

OFFERING MEMORANDUM

30 ACRES FOR SALE

1713 N MAIN STREET, MOUNT HOLLY NC 28120

30 Acres For Sale

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Exclusively Listed By



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ONE ALLIANCE
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OFFERING SUMMARY

ADDRESS	1713 N Main Street Mount Holly NC 28120
COUNTY	Gaston
PRICE	\$3,250,000
LAND ACRES	30.47
ZONING TYPE	R-1
# OF PARCELS	3
APN	177847, 307790, 177594

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	3,891	29,381	71,779
2022 Median HH Income	\$70,588	\$76,642	\$69,786
2022 Average HH Income	\$105,881	\$99,464	\$98,120

Property Highlights

- +/- 30 Acres For Sale in Mount Holly, NC
- Currently Zoned R-1
- Highest and best use is mid to high density residential
- Municipal utilities available near property
- Perfect site for townhome or multifamily development



Property Description

- The property enjoys a strategic location within Mount Holly, a picturesque town known for its charm and proximity to major urban centers. Situated just a short drive from Charlotte, the largest city in North Carolina, residents will have easy access to a plethora of amenities, entertainment options, and employment opportunities.
- Nestled in the heart of Mount Holly, North Carolina, this exceptional 30-acre parcel of land offers a unique development opportunity in a quickly growing submarket of Charlotte, NC. Currently zoned as R-1, the property holds immense potential for a mid-to-high density residential development, making it a highly attractive investment opportunity.

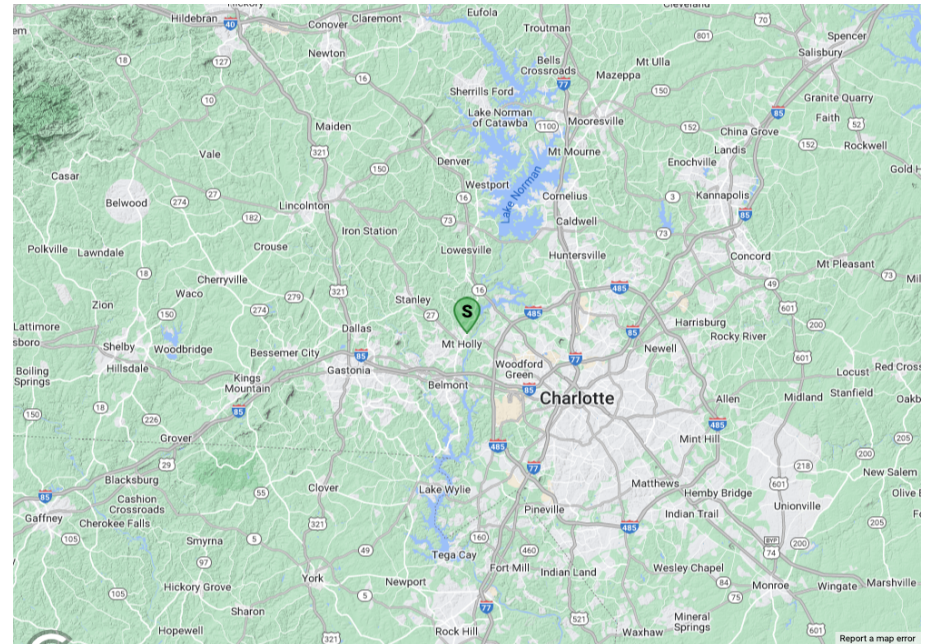
About Mount Holly, NC

- Mount Holly is a charming city located in Gaston County, North Carolina. It's situated to the west of Charlotte, which is one of the largest cities in the state. Mount Holly is known for its picturesque setting, small-town atmosphere, and proximity to larger urban centers.
- Mount Holly's location within commuting distance of Charlotte has made it an attractive choice for individuals who work in the city but prefer to live in a quieter, more suburban environment.
- The economic opportunities available in Charlotte and the surrounding area have drawn individuals and families to Mount Holly. As the Charlotte metro area continues to grow as a hub for various industries, it has a positive impact on the population growth of nearby communities like Mount Holly.

