

RESIDENTIAL DEVELOPMENT SITE

1119 Emily Lane | Monroe, NC 28110

16.2 ± Acres for Sale
RMD Zoning

Two-parcels, 16.2-acre residential development opportunity in Monroe with by-right townhome use.

Presented By:

JAN RINGELING

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MOODY COMMERCIAL REAL ESTATE

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16.2 ACRES DEVELOPMENT SITE

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EXECUTIVE SUMMARY



Approximately 16.2 Acres – Sold as an Assembly
Current RMD Residential Zoning

OFFERING SUMMARY

Address	1119 Emily Lane Monroe, NC 28110
Property Size	16.2 +/- acres
Price	Call for Pricing
Parcels	Parcel # 09213020 Parcel # 09213020E
Zoning	Residential Mixed District (RMD)

PROPERTY HIGHLIGHTS

- Approx. 16.2 acres, sold as an assembly
- Located in high-growth development corridor along Highway 74
- Less than 1.5 miles to major retail centers and the Monroe Crossing Mall
- 4 Miles to Atrium Health hospital facilities



Two-parcel, 16.2-acre residential development opportunity with by-right townhome use. By-right use is 3 units per acre; cluster zoning allows 4 per acre and PUD zoning would potentially allow 6 per acre plus with a cluster of site options; 150', 100', 75', and 60' lots



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Note: Photos & Renderings throughout the package are representational only. Final designs are to be determined.

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PROPERTY OVERVIEW

PROPERTY OVERVIEW

Two-parcel, 16.2-acre residential development opportunity in close proximity to Monroe Crossing Mall, downtown Monroe, and major retail and services along Highway 74.

Zoned RMD and by-right 3 units per acre

- Located in high-growth development corridor along Highway 74
- Less than 1.5 miles to major retail centers and the Monroe Crossing Mall
- 4 Miles to Atrium Health hospital facilities

PROPERTY INFORMATION

Property Address	1119 Emily Lane Monroe, NC 28110
County	Union County
Type	Land, 2 Parcels Assembly
Subtype	Residential, Single Family
Lot Size	16.2 Acres Total
Zoning	Residential Mixed District (RMD)

LAND / UTILITIES / FEATURES

Opportunity Zone	No
APN#	09213020 (13.9 AC) 09213020E (2.3 AC)
Corner Property	Yes
Street Parking	No
Rail Access	N/A
Water Features	YES, Lick Branch Creek runs along south/southeast border of property.
Electricity	YES, connection available via Union Power Cooperative. Capacity and extension inquiries recommended.
Water	YES, Water connection available on site at corner of Emily Lane and Secret Shortcut Road. On-site sewer connections available along Lick Branch Creek.
Ownership Data	Deed: Book 08532, Pages 0451-0456; Book 08532, Pages 0457-0464

DEMOGRAPHIC HIGHLIGHTS

DEMOGRAPHICS (2022)	3 MILE	5 MILES	10 MILES
Population	19,033	52,418	179,122
Median Household Income	\$64,328	\$66,451	\$86,151
Households	7,012	18,401	61,454



