



ASCENT
REAL ESTATE PARTNERS



WEDDINGTON & AIRPORT ROAD MONROE, NC 28110

WEDDINGTON RD

10.50 +/- ACRES AVAILABLE FOR SALE



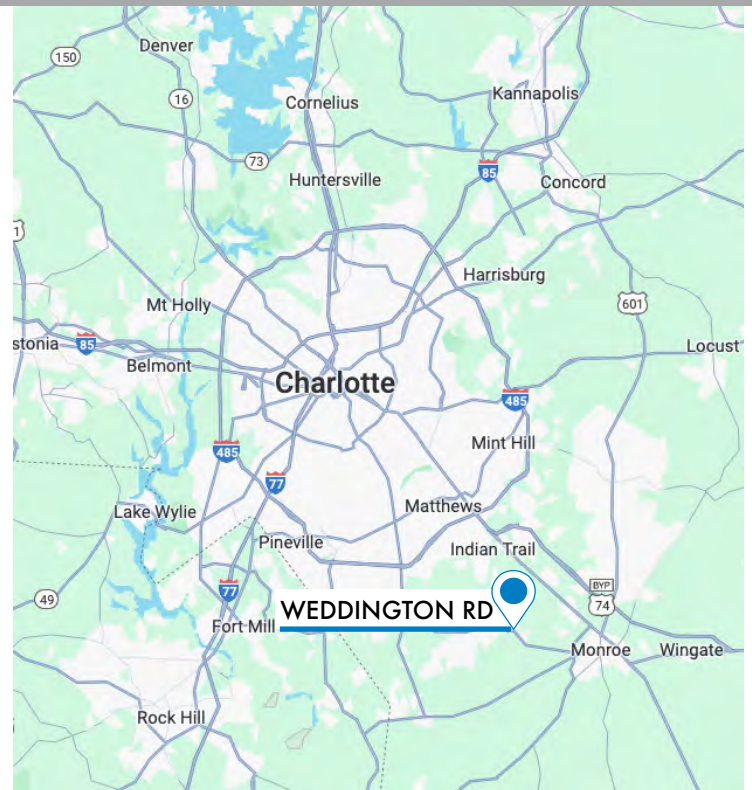
10.50 +/- ACRES

WEDDINGTON RD

WEDDINGTON & AIRPORT ROAD MONROE, NC

PROPERTY INFORMATION

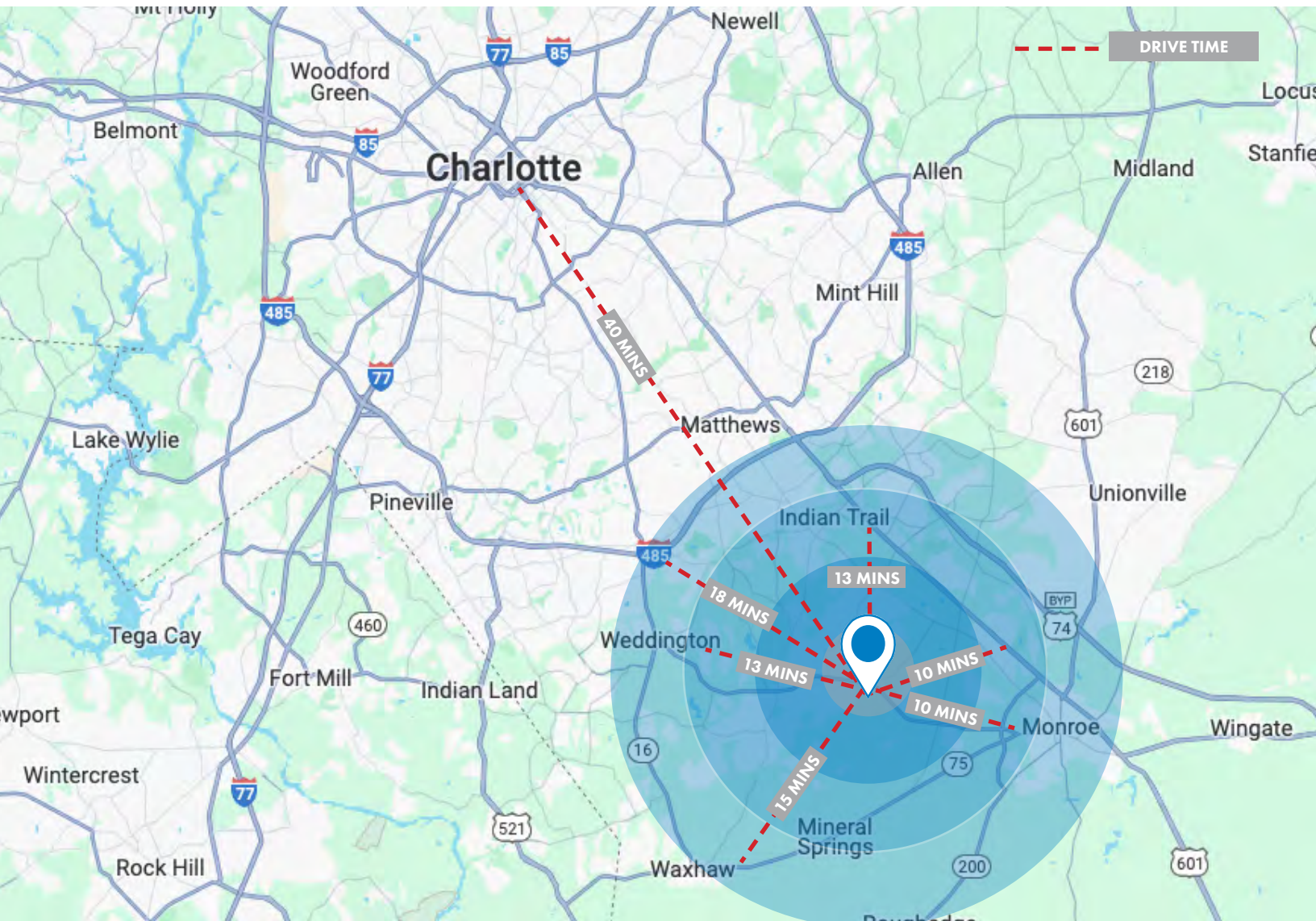
- Parcel 06003014A, 06003014C, 06003014D, 09402011J - 10.50+/- acres for sale
- Conveniently situated just under 10 minutes from Hwy-74 and Downtown Monroe, this location offers easy access to Weddington in less than 15 minutes and is a mere 35 minutes away from the Uptown Charlotte
- Zoning: B2-CZ
- Water & Sewer Available, Buyer to Confirm
- Listing Price: \$2,450,000



