

Riverside Townhome Land



CHARLOTTE, NC 28214

Land

FOR
Sale

SIZE
±32.25 AC

PRICE
Call for Pricing



Overview

±32.25 acres of raw land available for sale.
Approved for up to 258 Townhomes (8 DUA)

Approved MX-2 Zoning and Annexation into the City of Charlotte: 2021-215

Master planned community with future access to walking trails and 2,100 LF of Catawba River frontage

Seller will extend a public road to the site from Mount Holly Road (Highway 27)

Multiple access points stubbed into the property on the northern property line

Located adjacent to an existing pump station that is adequately sized for project density.
Gravity sewer line is located on the property

Single takedown is required by Seller and non-negotiable

±32.25 Acres Land for Sale



Bailey W. Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

Bailey W. Patrick Jr.
Development Partner
(704) 367 5020
bwpatrick@mpvre.com

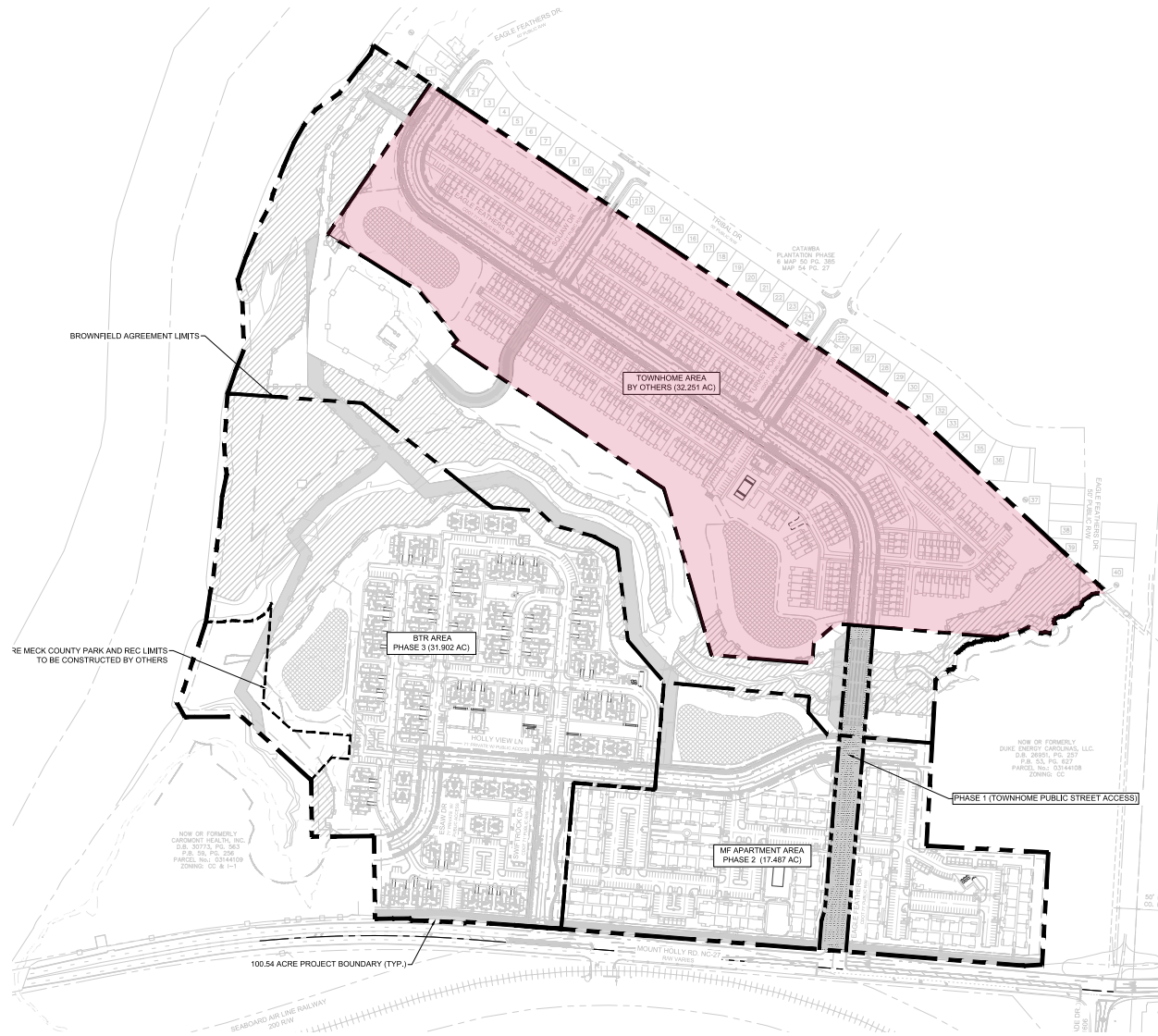
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Site Plan



