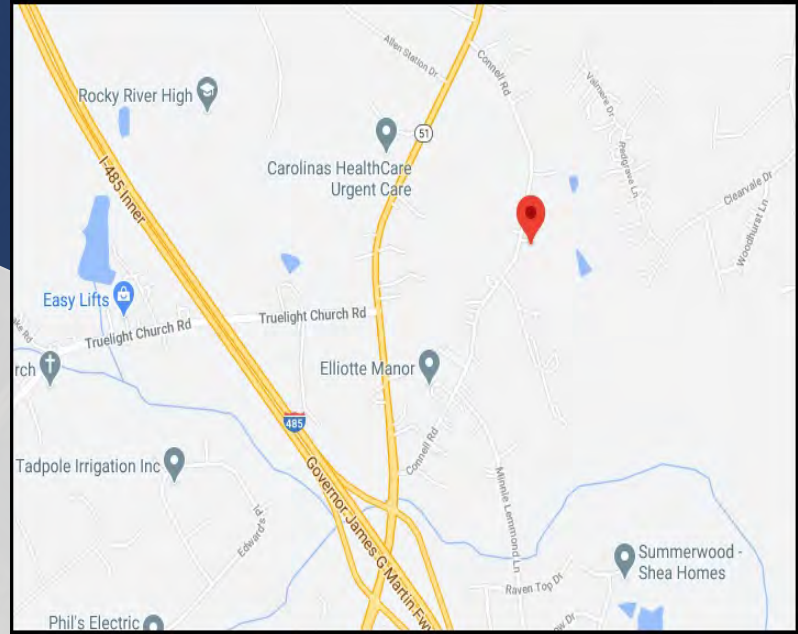
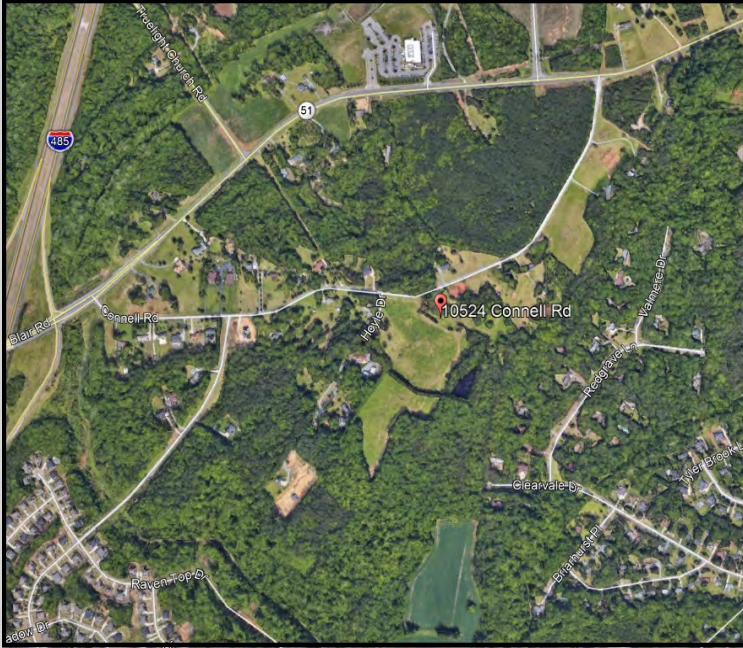


LAND FOR SALE

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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1057 E. Morehead Street, Suite 300
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www.gsrc.net



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

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

ASSESSMENT DETAILS

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

BUILDING (1)

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