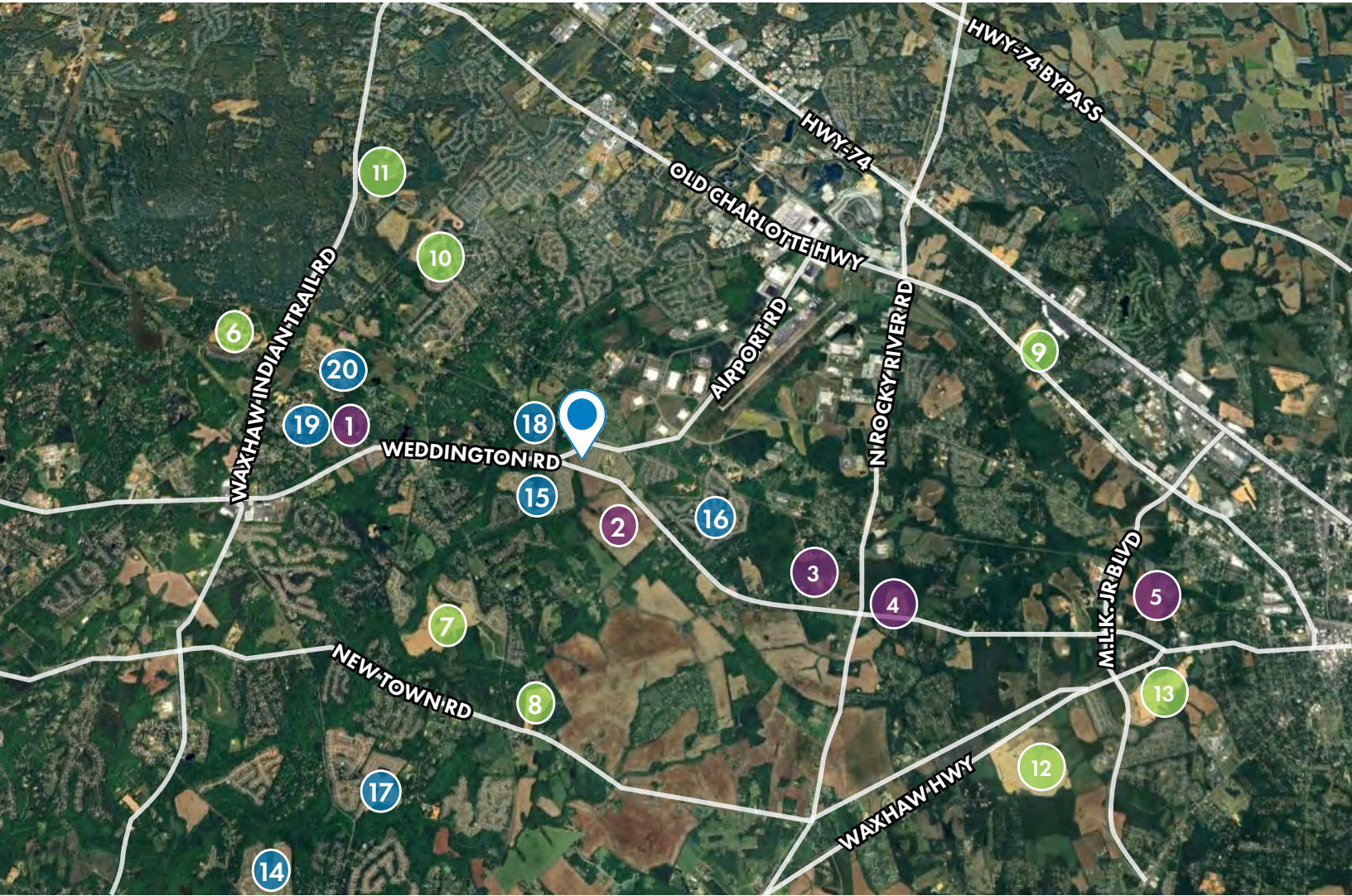
MILES NORRIS
410.708.5423
miles@ascent.re



ASCENT
REAL ESTATE PARTNERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population	2,768	29,375	71,732	242,996
Projected Population (2028)	2,858	30,078	73,755	298,156
Median Age	39	38	39	39
Household Income	\$124,715	\$128,012	\$123,200	\$128,69
Median Home Value	\$300,433	\$284,678	\$287,073	\$326,062
Employees	608	2,711	5,064	95,772



● In Planning/Approved/Under Contract

● Under Construction/Development

● Completed

#	Residential Property	Units	Status
1	-	45+/-	Under Contract
2	-	180+/-	In Planning
3	Villages at Rocky River West	295+/-	Approved
4	Villages at Rocky River East	184+/-	Approved
5	Cedar Meadows	155-/+	Approved
6	Twin Lakes	75+/-	Under Construction
7	Cresswind	615+/-	Under Construction
8	Oak Grove Estates	80+/-	Under Development
9	Hamilton Estates	22+/-	Under Construction
10	Heritage	340+/-	Under Construction

11	Moore Farm	475+/-	Under Construction
12	Waxhaw Landing	500+/-	Under Development
13	Secrest Commons	470+/-	Under Development
14	Wrenn Creek	150+/-	Completed
15	Creeks Landing	205+/-	Completed
16	St Johns Forest	680+/-	Established
17	Cortona	180+/-	Completed
18	Ellington Downs	140+/-	Completed
19	Condella Neighborhood	65+/-	Recently Completed
20	Addington Crossing	55+/-	Completed

