

± 5.23 Industrial Acreage

00 N Martin Luther King Jr. Blvd, Monroe NC 28110

OFFERING MEMORANDUM



ARDOR COMMERCIAL
ADVISORS, LLC

± 5.23 Industrial Acreage

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ARDOR COMMERCIAL
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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

± 5.23 INDUSTRIAL ACREAGE

OFFERING SUMMARY

ADDRESS	00 N Martin Luther King Jr. Blvd Monroe NC 28110
COUNTY	Union
MARKET	Charlotte
SUBMARKET	Union County
PRICE	\$520,000
LAND ACRES	±5.23
ZONING TYPE	GI
# OF PARCELS	1
APN	09268023

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	2,802	27,309	56,565
2024 Median HH Income	\$61,898	\$63,761	\$77,761
2024 Average HH Income	\$74,000	\$86,347	\$97,548

Executive Summary

- This prime 5.23-acre industrial land parcel is strategically located at N Martin Luther King Jr Blvd in Monroe, North Carolina. Situated within the rapidly expanding Charlotte metropolitan area and presents a compelling opportunity for businesses seeking to establish or expand operations in a dynamic and accessible location within the Charlotte MSA.

Key Features

- Size: 5.23 acres of flat, developable industrial land.
- Zoning: Industrial, suitable for manufacturing, warehousing, distribution, and other industrial applications.
- Accessibility: Direct frontage on N Martin Luther King J Blvd ensuring excellent visibility and ease of access for transportation and logistics operations.

PROPERTY FEATURES

LAND ACRES	±5.23
# OF PARCELS	1
ZONING TYPE	GI
TOPOGRAPHY	Flat
TRAFFIC COUNTS	Approx. ±13,000 per day

UTILITIES

WATER	Well
SEWER	Septic
ELECTRICITY / POWER	Available



02

Location

Location Summary

± 5.23 INDUSTRIAL ACREAGE

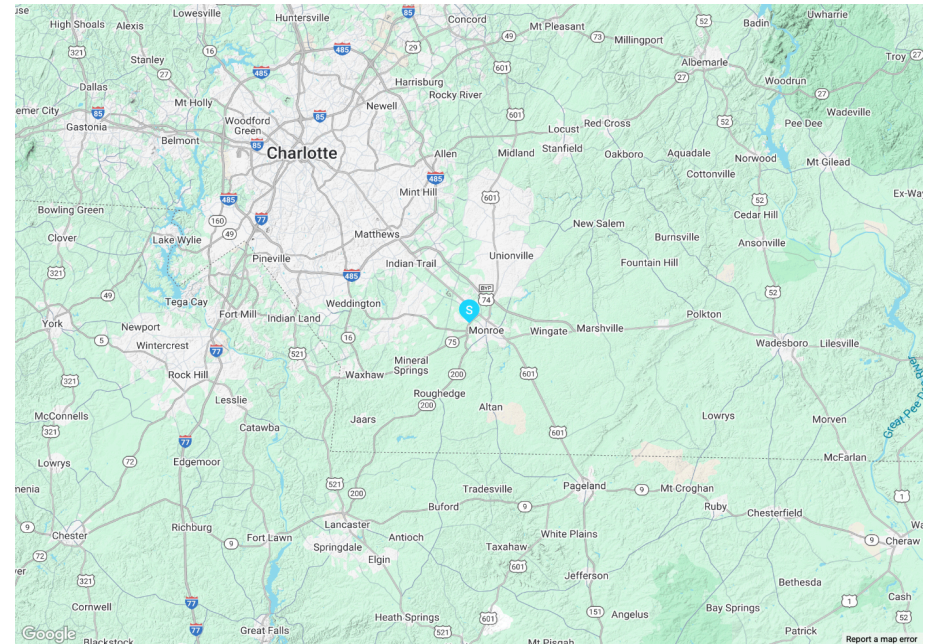
Proximity to Airports

- **Charlotte Douglas International Airport (CLT):** Situated roughly 27 miles northwest of Monroe, CLT offers extensive domestic and international flight options, facilitating efficient business travel and cargo transport.
- **Concord-Padgett Regional Airport:** Approximately 29 miles north, this airport provides additional aviation services, including general aviation and corporate flights.

