

Offering Memorandum

SITE



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MARKETING VIDEO**

39 Acres for Development

6015 Allen Black Road & 5815 Allen Black Road
Charlotte, NC 28227

LISTING PROVIDED BY: **HENRI GRESSET**

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Offering Summary

This prime property offers over 39 acres ideally suited for Single Family Residential Development. Located in the desirable Mint Hill area, the site benefits from a strong suburban lifestyle characterized by excellent schools, parks, golf courses, and a thriving sense of community.

Consistent Growth: Mint Hill has experienced steady increases in property values, making it a lucrative investment opportunity.

Adjacent Developments: The property is surrounded by new, high-quality residential developments, enhancing its appeal.

Infrastructure Improvements: Ongoing road infrastructure improvements on Lawyers Road (NCDOT project) will enhance accessibility.

Accessibility:

5 minutes to Downtown Mint Hill, featuring Publix and Harris Teeter

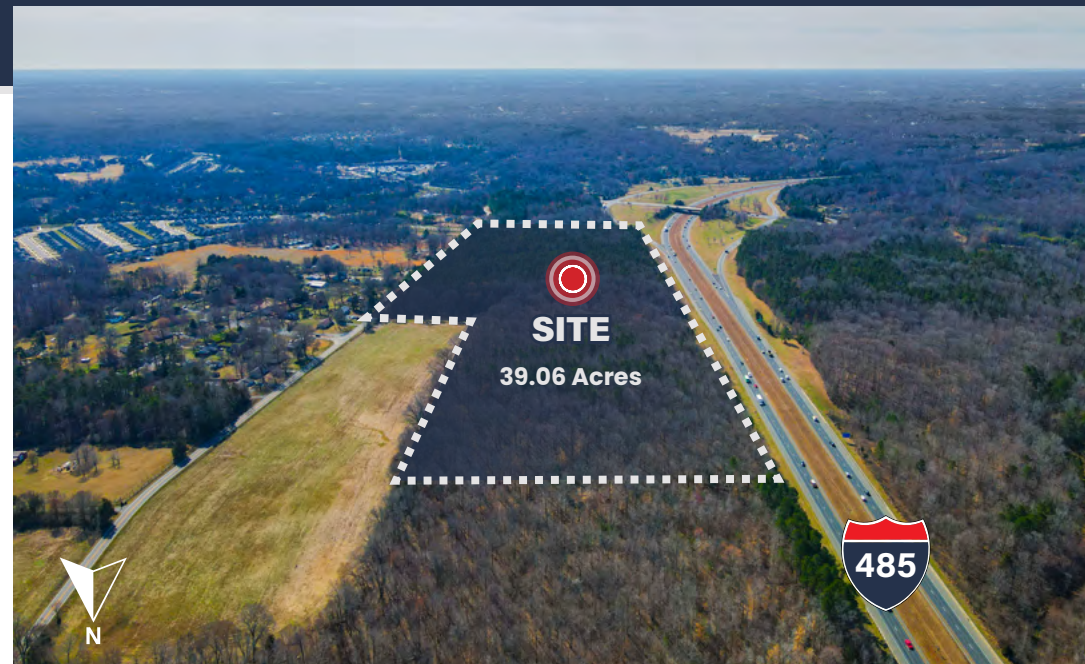
25 minutes to Uptown Charlotte, South End, and SouthPark

30 minutes to Charlotte Douglas International Airport

20 minutes to Concord-Padgett Regional Airport

Suburban Benefits: Enjoy proximity to all of Charlotte's amenities while maintaining a peaceful suburban lifestyle.

This location is particularly attractive for Active Adult Communities, offering a blend of community engagement and suburban tranquility.



AT A GLANCE

LOCATION	6015 Allen Black Road, Charlotte, NC 28227 5815 Allen Black Road, Charlotte, NC 28227
COUNTY	Mecklenberg
SIZE	+/- 39.06 Acres Parcel ID 19706302: 4.1 acres Parcel ID 19706305: 12 acres Parcel ID 19706303: 22.96 acres
ZONING	Institutional and Residential Please contact broker to discuss Rezoning
FRONTAGE	I-485 & Allen Black Road
UTILITIES	Sewer: A sewer connection across I-485 exists, linking the subject parcel to sewer options. Please contact the broker to discuss sewer availability.

+/- 39 Acres for Development | 6015 Allen Black Road & 5815 Allen Black Road, Charlotte, NC 28227



Property Location

Mint Hill, NC, offers a blend of small-town charm and easy access to Charlotte's amenities.