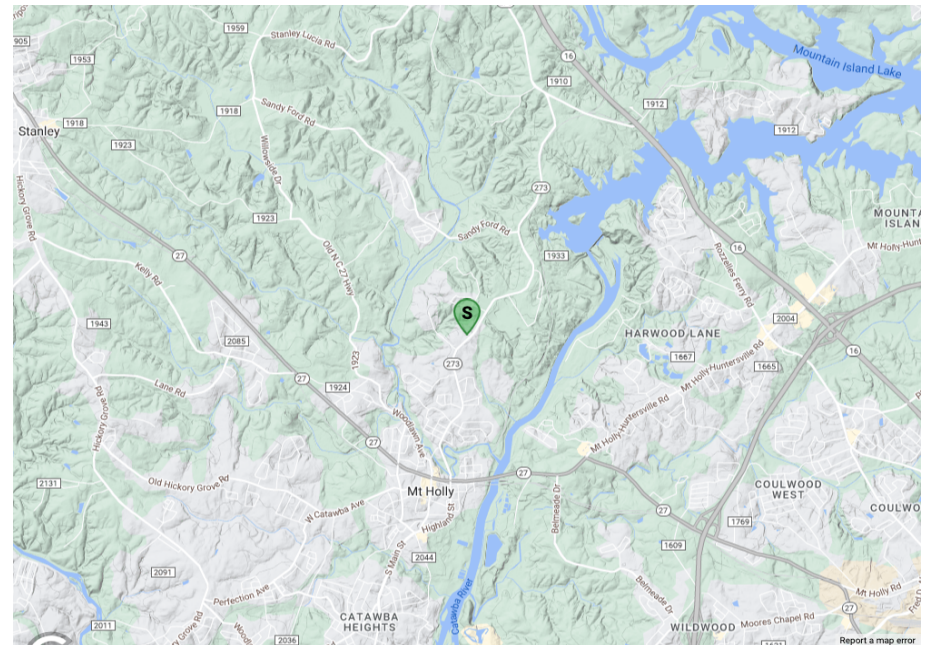
About Charlotte, NC

- Charlotte, also known as "Queen City", is located in Mecklenburg County and is the largest city in NC and one of the fastest-growing cities in the United States. The population in 2021 was over 800,000 people. The city has many opportunities to live and work. Charlotte is a southern town with an urban feel. From unique restaurants to shops and entertainment, Charlotte has plenty to offer for everyone.
- According to Forbes, Charlotte ranks 1st among the top 10 cities with the best employee engagement. In Charlotte, there are eight Fortune 500 companies. These include Lowes, Bank of America, Nucor, Honeywell, Duke Energy, Truist Financial, Sonic Automotive, and Brighthouse Financial.
- Charlotte is home to the Charlotte International Airport, one of the nation's and world's busiest airports. In 2022, CLT hosted nearly 48 million passengers and handled 505,589 aircraft arrivals and departures. The growth of CLT has resulted in the plan to add an additional runway. This fourth parallel runway is anticipated to be 150 feet wide and 10,000 feet long, making it CLT's longest runway.