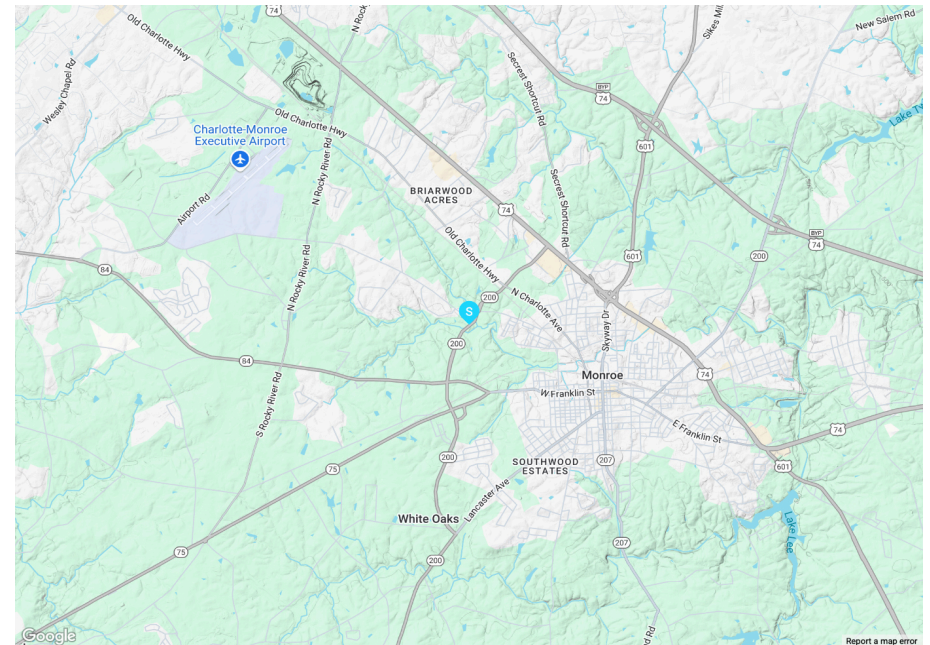
Economic and Infrastructure Highlights

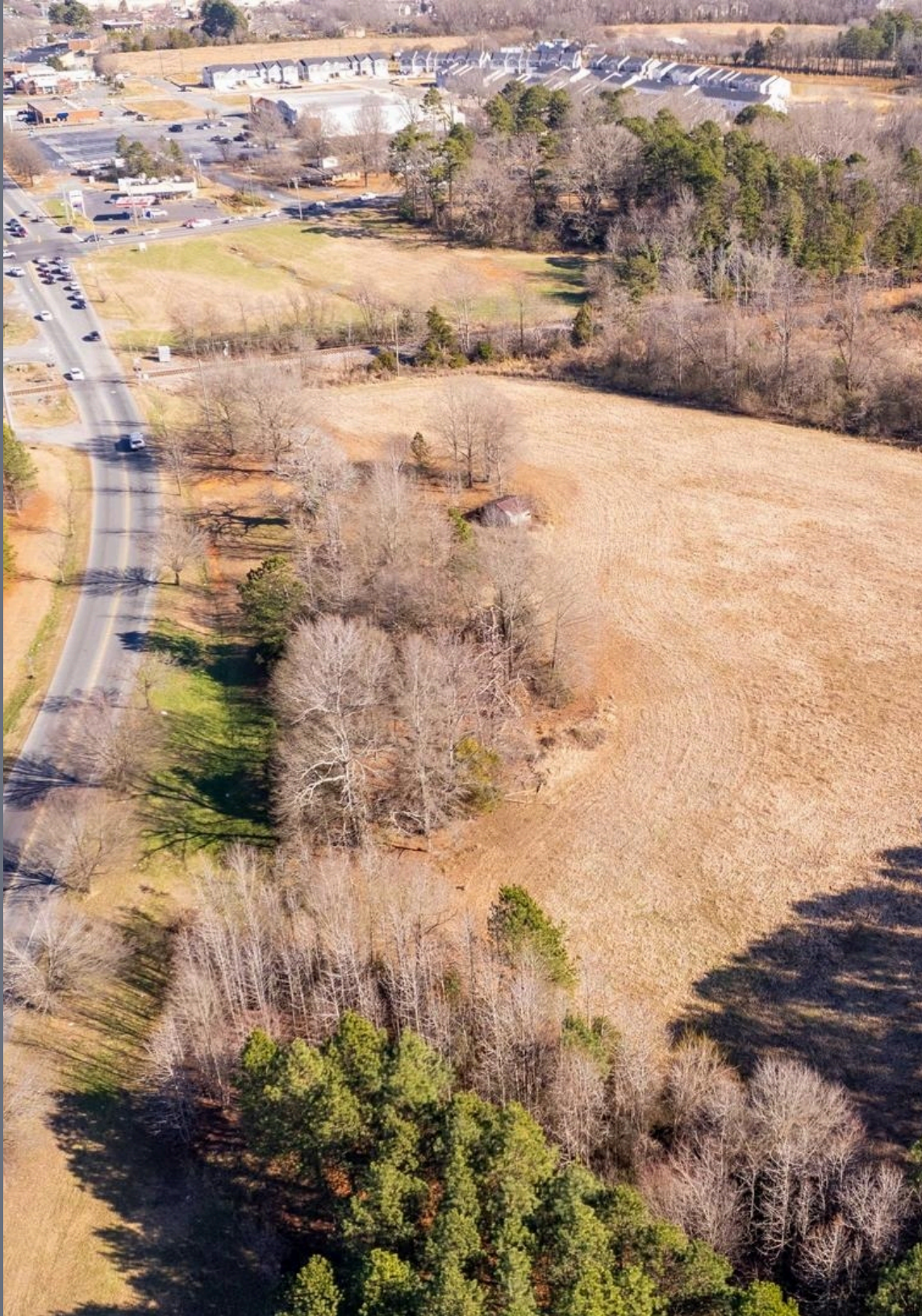
- **Transportation Network:** Monroe is well-connected via U.S. Route 74 and U.S. Route 601, with the Monroe Expressway enhancing regional connectivity.
- **Local Economy:** The city's strategic location within the Charlotte metropolitan area positions it as a favorable destination for industrial development, supported by a skilled workforce and a pro-business municipal government.