30 MIN
**CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT**

25 MIN
**UPTOWN
CHARLOTTE**

5 MIN
**MINT HILL
DOWNTOWN**

NCDOT will be installing a median down Lawyers Road as part of ongoing road infrastructure improvements

EXIT 47

LAWYERS ROAD

+/- 60,231 VPD



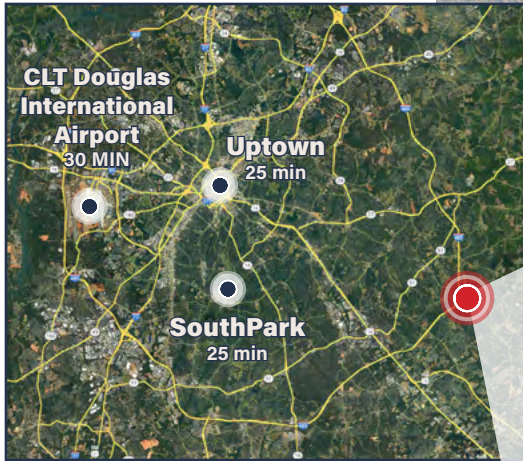
AVAILABLE SITE
39 ACRES

Parcel ID: 19706302 ~ 4.1 acres
Parcel ID: 19706305 ~ 12 acres
Parcel ID: 19706303 ~ 22.96 acres

BLACK ALLEN ROAD

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78,000+

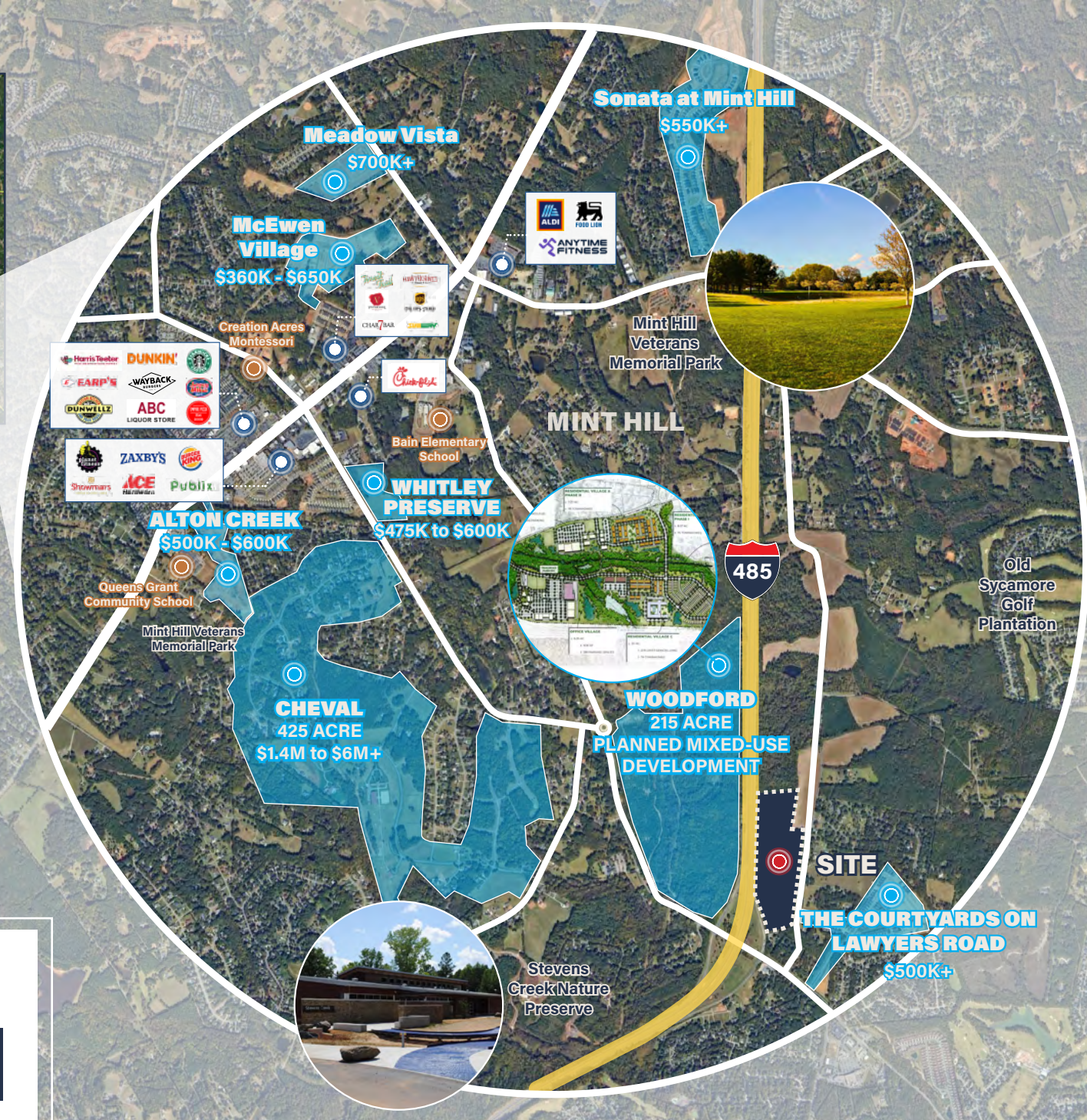
residents within 5 miles

\$123,000+

average household income

Mint Hill is a vibrant and friendly community that offers a perfect blend of small-town charm, excellent schools, and abundant recreational opportunities. With easy access to Charlotte and top-notch healthcare, it's an ideal place for homeowners seeking a welcoming environment and a high quality of life.

Discover Mint Hill



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