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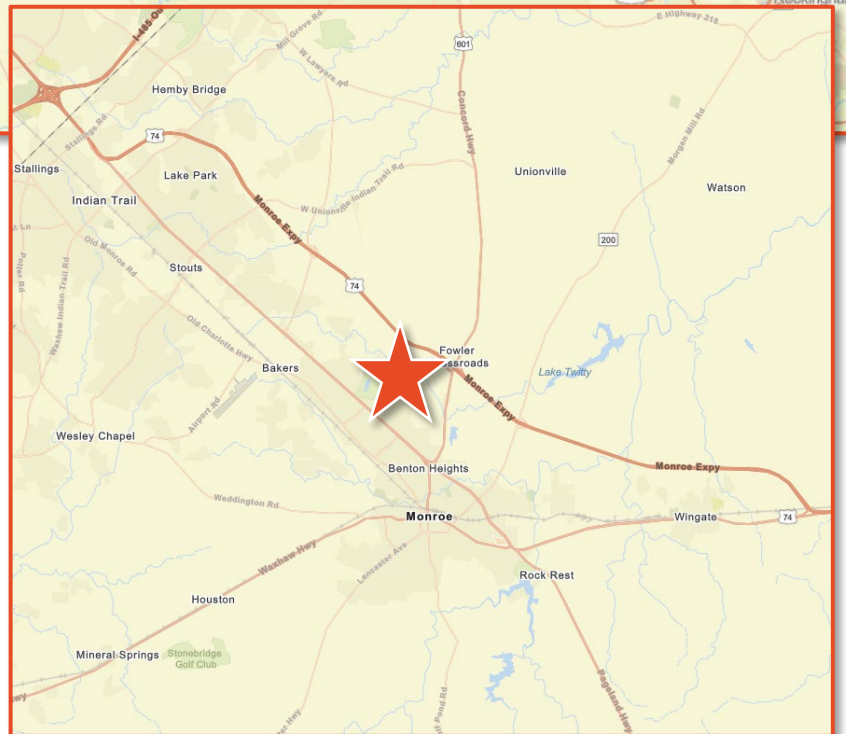
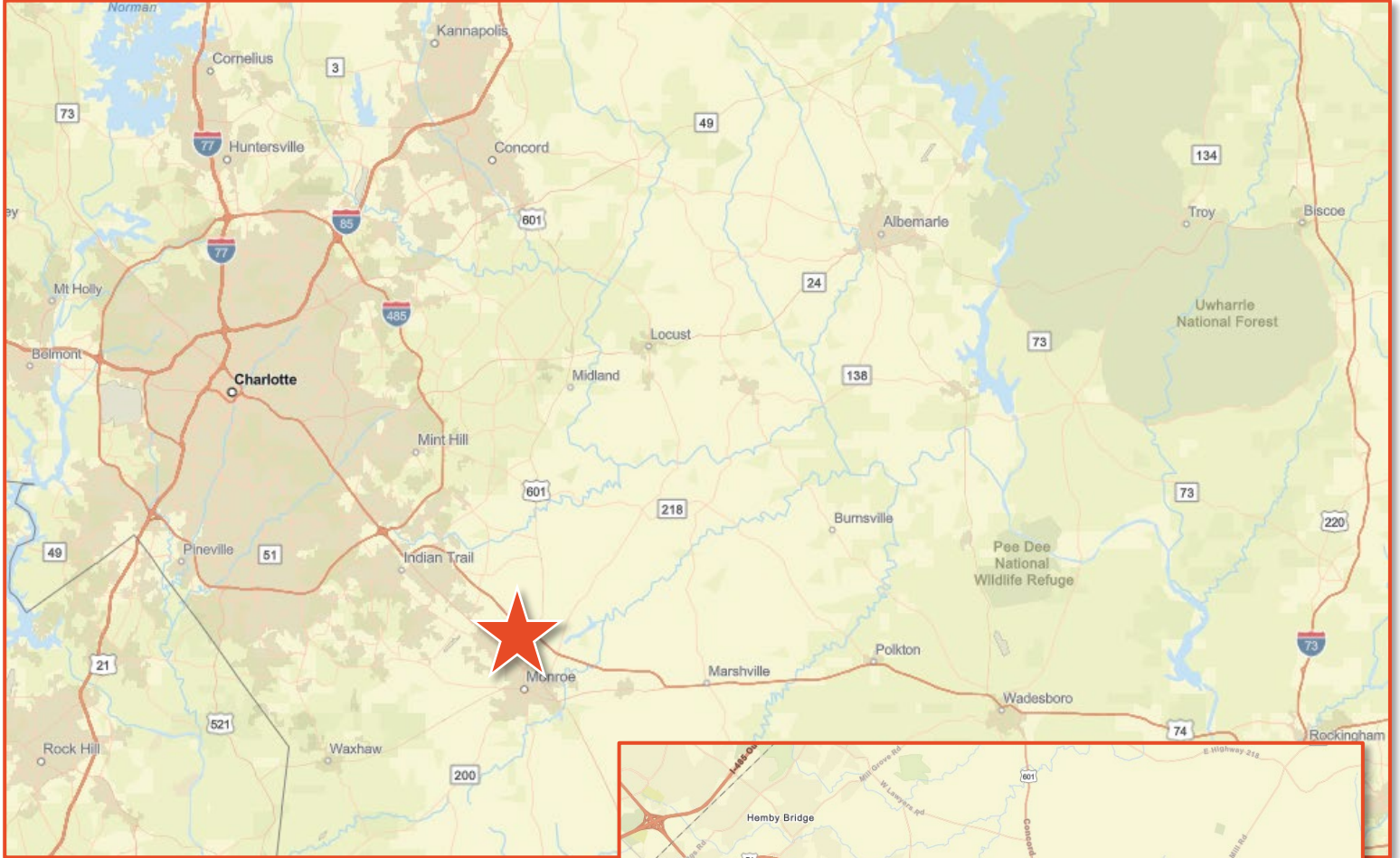
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LOCATION MAPS



