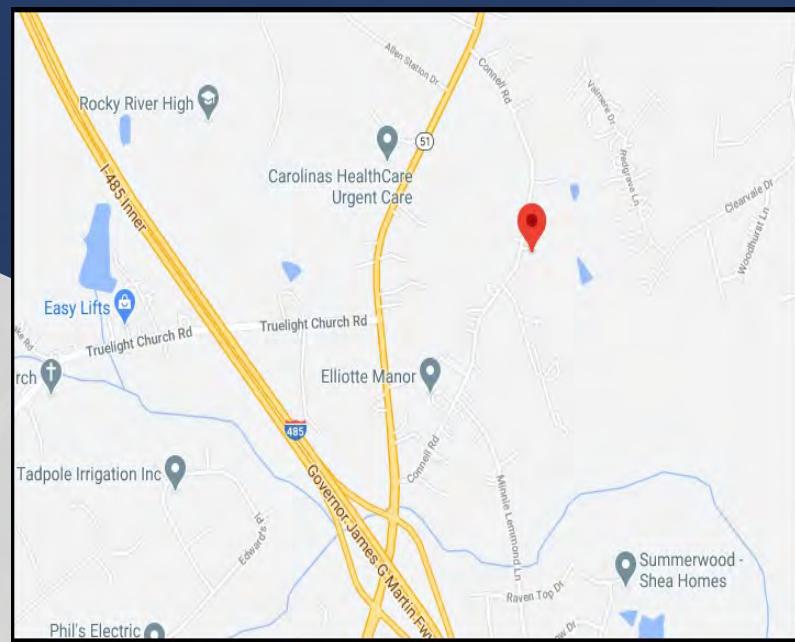
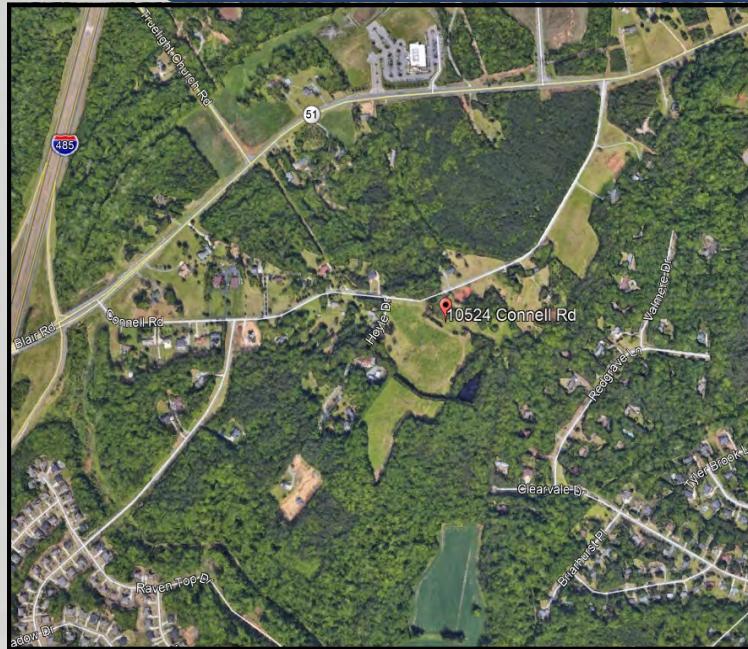


LAND FOR SALE

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

jjones@gsrc.net
(704) 408-8166

Gibson Smith Realty Co
1057 E. Morehead Street, Suite 300
Charlotte, NC 28204



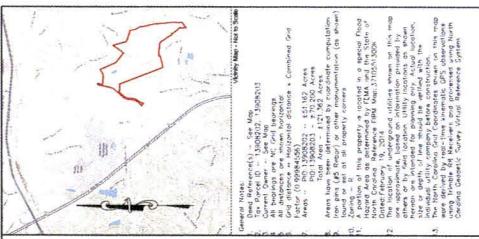
Polaris 3G Map – Mecklenburg County, North Carolina