Regional Map

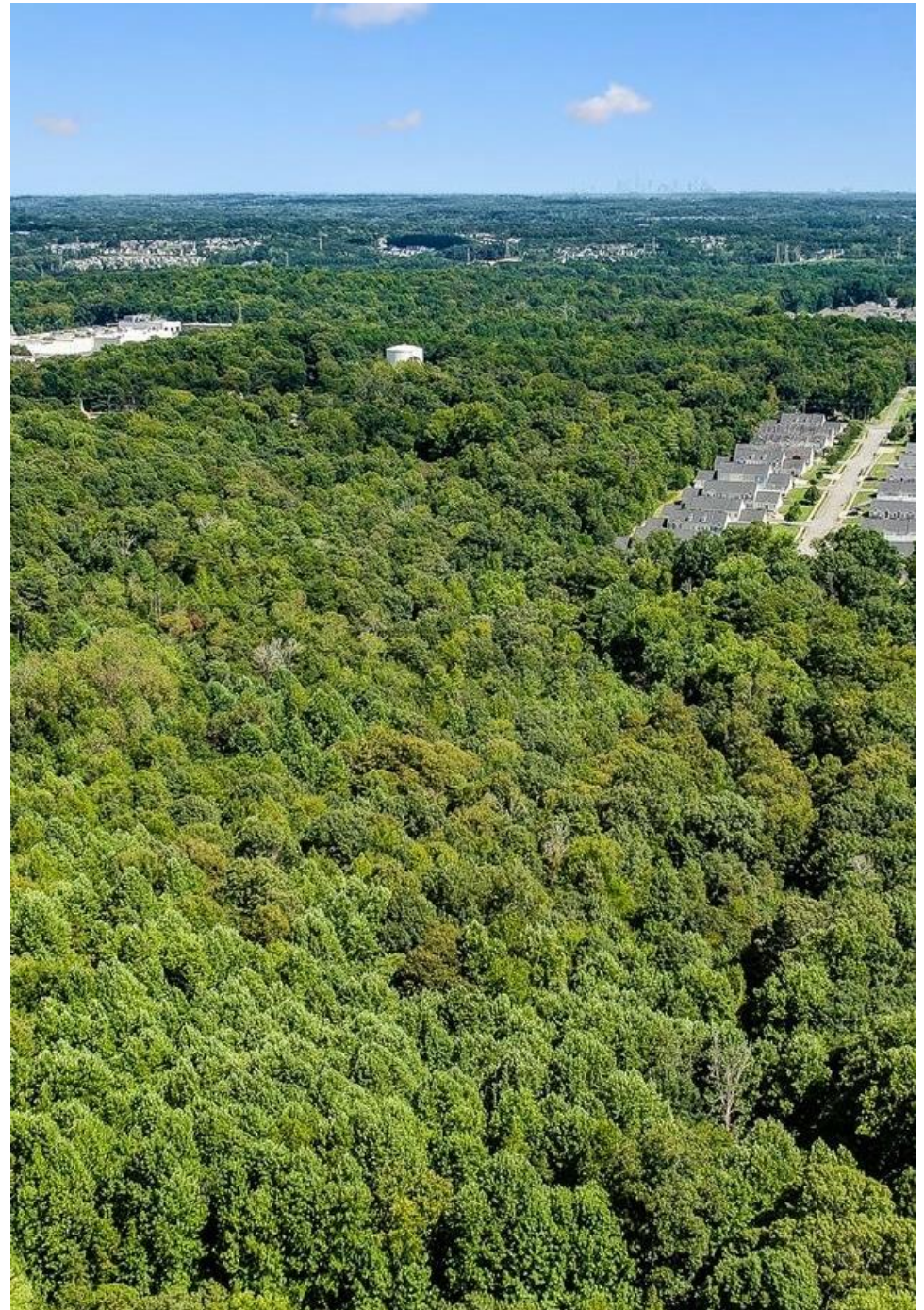


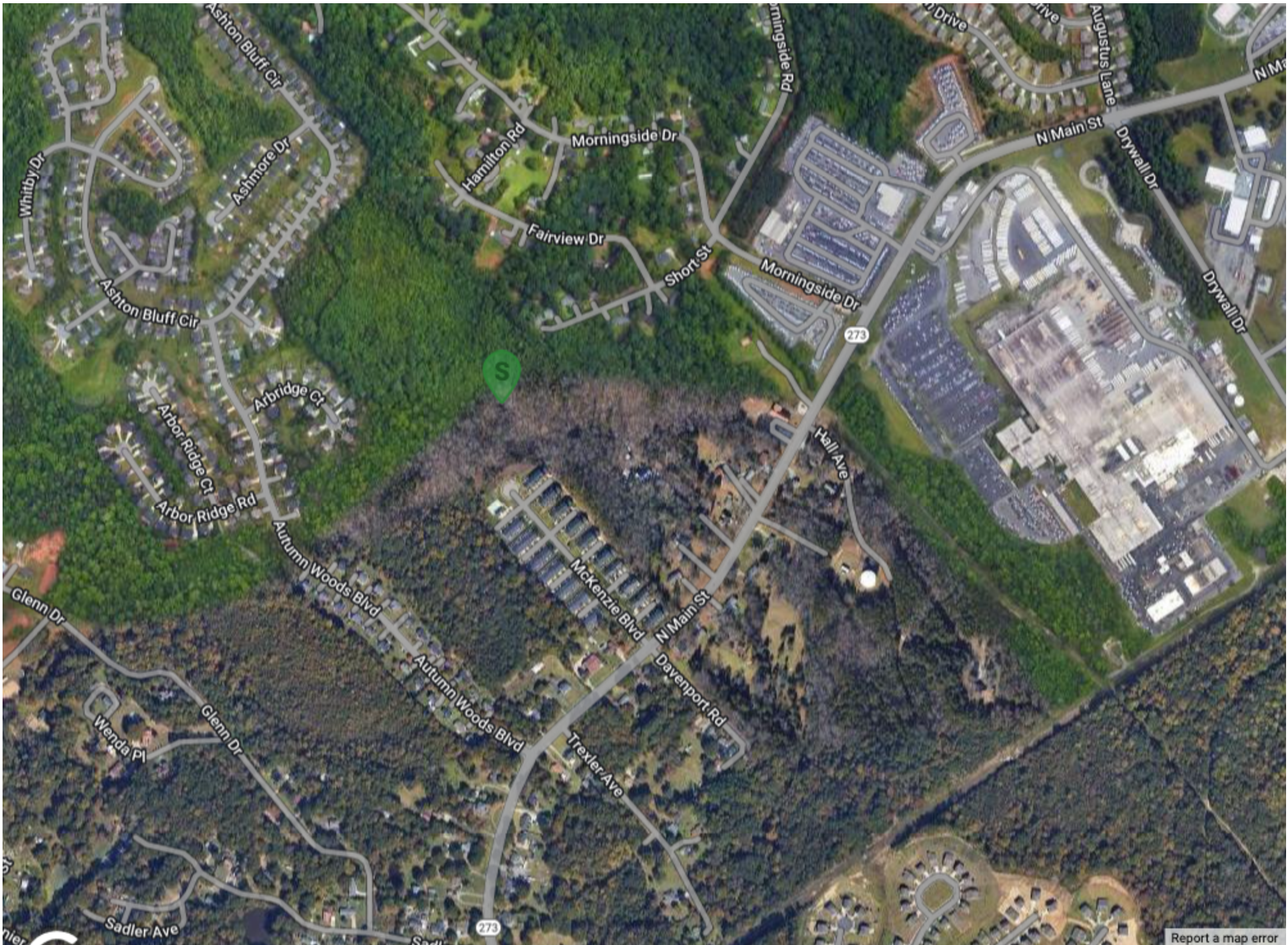
Locator Map



PROPERTY FEATURES

LAND ACRES	30.47
# OF PARCELS	3
ZONING TYPE	R-1
TOPOGRAPHY	Rolling
LOCATION CLASS	B
TRAFFIC COUNTS	8500





[Report a map error](#)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,969	15,034	40,095
2010 Population	2,585	23,794	56,292
2022 Population	3,891	29,381	71,779
2027 Population	3,970	29,920	73,022
2022-2027: Population: Growth Rate	2.00 %	1.80 %	1.70 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	46	782	2,084
\$15,000-\$24,999	101	668	1,837
\$25,000-\$34,999	51	563	1,737
\$35,000-\$49,999	243	1,182	3,440
\$50,000-\$74,999	374	2,204	5,605
\$75,000-\$99,999	177	1,791	3,739
\$100,000-\$149,999	204	2,007	4,683
\$150,000-\$199,999	217	1,196	2,411
\$200,000 or greater	124	724	2,160
Median HH Income	\$70,588	\$76,642	\$69,786
Average HH Income	\$105,881	\$99,464	\$98,120

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	822	6,236	16,404
2010 Total Households	1,040	8,995	21,412
2022 Total Households	1,538	11,116	27,698
2027 Total Households	1,575	11,332	28,215
2022 Average Household Size	2.53	2.64	2.56
2000 Owner Occupied Housing	597	4,418	12,117
2000 Renter Occupied Housing	189	1,471	3,400
2022 Owner Occupied Housing	1,221	8,365	20,162
2022 Renter Occupied Housing	317	2,751	7,536
2022 Vacant Housing	115	563	1,730
2022 Total Housing	1,653	11,679	29,428
2027 Owner Occupied Housing	1,265	8,531	20,859
2027 Renter Occupied Housing	310	2,801	7,356
2027 Vacant Housing	93	655	1,890
2027 Total Housing	1,668	11,987	30,105
2022-2027: Households: Growth Rate	2.40 %	1.95 %	1.85 %