Key Points

Seller to begin infrastructure and off-site road work in the fall of 2024

Buyer will only be responsible for sitework on the 32.25-acre townhome parcel

Master infrastructure set, inclusive of spine road and creek crossing, have been approved and permitted. Buyer may make townhome layout modifications as desired

Seller to construct road and creek crossing connecting the site to Mount Holly Road. Seller improvements will not prohibit the Buyer from starting site work prior to completion of the creek crossing

Completion of Seller work shall not be a contingency to Closing

Clean Phase I available for Buyer review



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Rendered Site Plan



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Property Overview

Demographics

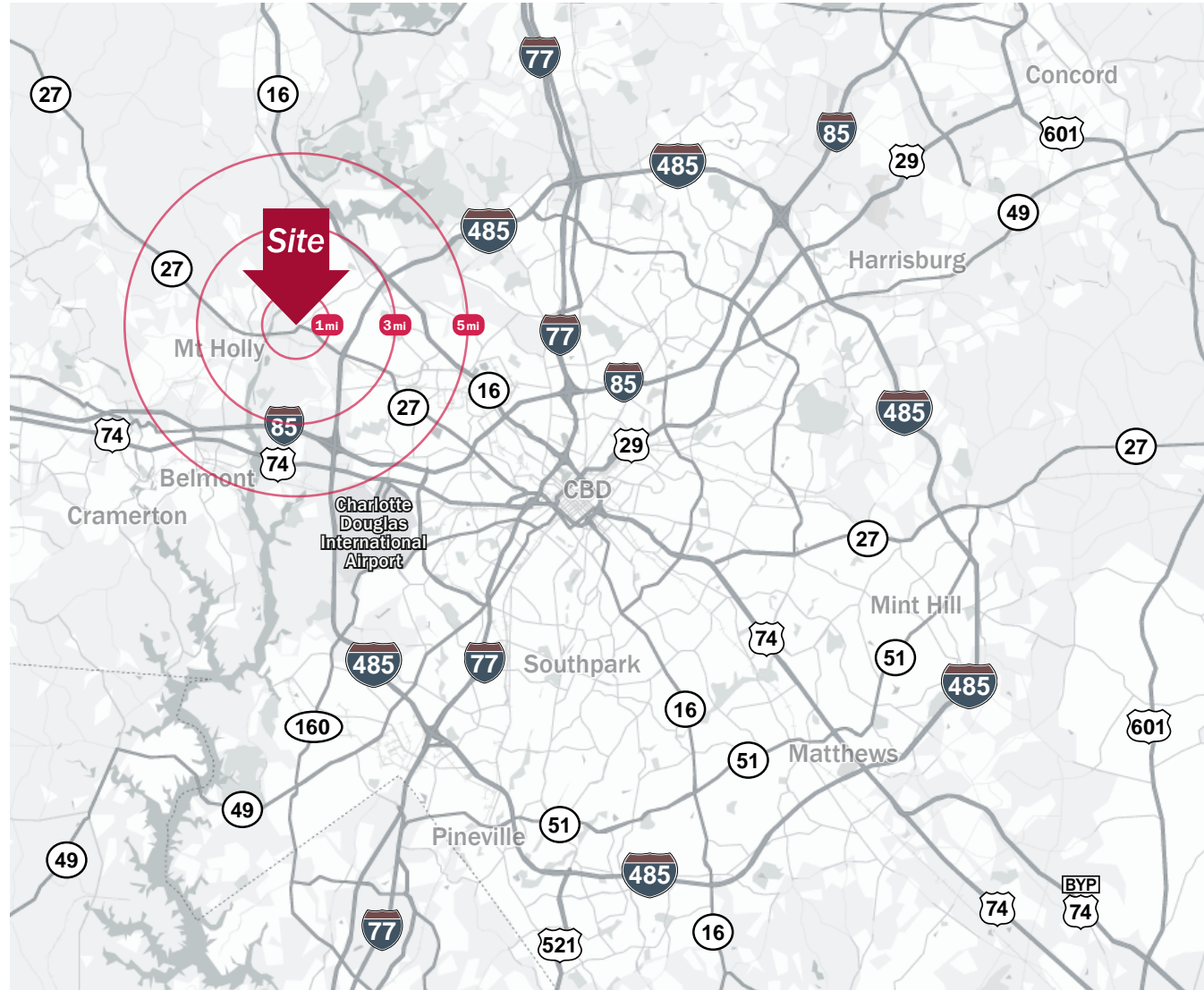
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	4,619	38,541	90,036
Growth Rate	3.50%	1.72%	2.02%
Avg. HH Income	\$115,700	\$106,562	\$102,976

