

±12.60 Acres of Land for Sale



▶ Rocky River Road Land

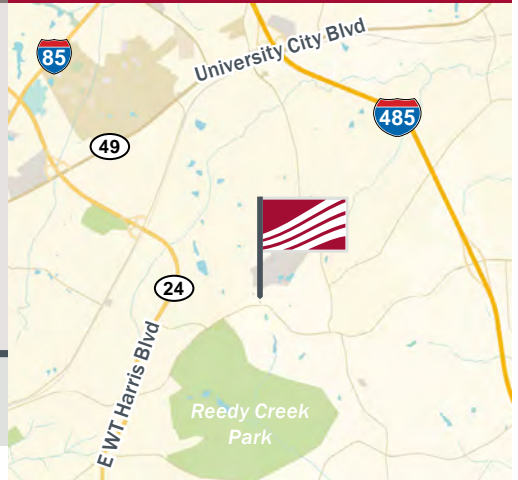
Rocky River Rd & John Russell Rd, Charlotte, NC 28215



Land

- +/- 12.60 acres available for future multifamily or retail development at the corner of Rocky River Rd and John Russell Rd
- Within 3 miles of UNCC, University Research Park, and the Farmington mixed-use development
- Zoned Neighborhood Service. Owner would consider selling subject to rezoning
- Adjacent land potentially available

For Sale



Pricing

Call for Pricing

Demographics	3 mile	5 mile	7 mile
2022 Population	72,498	200,234	371,550
2022 Avg. HH Income	\$83,378	\$81,585	\$84,487

Traffic Counts

Rocky River Road	15,000 ADT (2021)
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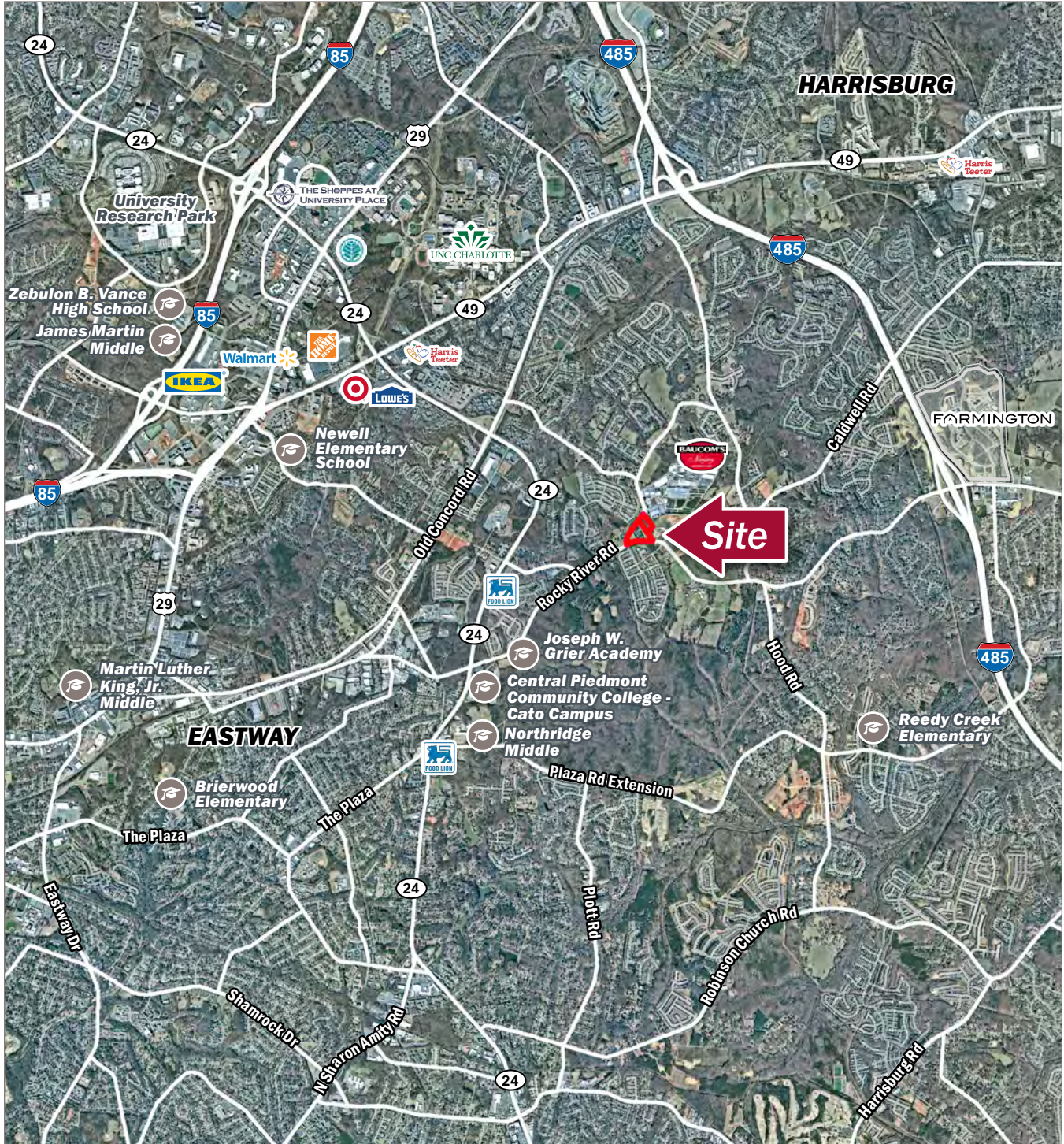
▶ Contact

