



2102 Providence Rd South

Marvin, North Carolina 28173

Waxhaw

Marvin

Site

+/- 2.851 AC

21,500 VPD

Available for Sale

+/- 2.851 AC

Bonds Grove Church Rd

Future Development

Proposed Traffic Signal



Proposed Traffic Signal



Restoration Dr

S Providence Rd

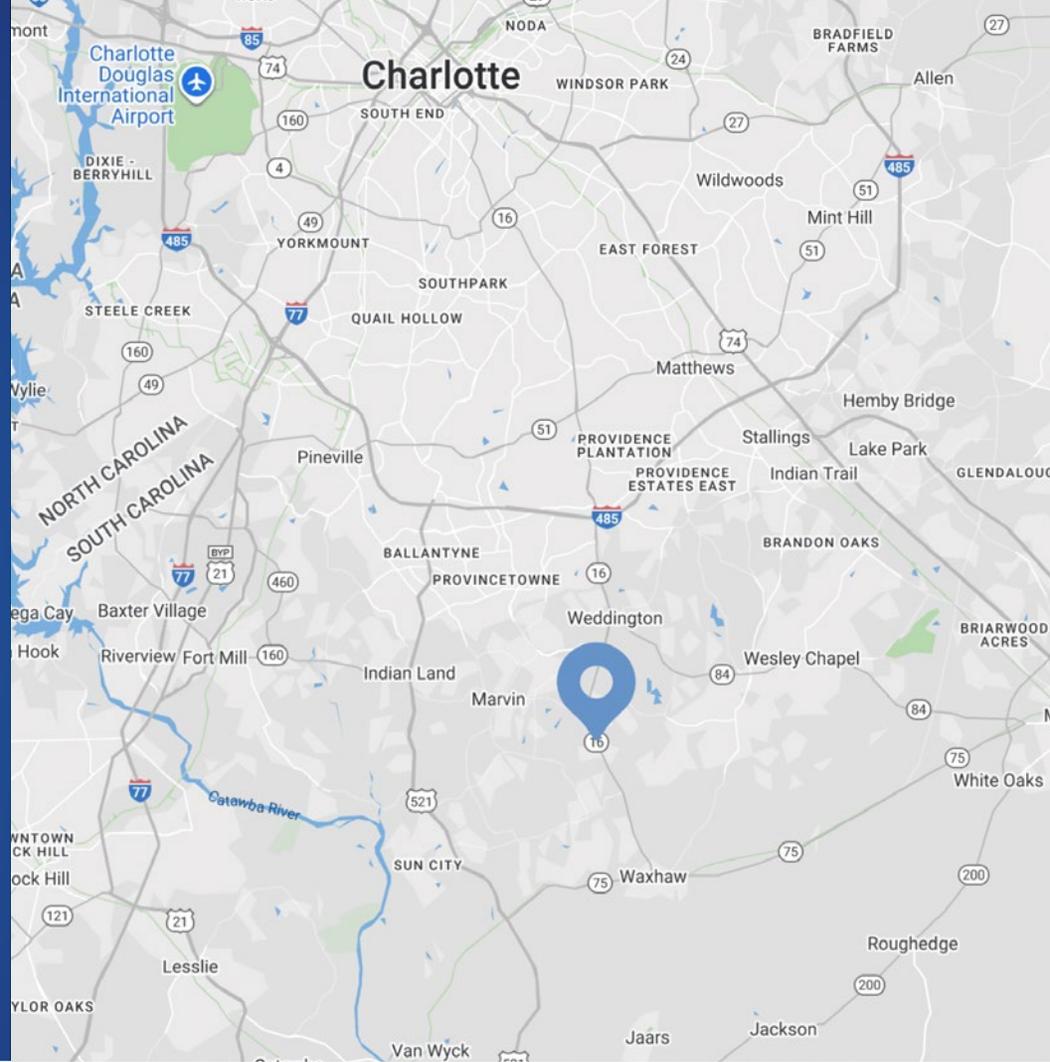
Property Overview

2102 Providence Rd South Available for Sale

+/- 2.851 AC available on Providence Rd South in Marvin, NC. The property is nestled within an affluent residential corridor characterized by upscale neighborhoods and executive homes, reflecting the strong demographics and quality of life that define this part of Waxhaw. The location provides convenient access to premium amenities including highly-rated Weddington and Marvin area schools, upscale shopping and dining options at nearby Waverly and Providence Marketplace, championship golf courses, and extensive recreational facilities.