Regional Map



Local Map



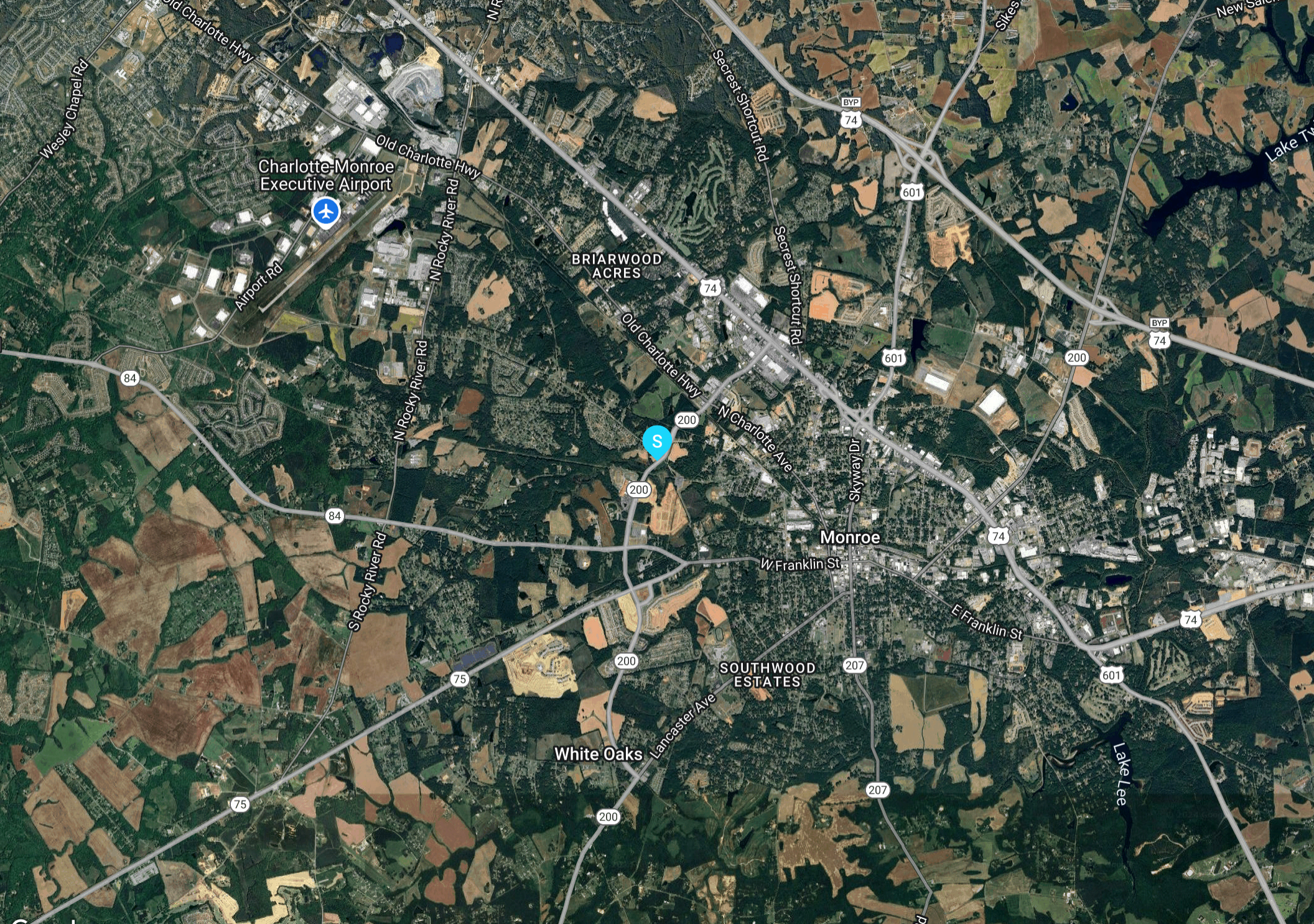


03

Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images

± 5.23 INDUSTRIAL ACREAGE





04

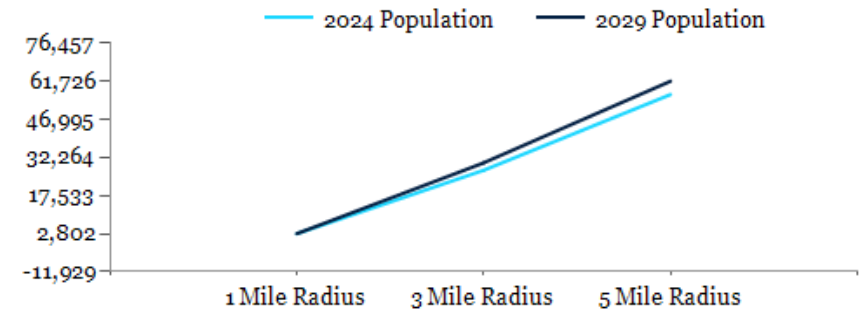
Demographics

Demographics

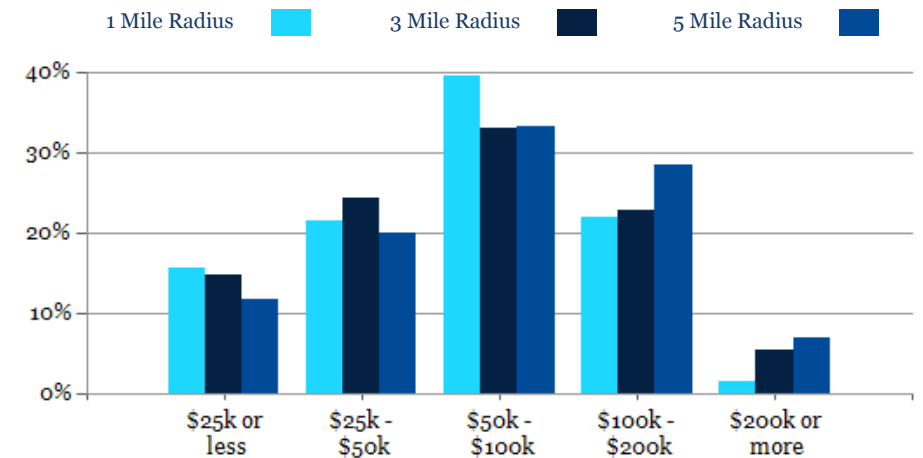
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,285	21,597	36,814
2010 Population	2,926	25,721	49,582
2024 Population	2,802	27,309	56,565
2029 Population	2,810	30,190	61,726
2024-2029: Population: Growth Rate	0.30%	10.15%	8.80%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	128	893	1,329
\$15,000-\$24,999	40	579	1,001
\$25,000-\$34,999	94	867	1,325
\$35,000-\$49,999	136	1,567	2,679
\$50,000-\$74,999	237	1,760	3,211
\$75,000-\$99,999	186	1,565	3,453
\$100,000-\$149,999	158	1,422	3,710
\$150,000-\$199,999	77	874	2,007
\$200,000 or greater	15	536	1,400
Median HH Income	\$61,898	\$63,761	\$77,761
Average HH Income	\$74,000	\$86,347	\$97,548