10524 Connell Rd. Mint Hill 51.5 acres +-

Date Printed: 3/6/2023 3:46:00 PM



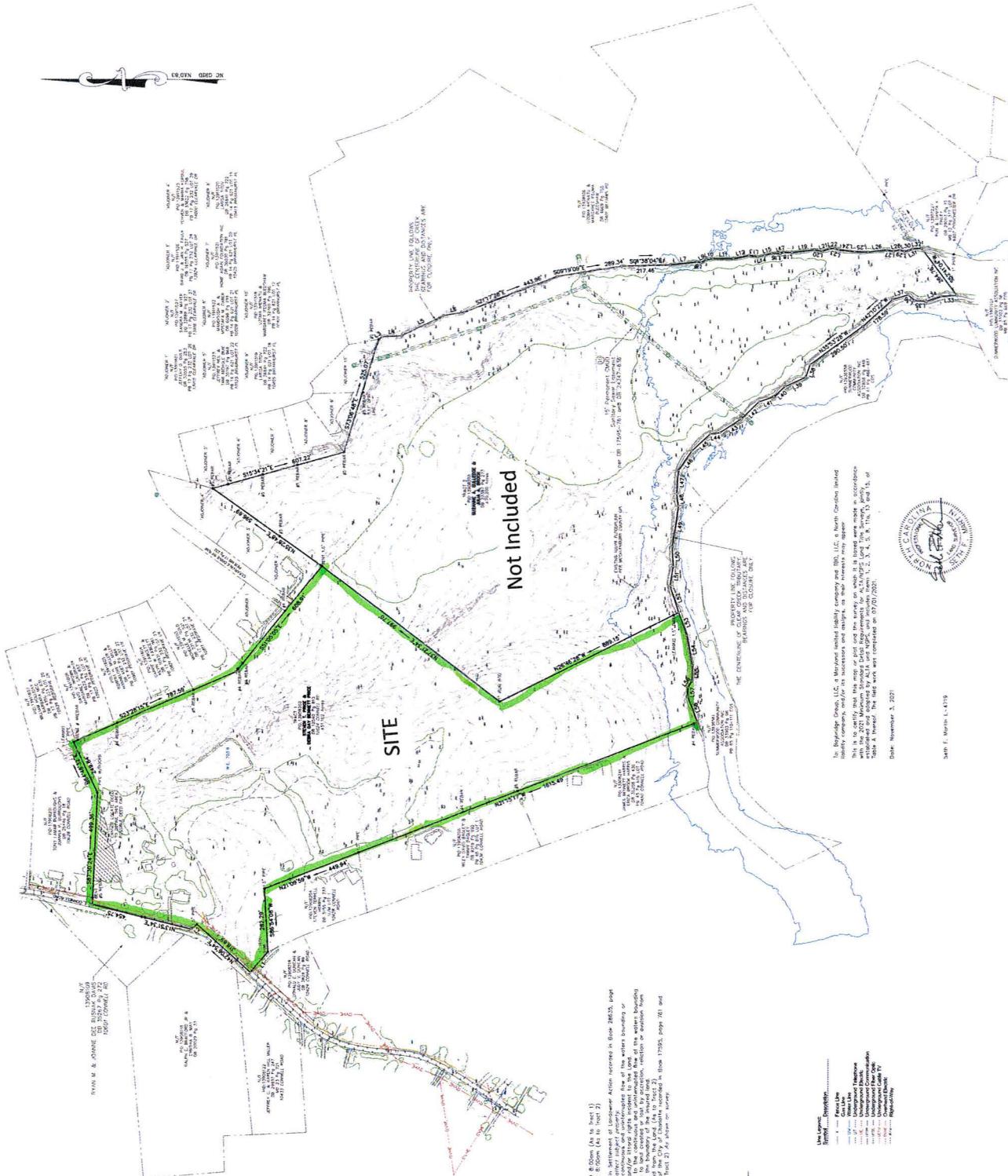
This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



The logo for the ALTA/NSPS Survey of Connell Road. It features the text "ALTA/NSPS Survey of" at the top, "Connell Road" in large, bold, black letters in the center, and "Project: 10524 Connell Road" and "Town of Mint Hill" and "Mecklenburg County" and "North Carolina" stacked vertically below it. To the right of the text, the words "prepared for: Baybridge Group" are written vertically.

5

Project Number: 4121073
Drawn By: JBE
Reviewed By: SPM
Sheet 1 of 1



Chicago Title Insurance Company
Commitment Date: May 17, 2004 at 8:00AM
Commitment Date: June 3, 2001 at 8:00AM
Exponent Dated by Court Order in Settlement
744, (As to Tract 1) does not differ.
Rights of others and to the continuing
existing title, and expand and/or
restrict the title, and change the
relationship and/or the
movement of the title, and
lock or right of access to and from
the easement in force in the
Easement Agreements in force in the
Book 24247, page 026, (As to Tract 1)

Logement et Aide à l'insertion.....

Mecklenburg County ~ Property Record Card Property Search

Mecklenburg County ~ Property Record Card Property Search

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