Source: esri

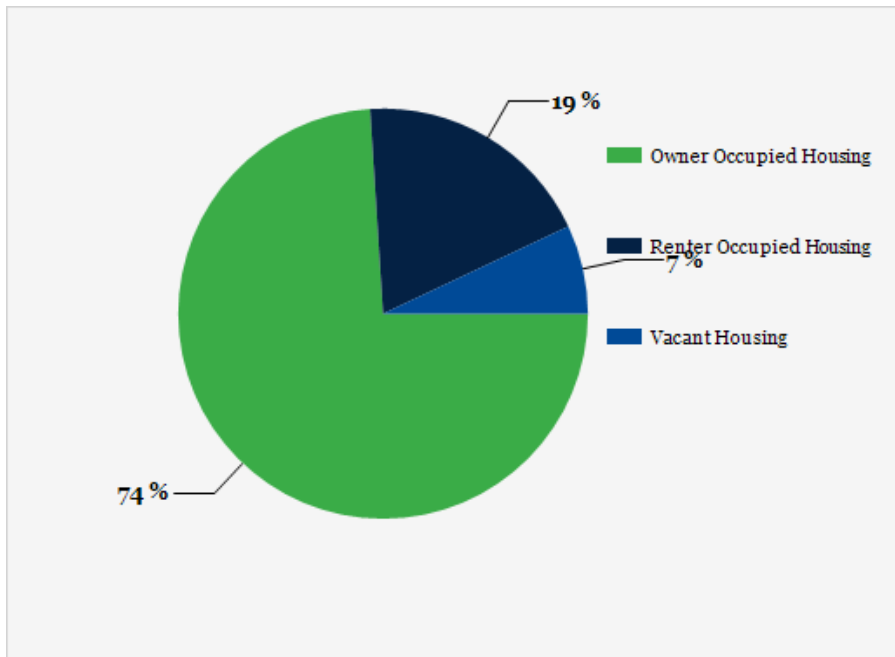
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	254	1,923	4,897
2022 Population Age 35-39	293	2,203	5,063
2022 Population Age 40-44	306	2,354	5,304
2022 Population Age 45-49	262	2,197	5,174
2022 Population Age 50-54	272	2,061	4,898
2022 Population Age 55-59	243	1,826	4,468
2022 Population Age 60-64	251	1,692	4,317
2022 Population Age 65-69	224	1,420	3,718
2022 Population Age 70-74	178	1,141	2,936
2022 Population Age 75-79	129	707	1,852
2022 Population Age 80-84	73	396	1,076
2022 Population Age 85+	64	306	895
2022 Population Age 18+	3,034	22,382	55,291
2022 Median Age	41	39	39

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,292	\$75,592	\$68,781
Average Household Income 25-34	\$102,077	\$93,341	\$91,863
Median Household Income 35-44	\$105,520	\$96,341	\$87,887
Average Household Income 35-44	\$131,808	\$118,669	\$114,592
Median Household Income 45-54	\$94,604	\$91,008	\$86,286
Average Household Income 45-54	\$120,696	\$114,679	\$115,926
Median Household Income 55-64	\$72,285	\$78,127	\$73,715
Average Household Income 55-64	\$111,893	\$105,336	\$105,209
Median Household Income 65-74	\$58,512	\$54,392	\$55,301
Average Household Income 65-74	\$84,112	\$75,192	\$79,374
Average Household Income 75+	\$73,334	\$62,733	\$62,963

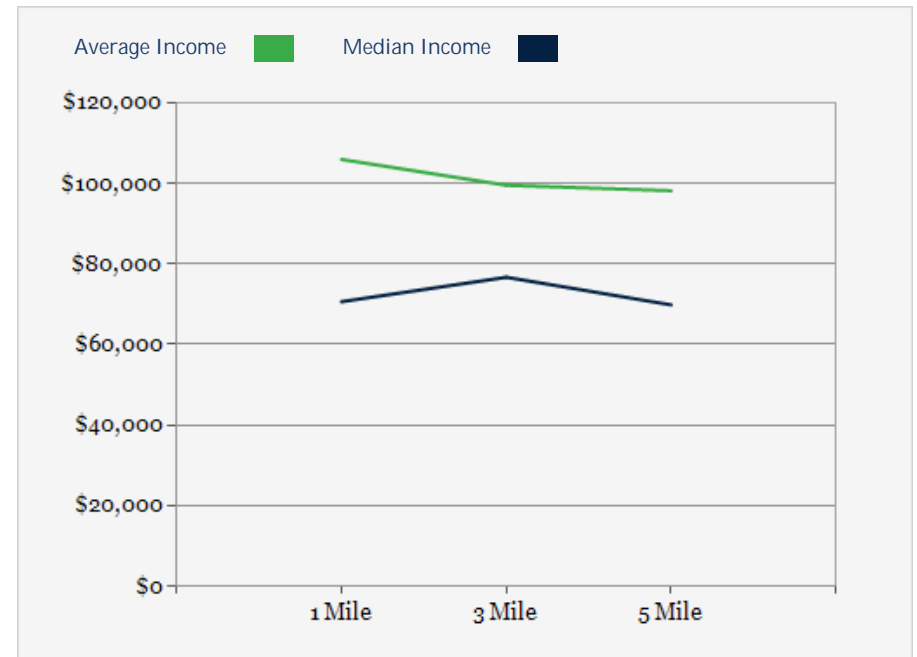
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	239	2,230	5,118
2027 Population Age 35-39	274	2,263	5,349
2027 Population Age 40-44	295	2,226	5,083
2027 Population Age 45-49	297	2,154	5,031
2027 Population Age 50-54	251	1,916	4,780
2027 Population Age 55-59	258	1,808	4,428
2027 Population Age 60-64	230	1,610	4,052
2027 Population Age 65-69	233	1,487	3,867
2027 Population Age 70-74	201	1,176	3,158
2027 Population Age 75-79	151	916	2,399
2027 Population Age 80-84	104	509	1,379
2027 Population Age 85+	75	363	1,028
2027 Population Age 18+	3,095	22,754	56,214
2027 Median Age	42	38	39