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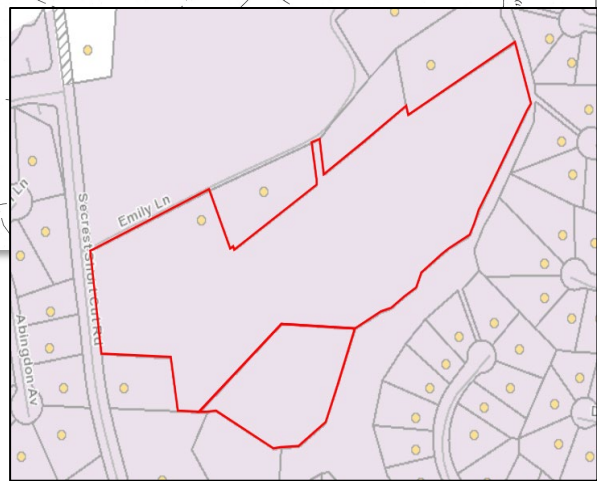
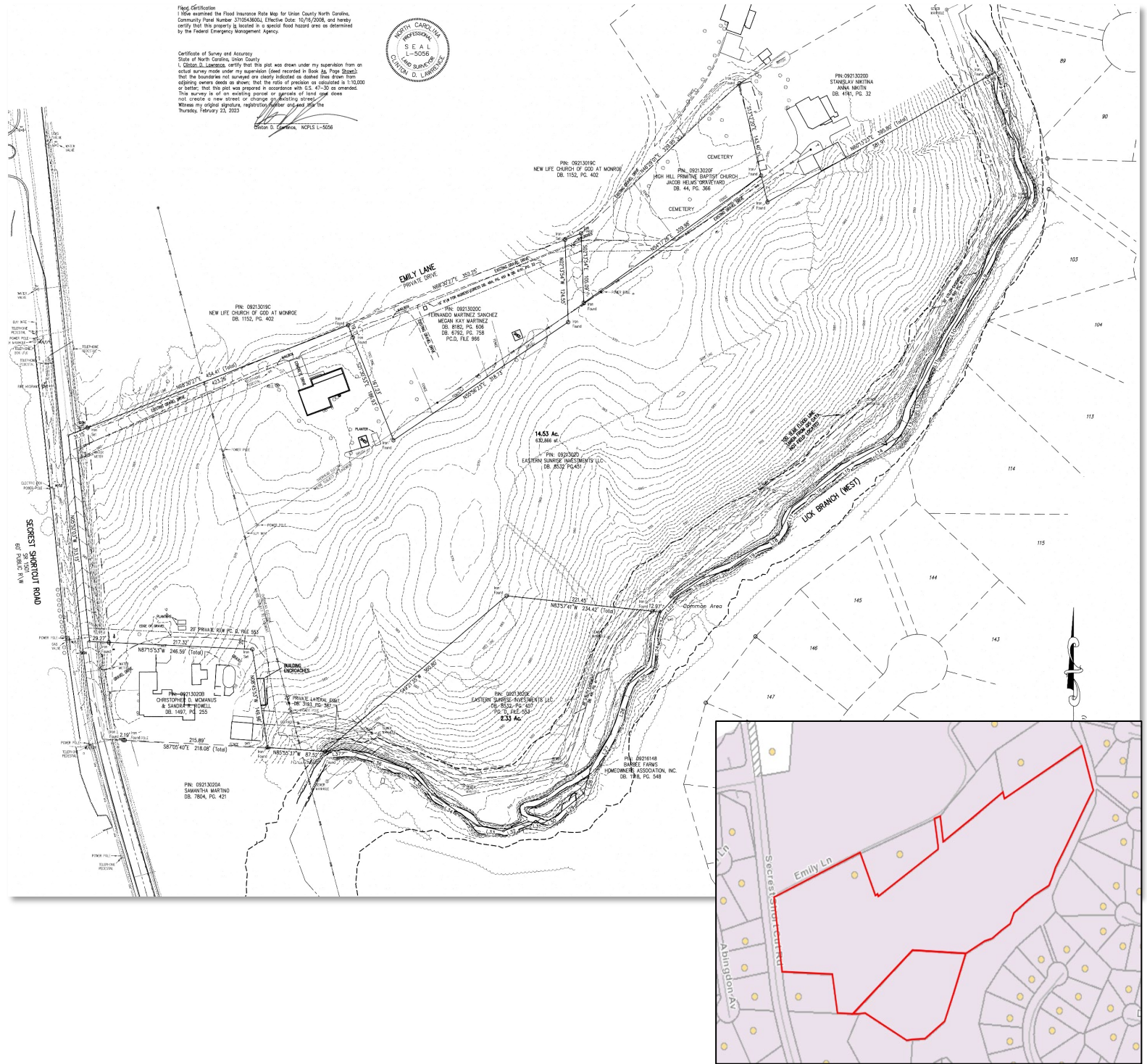
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BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Flood Certification
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 371024300L, Effective Date: 10/16/2006, and hereby certify that this property is located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, **SEAL L-5056**, Licensed Professional Surveyor, certify that this plot was drawn under my supervision from an actual survey made under my supervision (and recorded in Book 46, Page 2866) that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown, that the ratio of precision as indicated is 1:30,000 or better; that this plot was prepared in accordance with G.S. 47-30 as amended. This survey in all an existing parcel or parcels of land does not create a new street or change an existing street. Where my original signature, registration/plate and seal are required, please contact me on the Thursday, February 23, 2023.

