

Land for sale: +/- 100 Total Acres

Waxhaw, NC

Waxhaw Indian Trail Rd off Broome St/Hwy 16 (Providence Rd)



BVBELK
PROPERTIES

1,150 of road frontage



SouthBrook Neighborhood

Looking down South Cliff Drive (off of Blythe Mill Rd) to the barricade at the end of the street. This denotes the edge of the subject property. When this property is developed, this street will extend into and throughout the new development.

BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com



Property Data

- Location:** Just off Waxhaw-Indian Trail Road & Providence Road in Waxhaw, NC.
- Description:** +/- 100 acres of prime residential development property less than 1 mile from downtown Waxhaw. Just off Providence Rd/Broome St.
Property features +/- 1,150 feet of road frontage.
- PIN:** **06114002A (Union County)**
- Land Use/Zoning:** Zoned R3 in Union County.
- Drive Distances:** Charlotte, NC (city limits).....7.9 miles
Charlotte, NC (uptown).....23 miles
Charlotte-Douglas International Airport.....30.1 miles
- Utilities:** Water & Sewer on property

Area Summary:

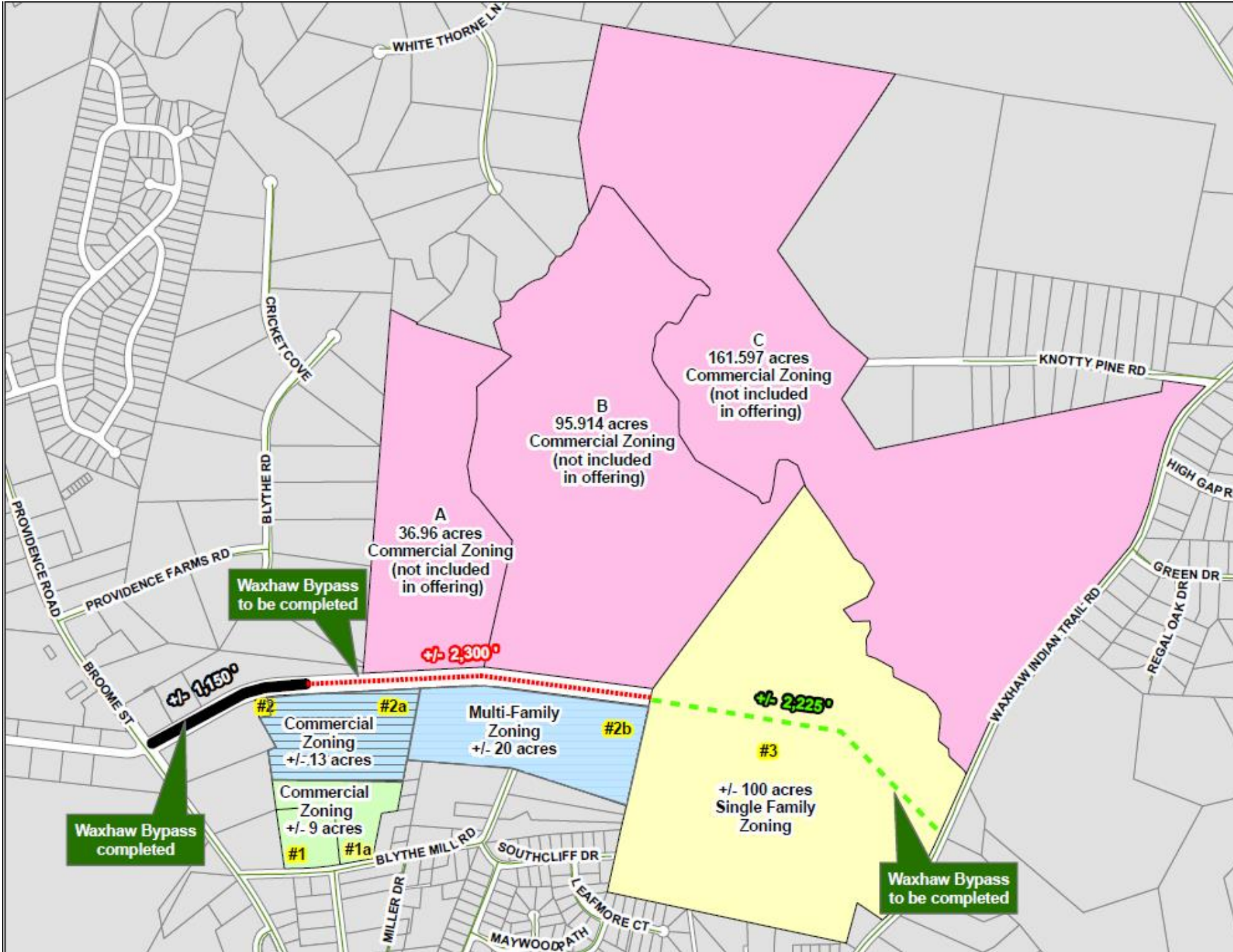
The picturesque town of Waxhaw is the area's most desirable destination for families. Lower taxes, relaxed lifestyle and an easy commute to all points in Charlotte make the Providence Rd corridor of Union County an ideal destination for new home development. Nestled among tree-lined streets and a quiet, rural environment yet still offering convenient retail destinations nearby, this is a rare opportunity for a prestigious single-family home development.