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Market Aerial

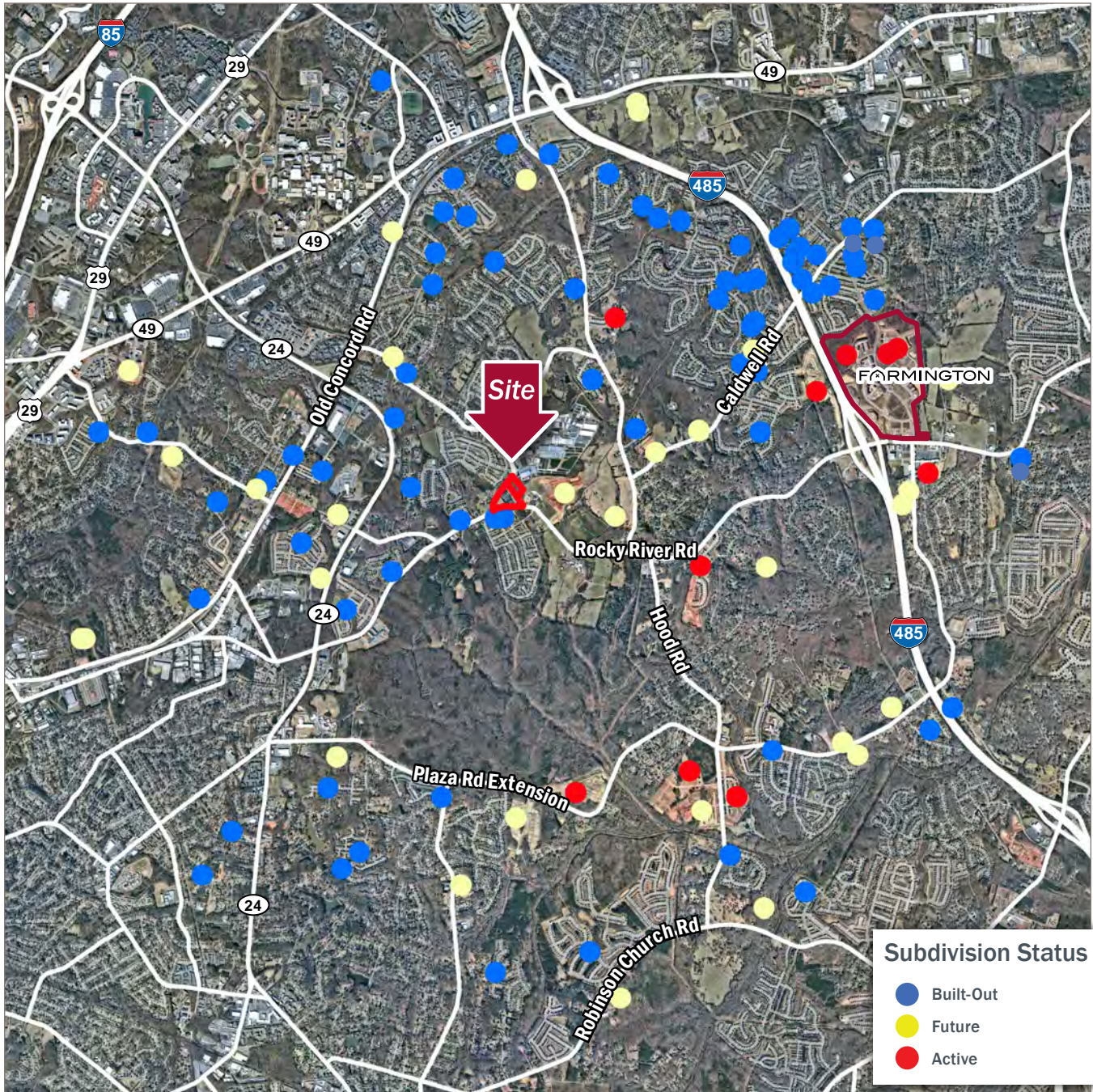
Rocky River Road Land
Rocky River Rd & John Russell Rd, Charlotte, NC



