

# Riverside Drive Land

McAdenville, North Carolina 28101



McAdenville Rd

Riverside Dr

Site

## Available for Sale

+/- 4.82 AC Land

## Property Overview

# Riverside Drive Land Available for Sale

+/- 4.82 Acres of vacant land for sale along Riverside Drive on the eastern side of McAdenville, NC, approximately one mile from the town center. The property offers direct road frontage with convenient access to Main Street, Interstate 85, and the greater Charlotte and Gastonia markets.

Zoned R-20, the site is well-suited for a single-family residential estate or low-density residential use. Approximately 1.28 acres are located within a floodplain, and portions of the property are impacted by overhead power transmission lines, which may limit usable acreage. Water and sewer are not currently connected.

The property's location between two growing markets, combined with its natural setting and accessibility, presents a compelling opportunity for a residential buyer seeking space and privacy with regional connectivity.

## Property Details

**Address** Riverside Dr | McAdenville, NC 28101

**Availability** +/- 4.82 AC

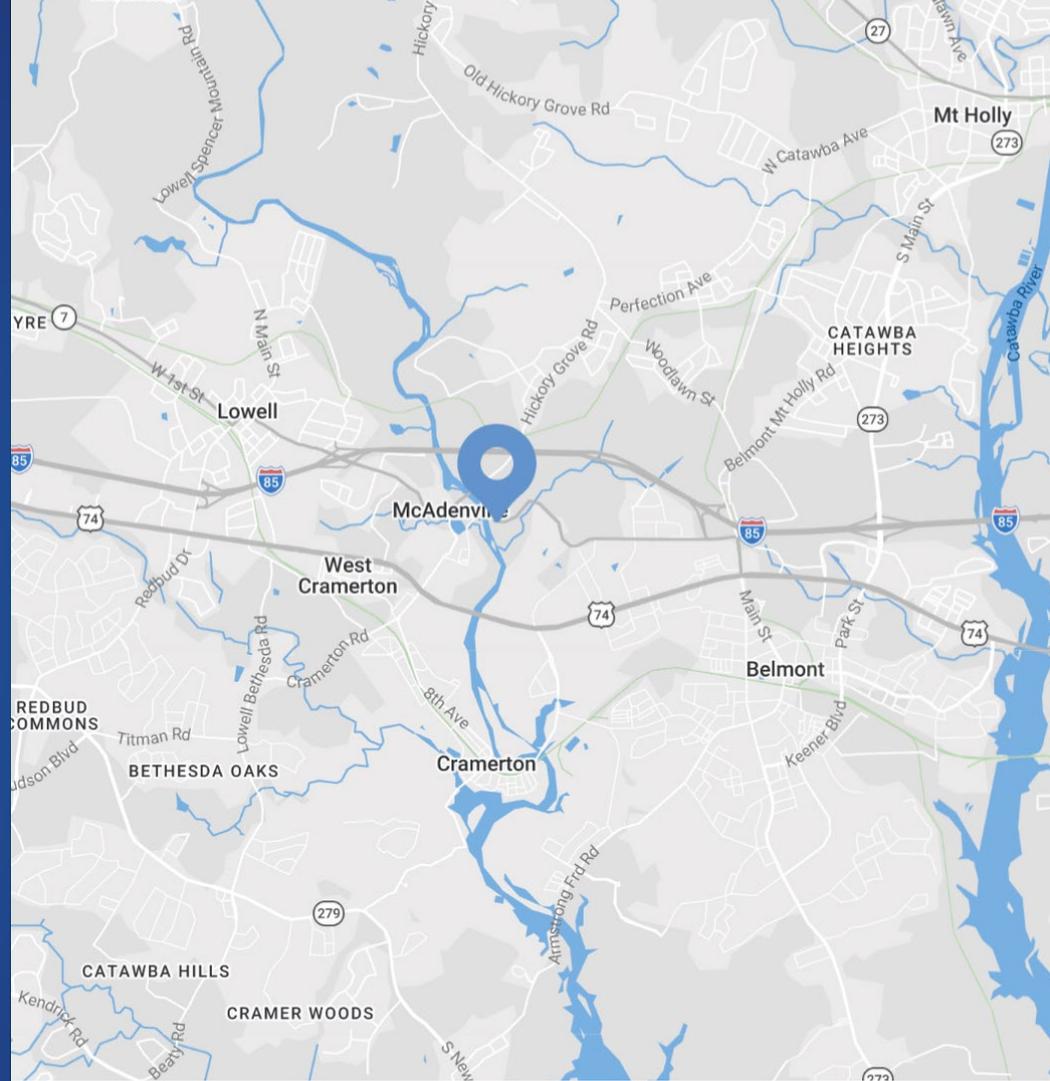
**PIN** 134945

**Use** Land

**Zoning** R-20 (Residential)

**Traffic Counts** Charlotte Hwy | 31,100 VPD

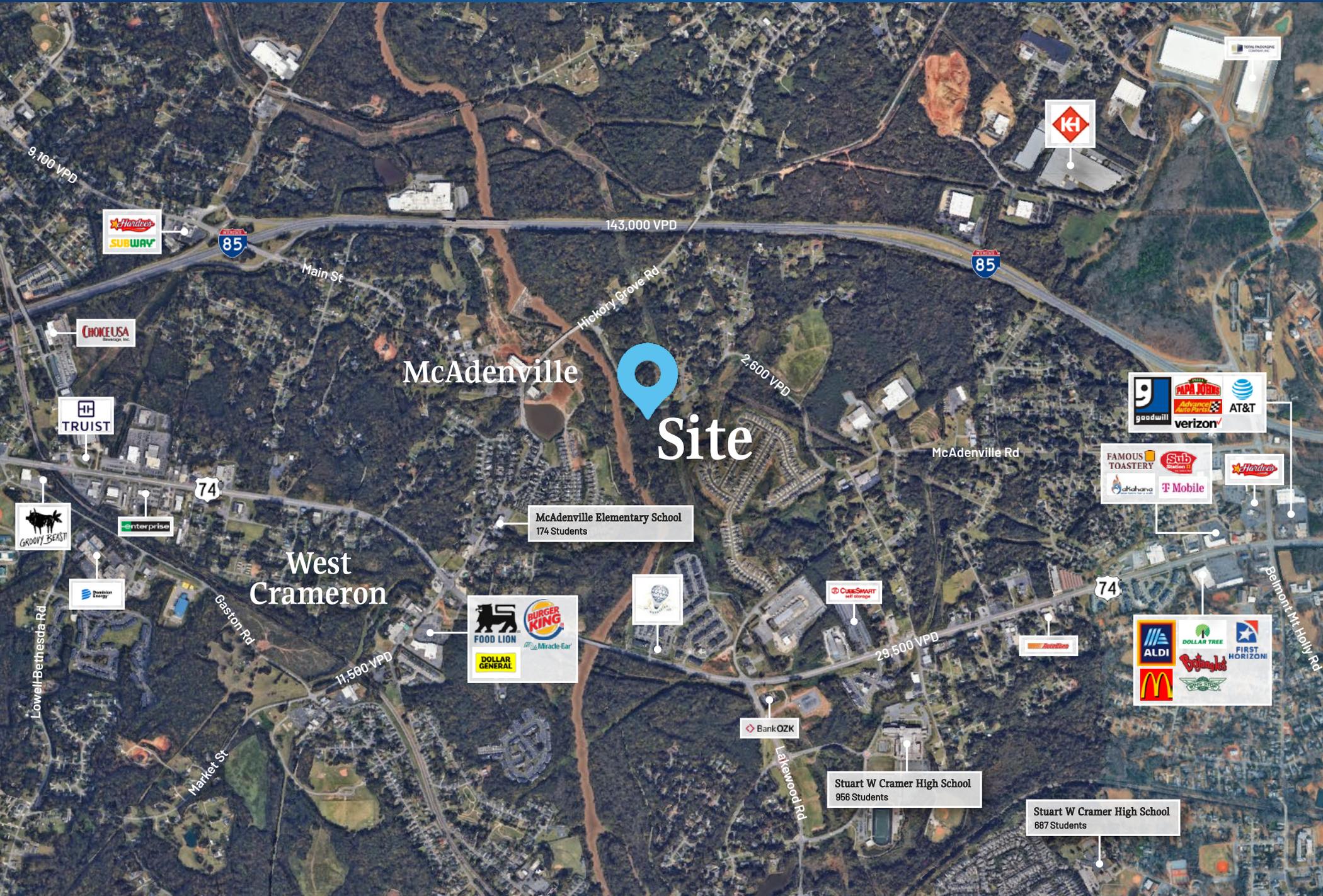
**Sale Price** \$180,000



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	3,534	38,478	96,072
<b>Avg. Household Income</b>	\$94,811	\$109,038	\$109,304
<b>Median Household Income</b>	\$81,495	\$78,903	\$81,702
<b>Households</b>	1,711	16,647	40,185
<b>Daytime Employees</b>	1,514	14,831	40,090

# Market Overview



McAdenville

Site

Riverside Dr



Contact for Details

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