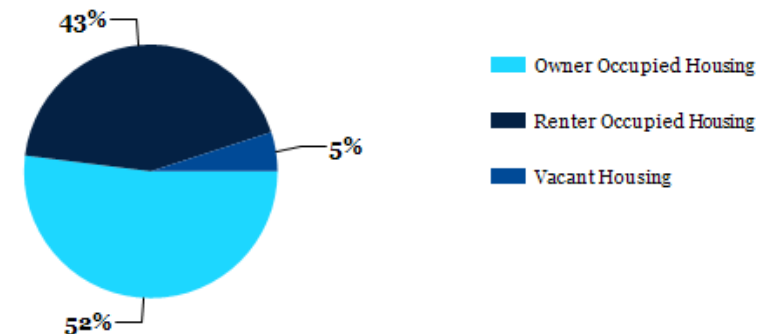
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	895	8,472	13,624
2010 Total Households	1,036	8,987	17,021
2024 Total Households	1,070	10,063	20,114
2029 Total Households	1,082	11,177	22,080
2024 Average Household Size	2.62	2.69	2.78
2024-2029: Households: Growth Rate	1.10%	10.60%	9.40%



2024 Household Income



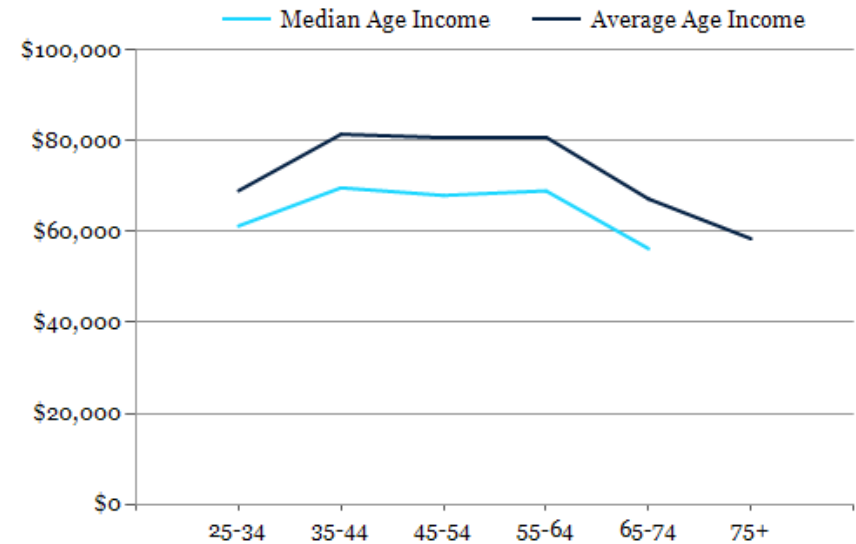
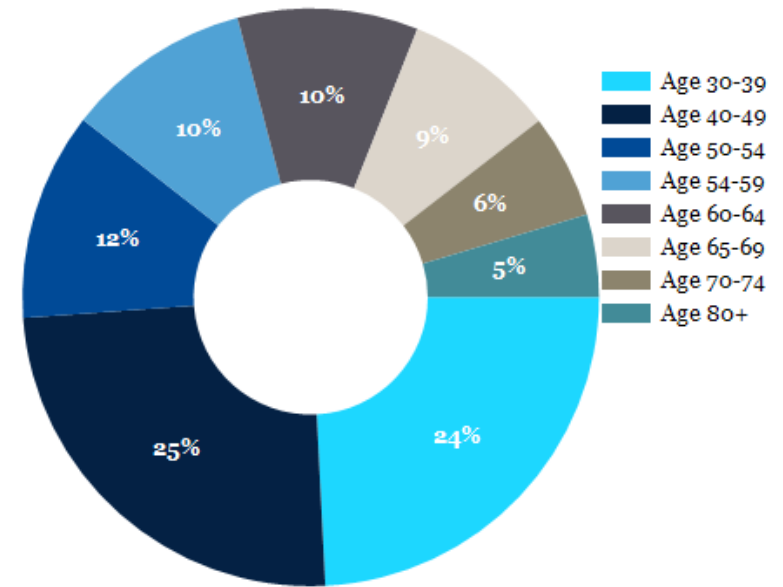
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	185	1,793	3,711
2024 Population Age 35-39	176	1,773	3,690
2024 Population Age 40-44	172	1,765	3,617
2024 Population Age 45-49	196	1,683	3,519
2024 Population Age 50-54	174	1,790	3,800
2024 Population Age 55-59	155	1,696	3,507
2024 Population Age 60-64	151	1,614	3,313
2024 Population Age 65-69	127	1,322	2,764
2024 Population Age 70-74	87	1,086	2,242
2024 Population Age 75-79	69	848	1,764
2024 Population Age 80-84	48	498	1,066
2024 Population Age 85+	30	397	915
2024 Population Age 18+	2,056	20,622	42,752
2024 Median Age	35	37	38
2029 Median Age	35	38	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,272	\$65,751	\$78,985
Average Household Income 25-34	\$69,040	\$84,758	\$97,937
Median Household Income 35-44	\$69,681	\$76,024	\$86,980
Average Household Income 35-44	\$81,469	\$96,836	\$109,146
Median Household Income 45-54	\$67,992	\$76,166	\$86,764
Average Household Income 45-54	\$80,724	\$94,062	\$107,831
Median Household Income 55-64	\$69,013	\$70,938	\$83,013
Average Household Income 55-64	\$80,828	\$95,866	\$105,579
Median Household Income 65-74	\$56,268	\$53,133	\$62,416
Average Household Income 65-74	\$67,227	\$76,725	\$85,577
Average Household Income 75+	\$58,458	\$65,329	\$70,733



05

Company Profile

Company Bio

Advisor Profile

OUR PROMISE

When it comes to YOUR commercial property, you NEED a team that takes a TAILORED APPROACH to your individual needs. Ardor Commercial Advisors has a team of professionals with a thorough understanding of EVERY asset type.

OUR MISSION