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▶ 3mi Radius Housing Map

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Subdivision Status

- Built-Out
- Future
- Active

Residential Activity - 3 miles *source: ZONDA (2023)

Existing Housing Units <small>*source: ESRI (2022)</small>	78,062
Units Under Development	153
Proposed Units	4,743
Total	82,958

► Site Topography

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► Demographics

Rocky River Road Land
Rocky River Rd & John Russell Rd, Charlotte, NC

	3 miles	5 miles	7 miles
Population			
2010 Population	53,101	155,410	296,608
2020 Population	69,464	190,724	356,003
2022 Population	72,498	200,234	371,550
2027 Population	76,700	210,339	390,799
2010-2020 Annual Rate	2.72%	2.07%	1.84%
2020-2022 Annual Rate	1.92%	2.19%	1.92%
2022-2027 Annual Rate	1.13%	0.99%	1.02%
2022 Male Population	49.0%	49.0%	48.9%
2022 Female Population	51.0%	51.0%	51.1%
2022 Median Age	29.0	31.7	33.4

In the identified area, the current year population is 371,550. In 2020, the Census count in the area was 356,003. The rate of change since 2020 was 1.92% annually. The five-year projection for the population in the area is 390,799 representing a change of 1.02% annually from 2022 to 2027. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	28.7%	26.6%	31.0%
2022 Black Alone	44.7%	43.5%	40.1%
2022 American Indian/Alaska Native Alone	0.8%	0.8%	0.8%
2022 Asian Alone	6.6%	8.1%	7.3%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	11.6%	12.9%	12.6%
2022 Two or More Races	7.4%	8.0%	8.1%
2022 Hispanic Origin (Any Race)	18.5%	20.6%	20.0%

Persons of Hispanic origin represent 20.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	68	63	65
2010 Households	18,408	56,680	111,737
2020 Households	23,682	69,582	135,712
2022 Households	24,851	73,258	141,733
2027 Households	26,447	77,226	149,831
2010-2020 Annual Rate	2.55%	2.07%	1.96%
2020-2022 Annual Rate	2.16%	2.31%	1.95%
2022-2027 Annual Rate	1.25%	1.06%	1.12%
2022 Average Household Size	2.68	2.64	2.57

The household count in this area has changed from 135,712 in 2020 to 141,733 in the current year, a change of 1.95% annually. The five-year projection of households is 149,831, a change of 1.12% annually from the current year total. Average household size is currently 2.57, compared to 2.57 in the year 2020. The number of families in the current year is 85,668 in the specified area.

► Demographics

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	3 miles	5 miles	7 miles
Mortgage Income			
2022 Percent of Income for Mortgage	20.6%	21.3%	21.4%
Median Household Income			
2022 Median Household Income	\$60,975	\$58,596	\$59,827
2027 Median Household Income	\$74,653	\$70,237	\$72,473
2022-2027 Annual Rate	4.13%	3.69%	3.91%
Average Household Income			
2022 Average Household Income	\$83,378	\$81,585	\$84,487
2027 Average Household Income	\$99,852	\$98,718	\$101,885
2022-2027 Annual Rate	3.67%	3.89%	3.82%
Per Capita Income			
2022 Per Capita Income	\$28,937	\$29,995	\$32,349
2027 Per Capita Income	\$34,766	\$36,384	\$39,179
2022-2027 Annual Rate	3.74%	3.94%	3.91%

Households by Income

Current median household income is \$59,827 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$72,473 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$84,487 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$101,885 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,349 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$39,179 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index	115	111	111
2010 Total Housing Units	19,896	62,287	123,411
2010 Owner Occupied Housing Units	11,167	30,682	61,815
2010 Renter Occupied Housing Units	7,240	25,998	49,921
2010 Vacant Housing Units	1,488	5,607	11,674
2020 Total Housing Units	25,446	74,145	144,686
2020 Vacant Housing Units	1,764	4,563	8,974
2022 Total Housing Units	26,640	78,062	151,024
2022 Owner Occupied Housing Units	14,139	37,546	72,775
2022 Renter Occupied Housing Units	10,713	35,712	68,959
2022 Vacant Housing Units	1,789	4,804	9,291
2027 Total Housing Units	28,701	83,391	161,780
2027 Owner Occupied Housing Units	14,705	39,487	76,691
2027 Renter Occupied Housing Units	11,742	37,739	73,141
2027 Vacant Housing Units	2,254	6,165	11,949

Currently, 48.2% of the 151,024 housing units in the area are owner occupied; 45.7%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 144,686 housing units in the area and 6.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.92%. Median home value in the area is \$243,027, compared to a median home value of \$283,272 for the U.S. In five years, median value is

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