Property Details

Address	2102 Providence Rd South Marvin, NC 28173
Availability	+/- 2.851 AC Available for Sale
Zoning	Residential
Parcel ID	06186008
Traffic Counts	Providence Rd South 21,500 VPD
Sale Price	Call for Details

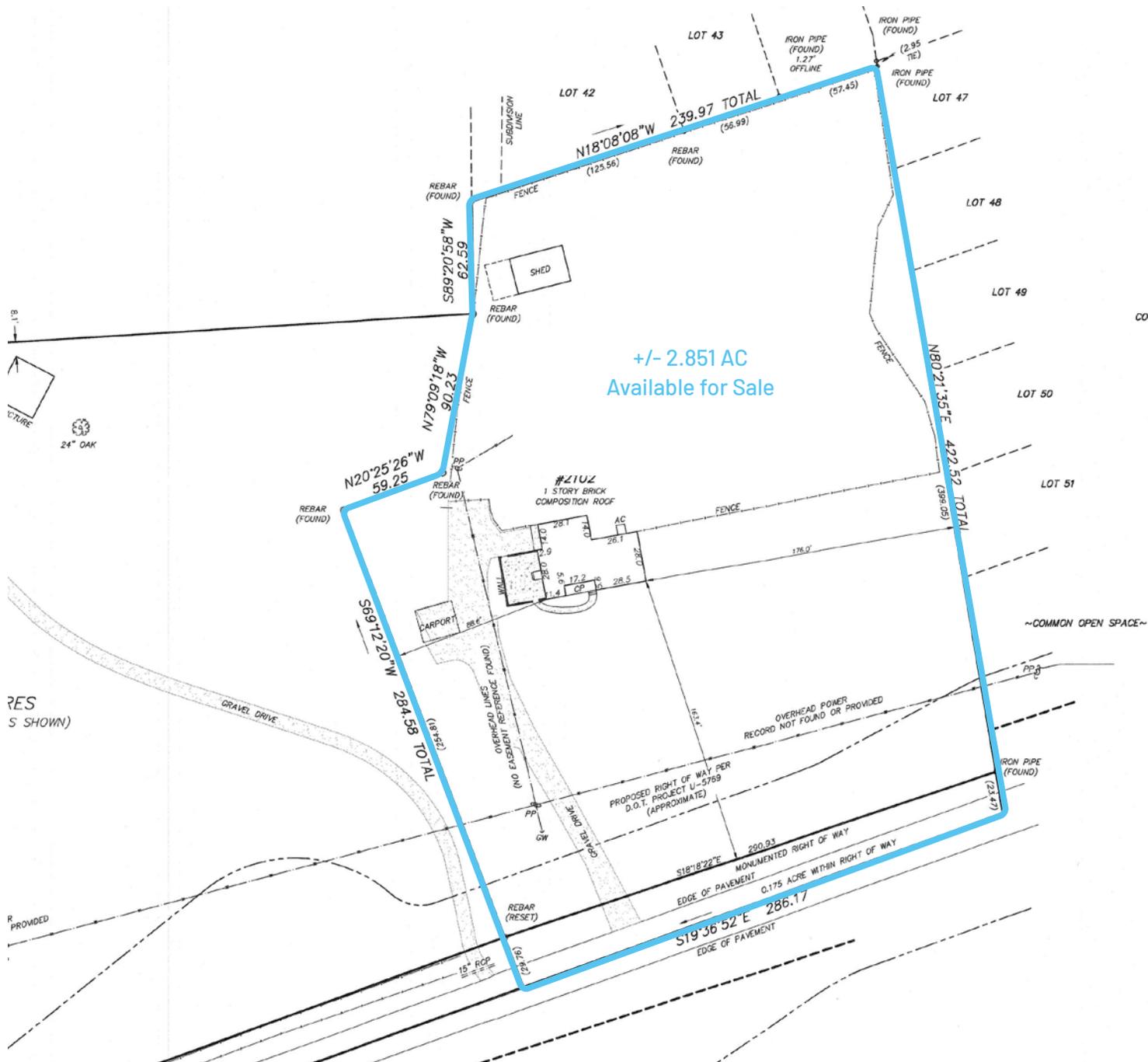


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	4,465	37,606	102,565
Avg. Household Income	\$232,826	\$214,010	\$193,032
Median Household Income	\$186,369	\$173,682	\$152,997
Households	1,313	11,209	33,721
Daytime Employees	475	4,301	18,671

Site Overview





+/- 2.851 AC
Available for Sale

~NOW OR FORMERLY~
COURTYARDS AT MARVIN PH. 1B
PLAT M/808

~COMMON OPEN SPACE~



PUBLIC MEETING MAP
 TIP PROJECT U-5769
UNION COUNTY
 NC 16 (PROVIDENCE ROAD SOUTH) IMPROVEMENTS
 FROM SR 3530 (WAXHAW PARKWAY) TO SR 1316 (REA RD)
 ROLL 4 OF 6



1" = 100'

(ENGLISH)