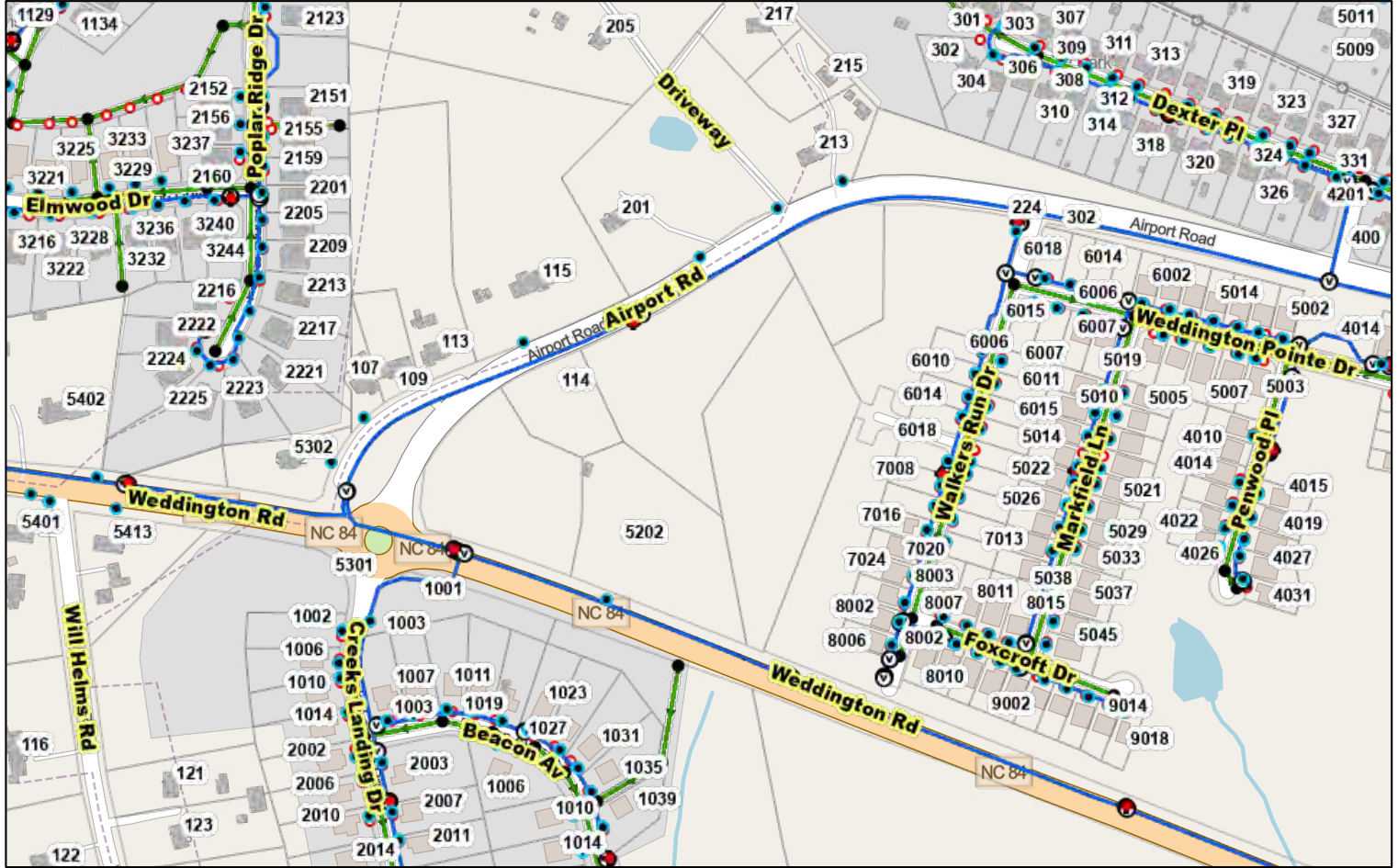
Total Units: 4,911+/-



TRAFFIC COUNTS	VPD
Weddington Rd	13,349
Potter Rd	6,929
Airport Rd	1,770

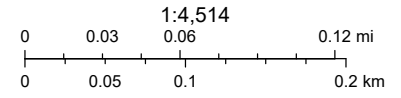


Water/Sewer Map



5/29/2024, 2:30:01 PM

- Manhole
- ⊕ Hydrant
- ▭ County
- Cleanouts
- Gravity Main Arrows
- ⊙ Water Control Valve
- ▭ Parcels
- ▭ Address Labels
- Water Main
- ⊙ Water System Valve
- ▭ Structures
- Gravity Main
- Water Meter Box