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WHITE THORNE LN

CRICKET COVE

BLYTHE RD

PROVIDENCE FARMS RD

PROVIDENCE ROAD

BROOME ST

BLYTHE MILL RD

SOUTHCLIFF DR

LEAFMORE CT

MAYWOODRATH

MILLER DR

KNOTTY PINE RD

HIGH GAP RD

GREEN DR

REGAL OAK DR

WAXHAW INDIAN TRAIL RD

A
36.96 acres
Commercial Zoning
(not included
in offering)

B
95.914 acres
Commercial Zoning
(not included
in offering)

C
161.597 acres
Commercial Zoning
(not included
in offering)

Waxhaw Bypass
to be completed

Waxhaw Bypass
completed

Waxhaw Bypass
to be completed

+/- 1,150'

+/- 2,300'

+/- 2,225'

#2
Commercial
Zoning
+/- 13 acres

#1
Commercial
Zoning
+/- 9 acres

#2a
Multi-Family
Zoning
+/- 20 acres

#2b

#3
+/- 100 acres
Single Family
Zoning



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Surrounding Neighborhoods to the Subject Property



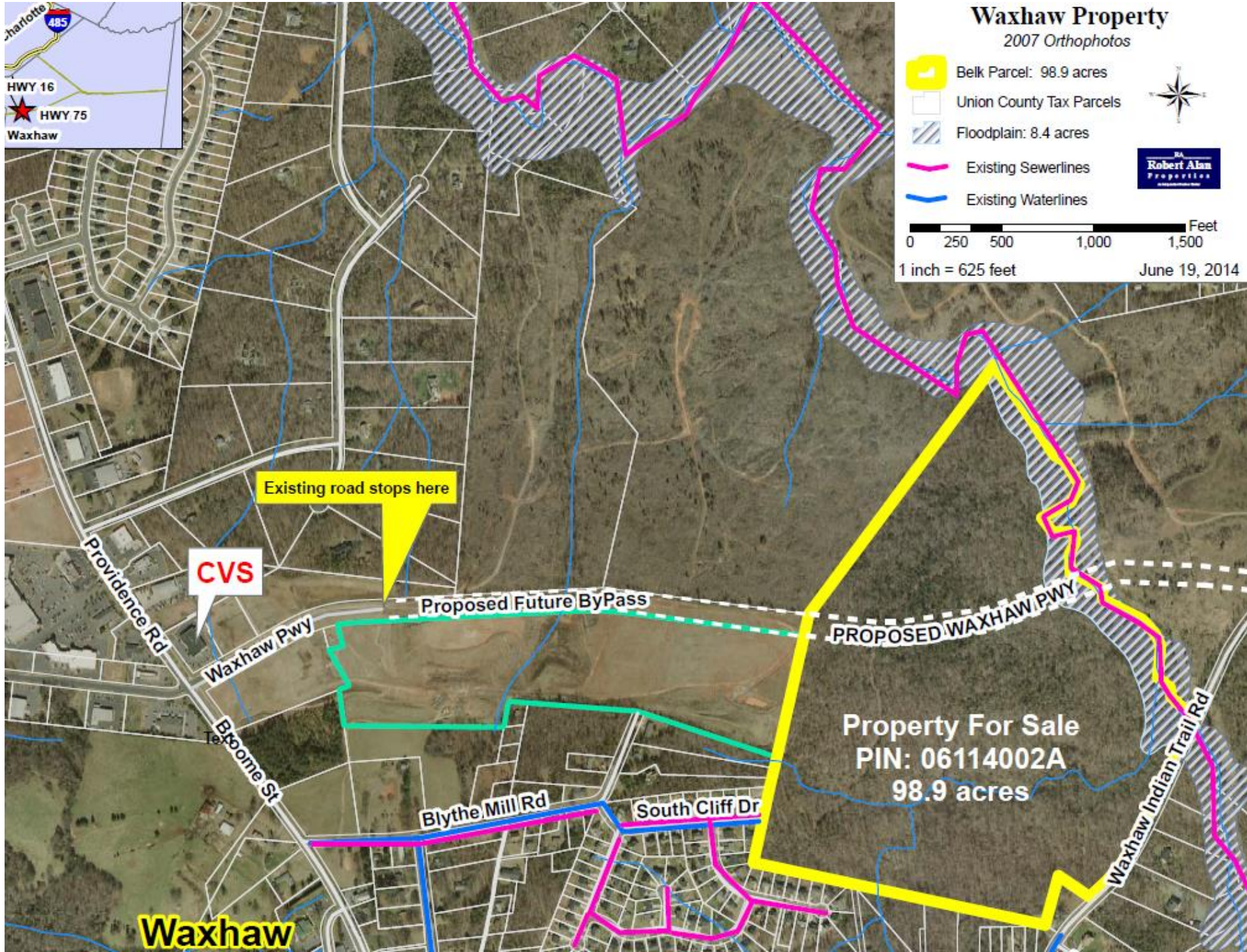
Waxhaw Property

2007 Orthophotos

-  Belk Parcel: 98.9 acres
-  Union County Tax Parcels
-  Floodplain: 8.4 acres
-  Existing Sewerlines
-  Existing Waterlines