DESIGN DATA	
Engineering Firm	Stantec
Project No.	16-0001
Project Name	NC 16 (PROVIDENCE ROAD SOUTH) IMPROVEMENTS
Project Date	08/27/2020
Project Size	10000000
Project Code	08-0001
Project Title	UNION CO. 08-0001

PRELIMINARY PLANS
 16-0001-0001

16-0001-0001

16-0001-0001

16-0001-0001

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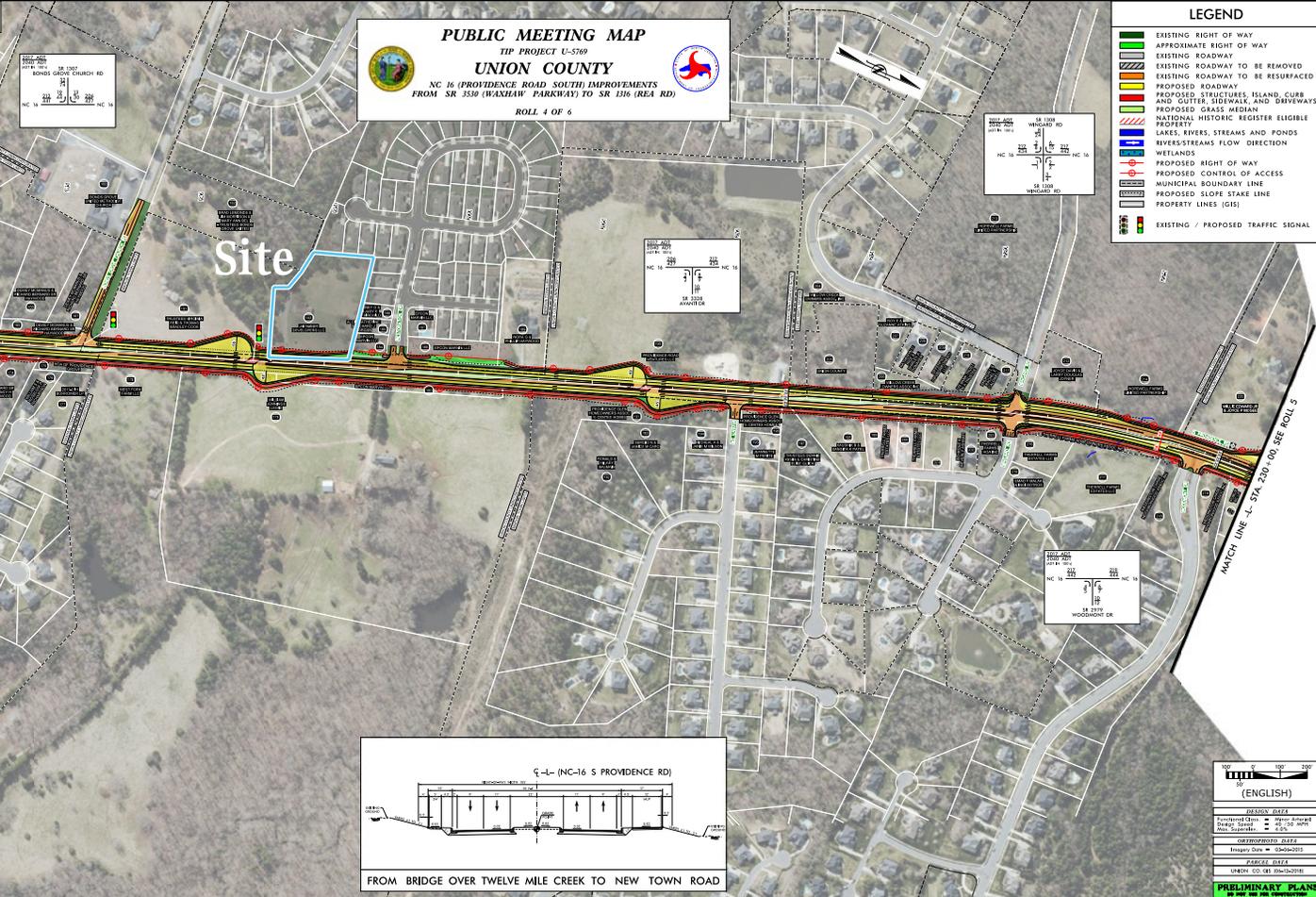
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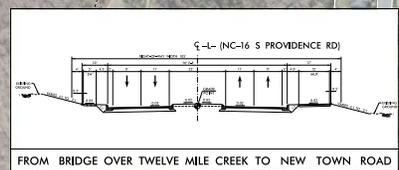
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LEGEND