Ardor Commercial Advisors is a high touch, local firm which services where the large national firms don't or won't. We focus on the critical few. Our goal is to build long term relationships with our customers and clients by not only helping them acquire the right real estate, but also helping them after the transaction with their investments.





Karrie Crocker
NC & SC Commercial Advisor

Karrie is a dedicated and passionate Commercial Real Estate Advisor licensed in both South Carolina and North Carolina. She values the trust her clients place in her and strives to exceed their expectations by providing each customer with concierge service, whether buying or selling.

With a strong marketing background, she is able to deliver results for her clients by leveraging social media, networking, cold calling, and traditional real estate marketing channels. You can expect honesty, confidentiality and expertise when working with her and the Ardor Commercial Advisors team.

She is a Carolina native and currently lives in Clover, SC with her husband and two daughters. They love the beach, the lake and the mountains which makes the Carolinas a perfect place to raise their family. She also has a strong desire to give back to the community and believes that she has been called to help others become change agents within their own community and help those who may not have the ability to do that on their own. A portion of the proceeds from her sales will be donated to Give Hope Global (www.givehopeglobal.org).

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Ardor Commercial Advisors and it should not be made available to any other person or entity without the written consent of Ardor Commercial Advisors.

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The information contained herein is not a substitute for a thorough due diligence investigation. Ardor Commercial Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Ardor Commercial Advisors has not verified, and will not verify, any of the information contained herein, nor has Ardor Commercial Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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