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UCPW

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PROPERTY ZONING

- **B2-CZ** (refer to table below)
- **B-2, Community Business** The B-2, Community Business district is primarily intended to accommodate low intensity commercial uses. It is generally appropriate as a transition zone or to accommodate small-scale commercial development in rural areas, particularly at crossroads or other high traffic areas that are not generally suited for residential development.
- **Storage Type 1 and Type 2:**
 1. Type 1 Class 1 self-service storage facilities are those in which individual storage spaces are accessed exclusively via interior hallways and contained within completely enclosed (typically climate-controlled) buildings.
 2. Type 2 Class 2 self-service storage facilities are those in which all storage spaces are contained within completely enclosed buildings and in which some or all individual storage spaces have direct customer access from the building's exterior without use of an interior hallway.
- **Self-service Storage Facility** An enclosed use that provides separate, small-scale, self-service storage facilities leased or rented to individuals or small businesses for dead storage. Dead storage excludes on site retail, manufacturing, or service operation and operations with on-site employees on-site or operations with on-site material handling. Self-storage facilities may include up to one caretaker's residence on-site.

USE CATEGORY	RA	RA	RA	R	R	R	R	R	R	R	O	B
SUBCATEGORY	200	40	20	40	20	15	10	8	6	4		2
RESIDENTIAL												
Dwelling unit above ground-floor office/commercial use	-	-	-	-	-	-	-	-	-	-	P	P
Group Living (Except as identified as below)	-	S	S	S	S	S	S	S	S	S	S	S
<i>Continuing Care Facility</i>	-	S	S	S	S	S	S	S	S	S	S	S
<i>Family Care Home</i>	P	P	P	P	P	P	P	P	P	P	P	P
<i>Group Home</i>	-	S	S	S	S	S	S	S	S	S	S	S
<i>Nursing Home/Rehabilitation Care</i>	-	S	S	S	S	S	S	S	S	S	S	P
PUBLIC, CIVIC & INSTITUTIONAL												
College/University - Campus	-	-	-	-	-	-	-	-	-	-	S	S
College/University - Satellite	-	-	-	-	-	-	-	-	-	-	P	P
Fraternal Organization	-	S	-	-	-	-	-	-	-	-	P	P
Governmental Service	P	P	P	P	P	P	P	P	P	P	P	P
Library or Cultural Exhibit	-	-	-	-	-	-	-	-	-	-	P	P
Natural Resource Preservation	P	P	P	P	P	P	P	P	P	P	P	P
Parks & Recreation - Low Impact	P	P	P	P	P	P	P	P	P	P	P	P
Parks & Recreation - High Impact	S	S	S	S	S	S	S	S	S	S	P	P
Postal Service	-	-	-	-	-	-	-	-	-	-	P	P
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P
Safety Service	P	P	P	P	P	P	P	P	P	P	P	P
School	P	P	P	P	P	P	P	P	P	P	P	P
Utility/Public Service Facility - Minor	P	P	P	P	P	P	P	P	P	P	P	P
Utility/Public Service Facility - Major	S	S	S	S	S	S	S	S	S	S	S	S