Debra S. Gentry, NPLS L-5056



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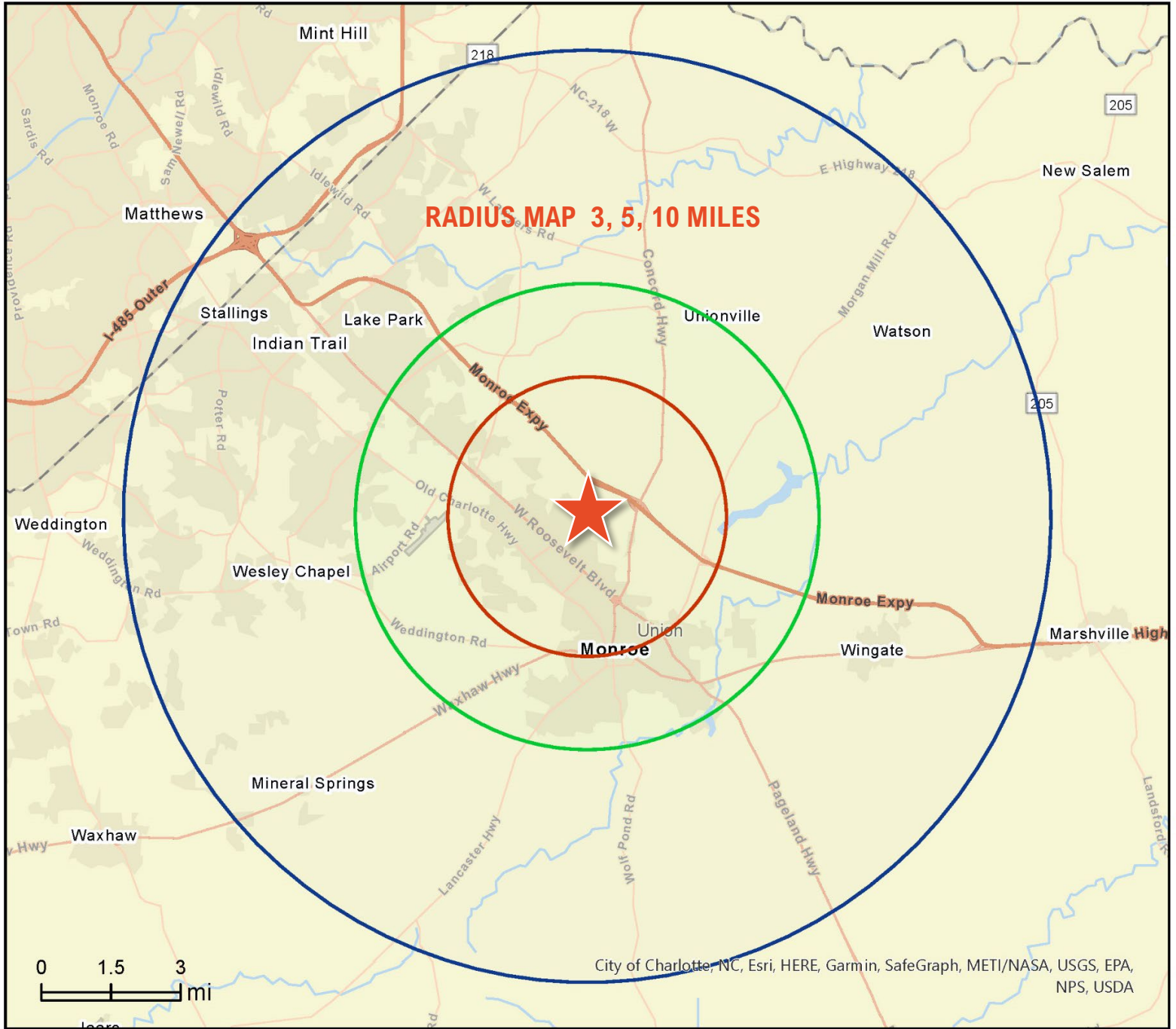
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DEMOGRAPHICS MAP