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,564	\$85,196	\$81,073
Average Household Income 25-34	\$118,836	\$110,182	\$109,423
Median Household Income 35-44	\$116,997	\$108,945	\$103,454
Average Household Income 35-44	\$150,810	\$138,429	\$133,837
Median Household Income 45-54	\$116,185	\$104,658	\$102,564
Average Household Income 45-54	\$140,909	\$133,259	\$135,543
Median Household Income 55-64	\$96,200	\$93,789	\$89,604
Average Household Income 55-64	\$134,878	\$125,460	\$124,554
Median Household Income 65-74	\$63,689	\$63,934	\$65,257
Average Household Income 65-74	\$100,568	\$93,498	\$96,968
Average Household Income 75+	\$96,477	\$80,251	\$80,867

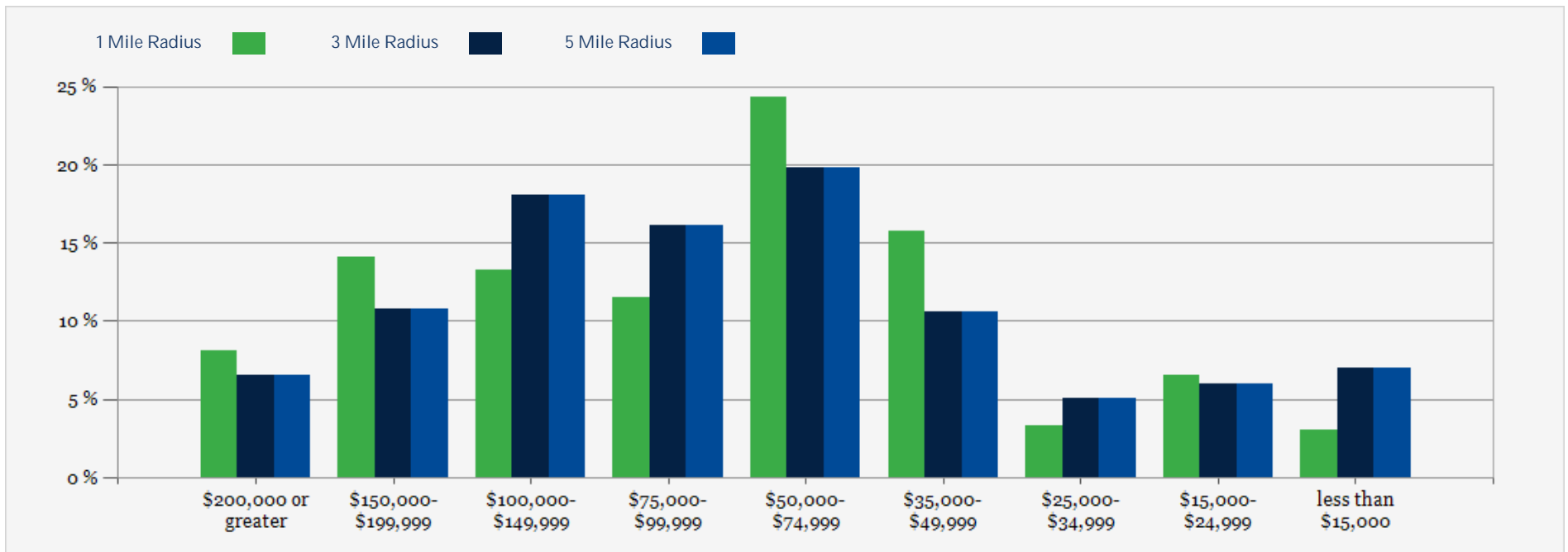
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



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