PROPERTY ZONING

USE CATEGORY	RA	RA	RA	R	R	R	R	R	R	R	O	B
SUBCATEGORY	200	40	20	40	20	15	10	8	6	4		2
COMMERCIAL												
Animal Service - Grooming or Training	S	S	-	-	-	-	-	-	-	-	P	P
Animal Service - Supplies	S	S	-	-	-	-	-	-	-	-	-	P
Animal Service - Veterinary	S	S	-	-	-	-	-	-	-	-	P	P
Commercial Service - Building & Maintenance Service	-	-	-	-	-	-	-	-	-	-	-	P
Commercial Service - Business Support Service	-	-	-	-	-	-	-	-	-	-	P	P
Commercial Service - Communication Service	-	-	-	-	-	-	-	-	-	-	P	P
Commercial Service - Consumer Maintenance & Repair	-	-	-	-	-	-	-	-	-	-	-	P
Commercial Service - Personal Improvement Service	-	-	-	-	-	-	-	-	-	-	S	P
Commercial Service - Research Service	-	-	-	-	-	-	-	-	-	-	P	P
Commercial Service - Studio, Instructional or Service	-	-	-	-	-	-	-	-	-	-	S	P
Day Care Center	S	S	S	S	S	S	S	S	S	S	S	P
Eating Establishment	-	-	-	-	-	-	-	-	-	-	-	P
Entertainment & Spectator Sports - Indoor, Minor	S	S	-	-	-	-	-	-	-	-	-	P
Entertainment & Spectator Sports - Indoor, Major	S	S	-	-	-	-	-	-	-	-	-	S
Entertainment & Spectator Sports - Outdoor, Minor	S	S	-	-	-	-	-	-	-	-	-	S
Financial Service (Except as identified as below)	-	-	-	-	-	-	-	-	-	-	-	P
<i>Bank, Savings and Loan, Credit Union</i>	-	-	-	-	-	-	-	-	-	-	P	P
Funeral and Mortuary Service	-	-	-	-	-	-	-	-	-	-	S	P
Lodging - Campsite, Primitive	P	P	P	P	P	P	P	P	P	-	-	P
Lodging - Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P
Office	-	-	-	-	-	-	-	-	-	-	P	P
Parking, Non-accessory	-	-	-	-	-	-	-	-	-	-	S	S
Retail Sales (Except as identified as below)	-	-	-	-	-	-	-	-	-	-	-	P
<i>Large-Format Retail (50,000 sq. ft. or more)</i>	-	-	-	-	-	-	-	-	-	-	-	S
Sports & Recreation, Participant - Indoor, Minor	-	-	-	-	-	-	-	-	-	-	-	S
Sports & Recreation, Participant - Outdoor, Minor	P	P	S	P	S	-	-	-	-	-	-	S
Self-Service Storage Facility - Type 1	-	-	-	-	-	-	-	-	-	-	P	S
Self-Service Storage Facility - Type 2	-	-	-	-	-	-	-	-	-	-	-	S
Trade School	-	-	-	-	-	-	-	-	-	-	-	S
Vehicle Sales & Service - Fueling Station	-	-	-	-	-	-	-	-	-	-	-	S
Vehicle Sales & Service - Personal Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	-	-	-	S
Vehicle Sales & Service - Personal Vehicle Sales and Rentals	-	-	-	-	-	-	-	-	-	-	-	S
Vehicle Sales & Service - Vehicular Equipment and Supplies	-	-	-	-	-	-	-	-	-	-	-	P

PROPERTY ZONING

USE CATEGORY	RA	RA	RA	R	R	R	R	R	R	R	O	B
SUBCATEGORY	200	40	20	40	20	15	10	8	6	4		2
RECYCLING & WASTE-RELATED												
Landfill - Construction and Demolition Debris, On-site	P	P	P	P	P	P	P	P	P	P	P	P
Landfill - Reclamation (1 acre or less)	P	P	P	P	P	P	P	P	P	P	P	P
AGRICULTURE-RELATED, NON EXEMPT												
Nursery or Greenhouse	P	P	P	S	-	-	-	-	-	-	-	P
OTHER												
Drive-in or Drive-Through Facility	-	-	-	-	-	-	-	-	-	-	P	S
Wireless Facility - Carrier on Wheels (COW)	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Facility - Collocation	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Facility - Concealed Wireless Facilities	P	P	P	P	P	P	P	P	P	P	P	P
All Other Wireless Facilities (Excluding Wireless Support Structures)	S	S	S	S	S	S	S	S	S	S	S	S
Support Structures - Wireless Support Structures and Radio, Television or Other Broadcast Structures (up to 60ft in height), excluding concealed wireless facilities	P	P	P	S	S	S	S	S	S	S	S	S
Support Structures - Wireless Support Structures and Radio, Television or Other Broadcast Structures (60.01 ft in height and greater), excluding concealed wireless facilities	S	S	S	S	S	S	S	S	S	S	S	S

TOPOGRAPHY MAP