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DEMOGRAPHICS - 3, 5, 10 Miles



Executive Summary

1119 Emily Ln, Monroe, North Carolina, 28110
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 35.02468
Longitude: -80.55923

	3 miles	5 miles	10 miles
Population			
2010 Population	18,461	47,895	152,410
2020 Population	18,832	51,122	172,881
2022 Population	19,033	52,418	179,122
2027 Population	19,597	54,345	188,429
2010-2020 Annual Rate	0.20%	0.65%	1.27%
2020-2022 Annual Rate	0.47%	1.12%	1.59%
2022-2027 Annual Rate	0.59%	0.72%	1.02%
2022 Male Population	49.5%	49.5%	49.3%
2022 Female Population	50.5%	50.5%	50.7%
2022 Median Age	35.0	35.0	37.2

In the identified area, the current year population is 179,122. In 2020, the Census count in the area was 172,881. The rate of change since 2020 was 1.59% annually. The five-year projection for the population in the area is 188,429 representing a change of 1.02% annually from 2022 to 2027. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	53.7%	52.7%	66.9%
2022 Black Alone	17.9%	18.3%	12.6%
2022 American Indian/Alaska Native Alone	0.9%	1.0%	0.6%
2022 Asian Alone	1.3%	1.2%	2.9%
2022 Pacific Islander Alone	0.1%	0.1%	0.0%
2022 Other Race	17.7%	17.6%	8.7%
2022 Two or More Races	8.3%	9.2%	8.3%
2022 Hispanic Origin (Any Race)	26.1%	26.5%	15.0%

Persons of Hispanic origin represent 15.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	65	73	119
2010 Households	6,538	16,344	51,960
2020 Households	6,906	17,905	59,208
2022 Households	7,012	18,401	61,454
2027 Households	7,242	19,104	64,776
2010-2020 Annual Rate	0.55%	0.92%	1.31%
2020-2022 Annual Rate	0.68%	1.22%	1.67%
2022-2027 Annual Rate	0.65%	0.75%	1.06%
2022 Average Household Size	2.69	2.82	2.87

The household count in this area has changed from 59,208 in 2020 to 61,454 in the current year, a change of 1.67% annually. The five-year projection of households is 64,776, a change of 1.06% annually from the current year total. Average household size is currently 2.87, compared to 2.87 in the year 2020. The number of families in the current year is 47,070 in the specified area.



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	3 miles	5 miles	10 miles
Mortgage Income			
2022 Percent of Income for Mortgage	19.5%	19.4%	17.5%
Median Household Income			
2022 Median Household Income	\$64,328	\$66,451	\$86,151
2027 Median Household Income	\$80,281	\$80,110	\$101,355
2022-2027 Annual Rate	4.53%	3.81%	3.30%
Average Household Income			
2022 Average Household Income	\$82,534	\$87,770	\$117,015
2027 Average Household Income	\$97,767	\$102,893	\$135,605
2022-2027 Annual Rate	3.45%	3.23%	2.99%
Per Capita Income			
2022 Per Capita Income	\$30,296	\$30,957	\$40,298
2027 Per Capita Income	\$35,996	\$36,343	\$46,773
2022-2027 Annual Rate	3.51%	3.26%	3.02%

Households by Income

Current median household income is \$86,151 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$101,355 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$117,015 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$135,605 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$40,298 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$46,773 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index	124	124	140
2010 Total Housing Units	7,161	17,879	55,653
2010 Owner Occupied Housing Units	3,947	10,743	41,325
2010 Renter Occupied Housing Units	2,592	5,601	10,636
2010 Vacant Housing Units	623	1,535	3,693
2020 Total Housing Units	7,362	18,967	61,774
2020 Vacant Housing Units	456	1,062	2,566
2022 Total Housing Units	7,474	19,476	64,245
2022 Owner Occupied Housing Units	4,230	12,346	49,743
2022 Renter Occupied Housing Units	2,782	6,055	11,710
2022 Vacant Housing Units	462	1,075	2,791
2027 Total Housing Units	7,753	20,313	68,120
2027 Owner Occupied Housing Units	4,398	12,943	52,864
2027 Renter Occupied Housing Units	2,844	6,160	11,912
2027 Vacant Housing Units	511	1,209	3,344

Currently, 77.4% of the 64,245 housing units in the area are owner occupied; 18.2%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 61,774 housing units in the area and 4.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.76%. Median home value in the area is \$285,243, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.15% annually to \$333,082.



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