- EXISTING RIGHT-OF-WAY
- APPROXIMATE RIGHT-OF-WAY
- EXISTING ROADWAY
- EXISTING ROADWAY TO BE REMOVED
- EXISTING ROADWAY TO BE RESURFACED
- PROPOSED ROADWAY
- PROPOSED STRUCTURES, ISLAND, CURB AND GUTTER, SIDEWALK, AND DRIVEWAYS
- PROPOSED GRASS MEDIAN
- NATIONAL HISTORIC REGISTER ELIGIBLE PROPERTY
- LAKES, RIVERS, STREAMS AND PONDS
- RIVERS/STREAMS FLOW DIRECTION
- WETLANDS
- PROPOSED RIGHT OF WAY
- PROPOSED CONTROL OF ACCESS
- MUNICIPAL BOUNDARY LINE
- PROPOSED SLOPE STAKE LINE
- PROPERTY LINES (GIS)
- EXISTING / PROPOSED TRAFFIC SIGNAL



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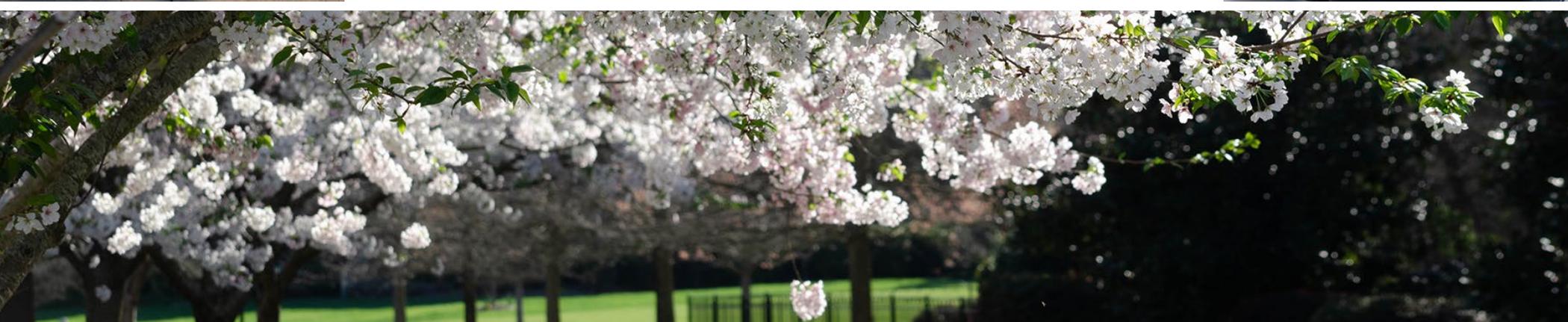
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Marvin

Convenient Access, Family Friendly Community

Marvin, NC offers an ideal blend of small-town charm and convenient access to modern amenities, making it a highly sought-after community in Union County. Located just 15 miles southeast of Uptown Charlotte, residents enjoy easy commutes via Highway 16 and nearby Interstate 485, which connects to I-77 and I-85, placing the entire Charlotte MSA within comfortable reach. Despite its proximity to the city, Marvin has carefully preserved its rural character with tree-lined streets, spacious lots, and a tranquil atmosphere that feels worlds away from urban hustle. The town provides quick access to excellent shopping, dining, and entertainment options in nearby Weddington and Ballantyne, while maintaining its own distinct identity as one of the region's most picturesque and family-friendly communities. This unique combination of accessibility and peaceful countryside living makes Marvin an exceptional place to call home.





Weddington

Weddington High School

ANYTIME FITNESS | SABOR | McDonald's | Walgreens

Harris Teeter | Jersey Mike's | WELLS FARGO | Domino's

Target | PETSMART | HICKORY | DUNKIN' DONUTS | CHASE | Chick-fil-e | RACK ROOM SHOES

NOVAANT HEALTH | GoHealth | URGENT CARE | THE GODDARD SCHOOL | pure barre

KOHL'S | Starbucks | CVS pharmacy | IYVERBROOK ACADEMY

Andy's Frozen Custard

Rea Rd

21,500 VPD

Weddington Rd

Marvin

8,100 VPD

New Town Rd

CVS pharmacy | AUTO BELL | Public Storage | car wash

Publix | DUNKIN' DONUTS | The UPS Store | Great Clips | SI

Marvin Ridge High School

Site

New Town Elementary School

ALDI | Botany's | Everbrook

Lowe's | Walmart | ABC | McDonald's

Waxhaw Marvin Rd

FIFTH THIRD BANK

TACO BELL | HARRIS TEETER

HARRIS TEETER | CVS pharmacy | tropical CAFE | ME | PAPA JOHN'S | toby

CHASE | Caribou COFFEE

Lowes | WAYBACK | Wendy's | Arby's

Downtown Waxhaw

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.



Site

The Courtyards at Marvin
Single Family Homes

+/- 2.851 AC

S Providence Rd

21,500 VPD

Proposed
Traffic Signal

Future
Development