



±65.5 Acres
For Sale

LAST MILE INDUSTRIAL LAND

Truelight Church Rd & Blair Rd, Mint Hill, NC



Justin Holofchak
jholofchak@mpvre.com
704.577.4343

Contents

- 03 EXECUTIVE SUMMARY
- 04 CONCEPTUAL SITE PLAN
- 05 TOPOGRAPHIC AERIAL
- 06 DEMOGRAPHICS
- 08 MARKET OVERVIEW

Rocky River High School



Blair Rd

Cornell Rd



Truelight Church Rd

CONTACT:

Justin Holofchak
jholofchak@mpvre.com
704.577.4343

LAST MILE INDUSTRIAL LAND
Mint Hill, NC



mpvre.com | 704.248.2100
2400 South Boulevard, Suite 300
Charlotte, NC 28203

The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.

INTRODUCTION

MPV Properties is pleased to offer this ±65-acre tract of land for sale located just southeast of Charlotte on I-485 at Truelight Church Road in Mint Hill, NC. The property has tremendous access to I-485 with two exits located nearby. With frontage on I-485, Blair Road and Truelight Church Road the property has excellent visibility and access. The property is currently zoned General Industrial-Conditional in the town of Mint Hill. Water and sewer are located on adjacent properties.

Available

Total Acreage	±65.5
Parcel ID#	13731156 13731104 13731157 13715126 13715129 13715117
Existing Zoning	IG - CZ
Utilities	Water and Sewer available nearby
Price	TBD by market





BUILDING DATA *	
RETAIL AREA CALCULATIONS	
BLDG. DES.	LEVEL 1
WAREHOUSE	103,250 SF
WAREHOUSE	133,425 SF
WAREHOUSE	180,000 SF
WAREHOUSE	94,500 SF
FLEX SPACE	74,375 SF
<hr/>	
TOTALS	585,550 SF
<hr/>	
TOTAL AREA 585,550 SF	

*For illustrative purposes only and does not guarantee approved square footage or layout

SUBJECT PROPERTY



34,604

TOTAL RESIDENTIAL POPULATION
WITHIN 3 MILES

92,129

TOTAL RESIDENTIAL POPULATION
WITHIN 5 MILES

\$127,224

AVERAGE HOUSEHOLD INCOME
WITHIN 1 MILE

EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Population			
2010 Population	1,238	23,505	70,738
2020 Population	1,698	30,059	84,906
2022 Population	1,845	34,604	92,129
2027 Population	1,954	37,357	96,794
2010-2020 Annual Rate	3.21%	2.49%	1.84%
2020-2022 Annual Rate	3.76%	6.46%	3.70%
2022-2027 Annual Rate	1.15%	1.54%	0.99%
2022 Median Age	45.2	38.3	38.4

In the identified area, the current year population is 92,129. In 2020, the Census count in the area was 84,906. The rate of change since 2020 was 3.70% annually. The five-year projection for the population in the area is 96,794 representing a change of 0.99% annually from 2022 to 2027. Currently, the population is 48.6% male and 51.4% female.

Median Age			
The median age in this area is 38.4, compared to U.S. median age of 38.9.			

Households			
2022 Wealth Index	163	101	99
2010 Households	411	8,406	25,712
2020 Households	540	10,602	30,497
2022 Households	586	12,202	33,100
2027 Households	625	13,213	34,825
2010-2020 Annual Rate	2.77%	2.35%	1.72%
2020-2022 Annual Rate	3.70%	6.45%	3.71%
2022-2027 Annual Rate	1.30%	1.60%	1.02%
2022 Average Household Size	3.10	2.82	2.78

The household count in this area has changed from 30,497 in 2020 to 33,100 in the current year, a change of 3.71% annually. The five-year projection of households is 34,825, a change of 1.02% annually from the current year total. Average household size is currently 2.78, compared to 2.78 in the year 2020. The number of families in the current year is 24,320 in the specified area.

Average Household Income			
2022 Average Household Income	\$127,224	\$104,210	\$101,313
2027 Average Household Income	\$152,410	\$127,861	\$123,148
2022-2027 Annual Rate	3.68%	4.18%	3.98%