0 250 500 1,000 1,500 Feet
 1 inch = 625 feet
 June 19, 2014



Waxhaw

CVS

Existing road stops here

Proposed Future Bypass

PROPOSED WAXHAW PKWY

Property For Sale
PIN: 06114002A
98.9 acres

Providence Rd

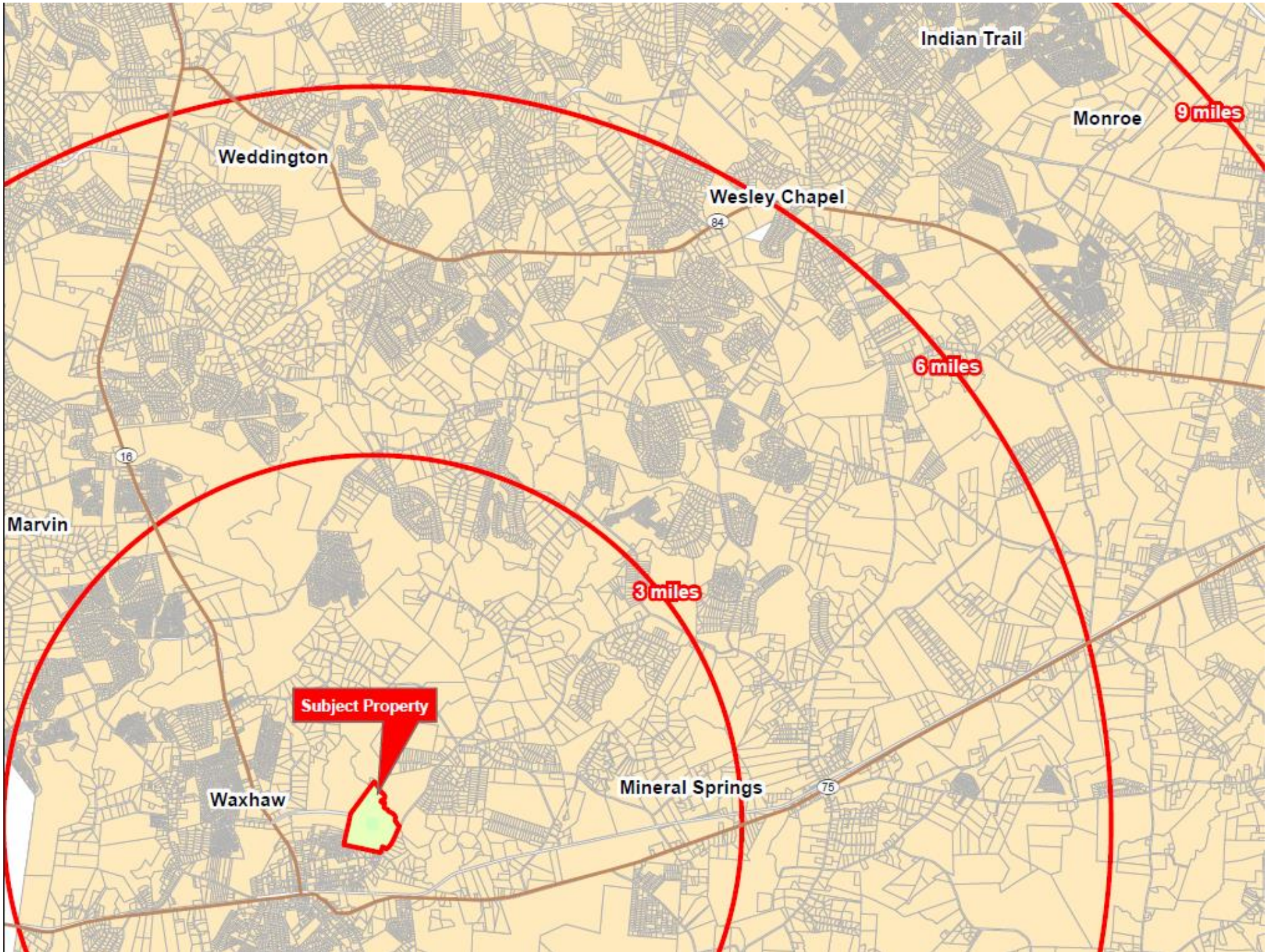
Waxhaw Pkwy

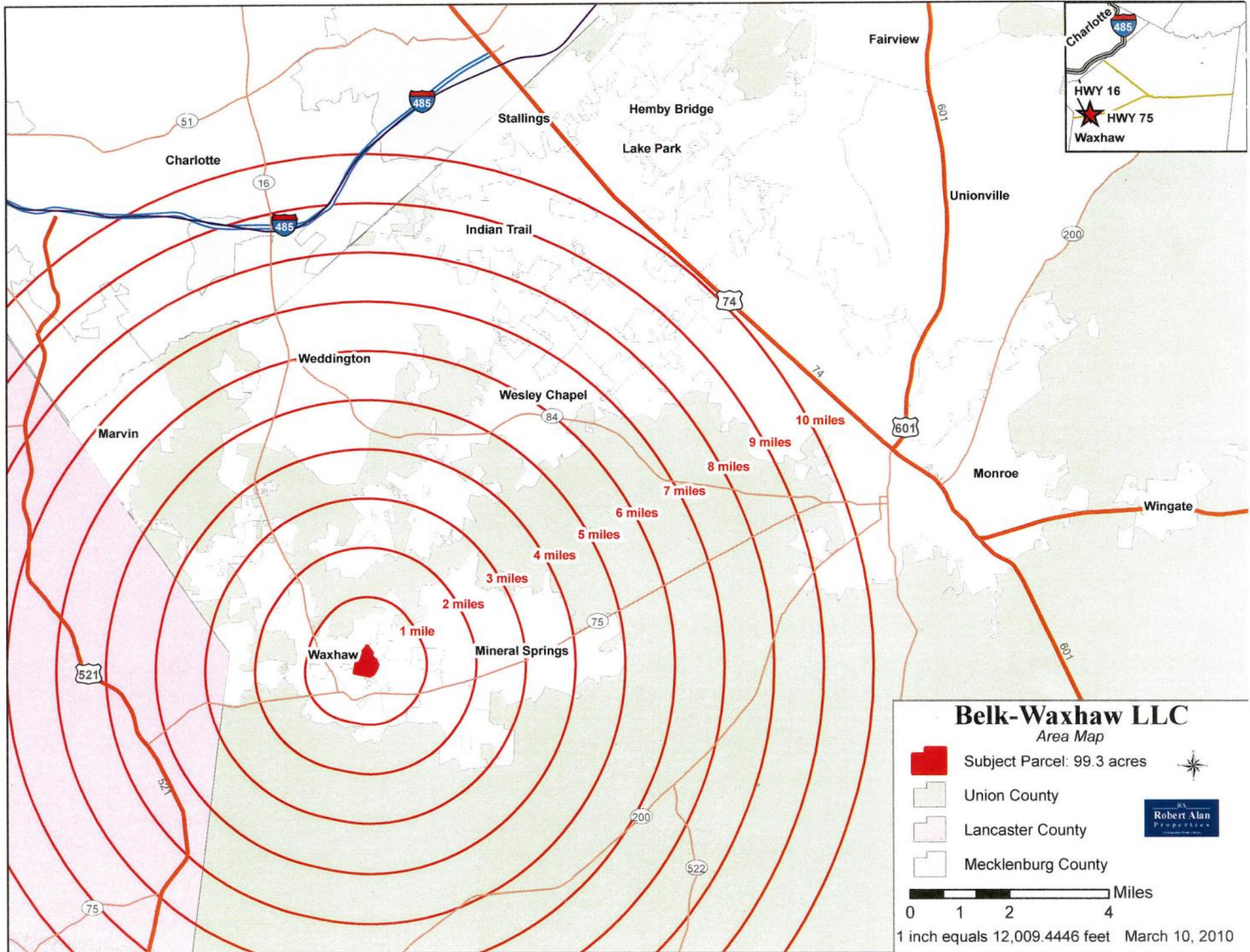
Bisbome St

Blythe Mill Rd

South Cliff Dr

Waxhaw Indian Trail Rd

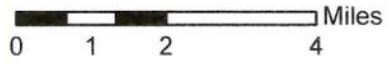
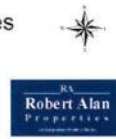




Belk-Waxhaw LLC

Area Map

-  Subject Parcel: 99.3 acres
-  Union County
-  Lancaster County
-  Mecklenburg County



1 inch equals 12,009.4446 feet March 10, 2010