Source:Esri

0.6

MI DRIVE TO EXIT 43 OFF I-485

2.2

MI DRIVE TO EXIT 41 OFF I-485

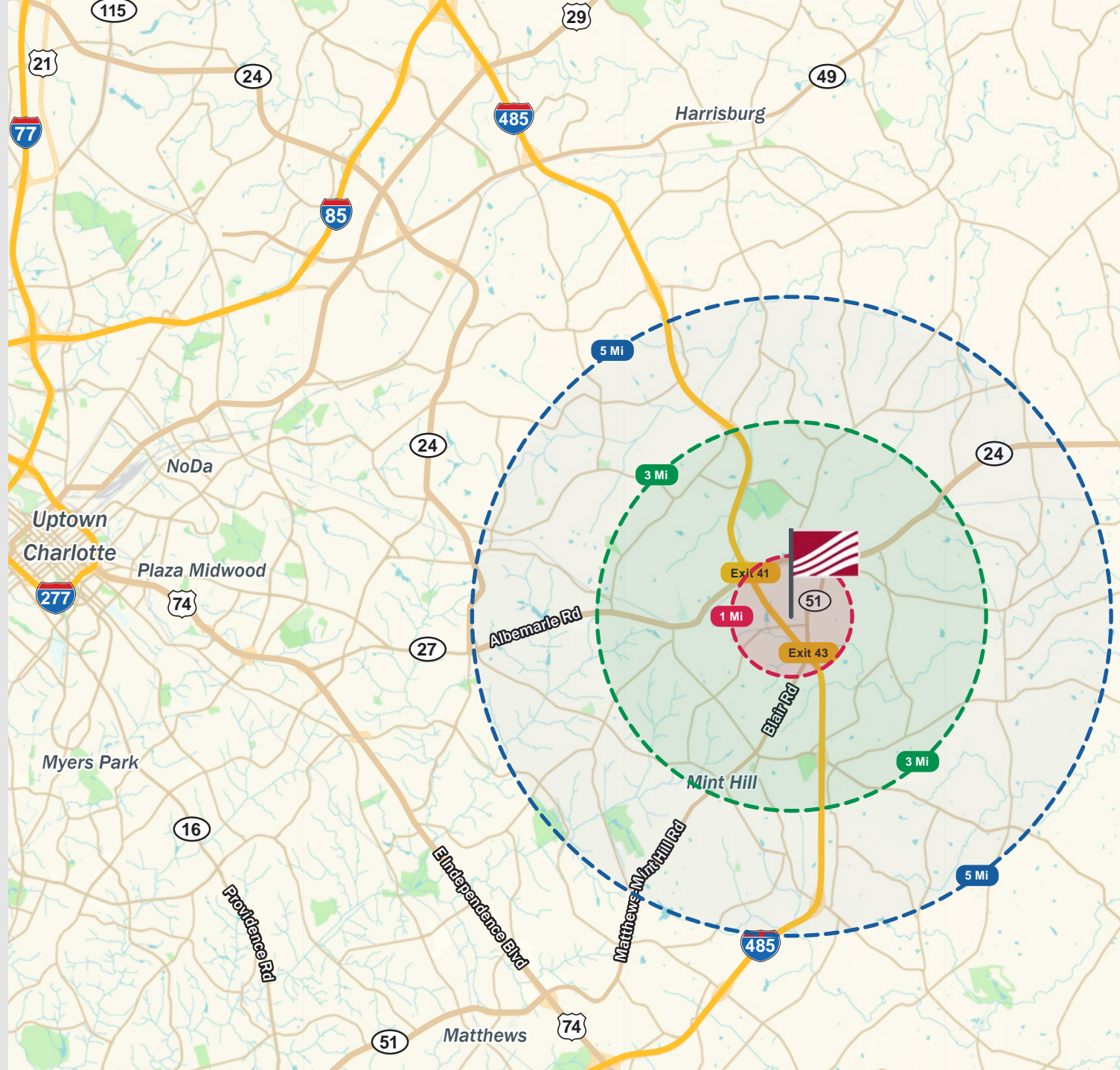
65,000

ADT ON NEARBY I-485

13,000

ADT ON BLAIR ROAD

Source: NCDOT





#3

REAL ESTATE MARKET TO WATCH
- PWC & Urban Land Institute

#5

HOTTEST HOUSING MARKET IN 2022
- Zillow

#5

BEST CITIES FOR JOBS
- Forbes

#6

BEST PLACES TO LIVE
- U.S. News & World Report

CHARLOTTE OVERVIEW

People keep coming to the Charlotte Region. Nearly 100 people a day, in fact. Why do they come here? They come for jobs in a healthy and growing economy with thriving health care, finance and professional services sectors, and a tech talent pool growing twice as fast as the national average. They come to start and grow businesses in a region with an educated, talented and innovative workforce, regularly ranked in the top three places to start a business. They come for lower cost of living and affordable real estate in neighborhoods fit for any lifestyle - from vibrant urban centers, to suburban cul-de-sac to quaint small towns and rural areas. And 226 days of sunshine a year doesn't hurt either.

- Charlotte is located in **Mecklenburg County**, the most populous county in the state of North Carolina.
- Charlotte's population is **2,204,000 (2022)**, a nearly **20%** increase since April 2010.
- The Charlotte-Concord-Gastonia MSA is the 22nd largest MSA in the country, with a population of **2,701,046** as of 2021.
- Charlotte's cost of living is **98.1%** of the national average. That's lower than 30 of the 40 largest cities in the US.
- Charlotte is home to Charlotte Douglas International Airport, the **6th busiest airport** in the world.

TOP NEW & EXPANDING JOBS

Amazon - 1,500

Ernst & Young - 375

Corvid Technologies - 267

Metyx Group - 200

Cheney Brothers - 105

New York Air Brake - 100

Prysmian Cables & Services - 100

Yokohama Tire Corporation - 56

Southern States Machinery - 35

Meritor Inc. - 26

Sources: Charlotte Regional Business Alliance <http://www.charlotteregion.com> & <http://www.census.gov>

Justin Holofchak
jholofchak@mpvre.com
704.577.4343

mpvre.com

2400 South Boulevard, Suite 300
Charlotte, NC 28203



The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.

OFFICE

INDUSTRIAL

RETAIL

LAND

INVESTMENT