Traffic Count

Source: NCDOT

	AADT
Hwy 27	21,000 (2022)
Mt Holly-Huntersville Rd	13,500 (2022)



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Site Aerial



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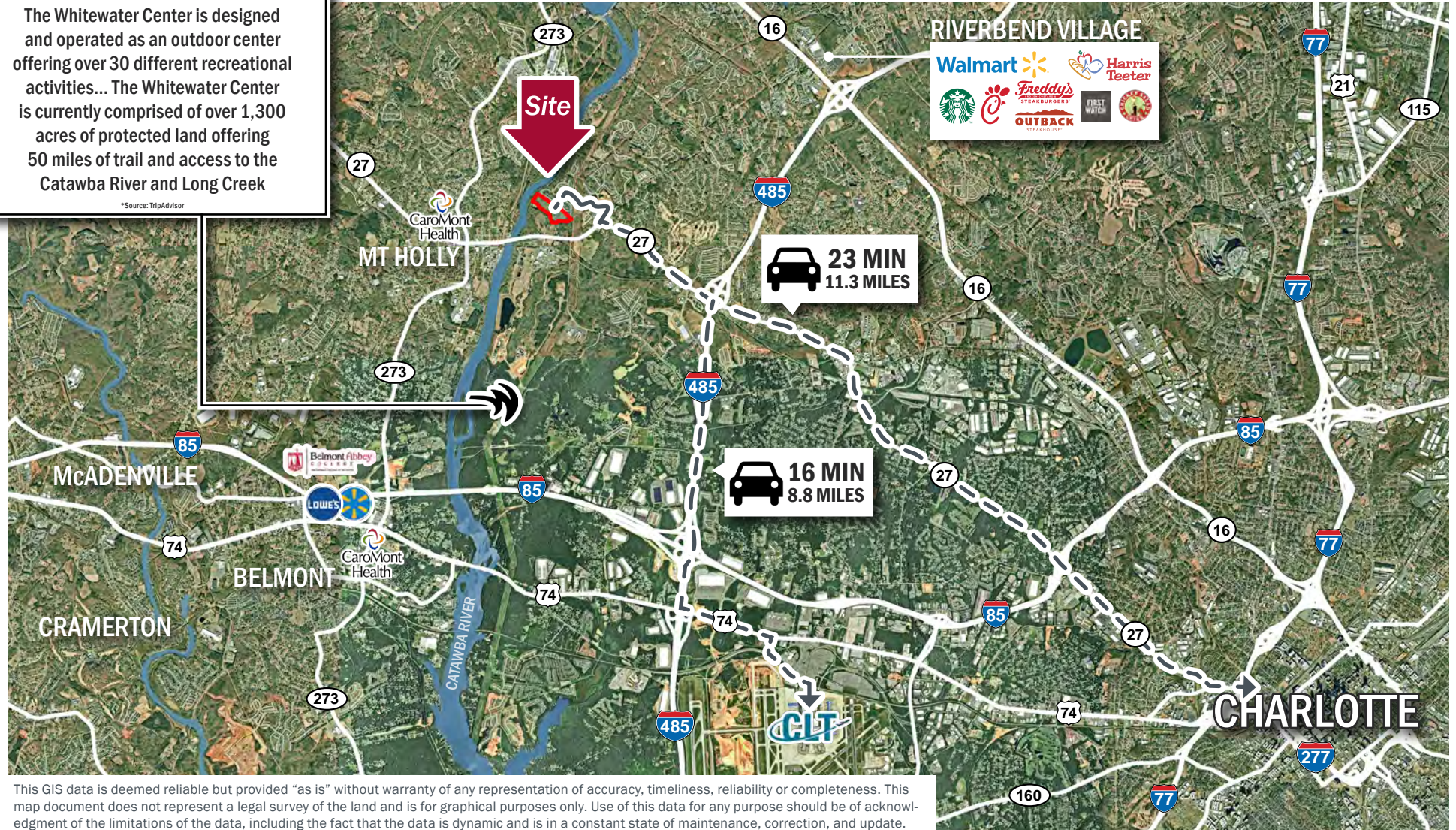
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Market Aerial

The Whitewater Center is designed and operated as an outdoor center offering over 30 different recreational activities... The Whitewater Center is currently comprised of over 1,300 acres of protected land offering 50 miles of trail and access to the Catawba River and Long Creek

*Source: TripAdvisor



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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Charlotte Housing Highlights



Charlotte continues to be one of the fastest growing MSAs in the nation, which is driving employment growth, household formation, and the need for more housing. The city is particularly popular among the millennial and Gen Z generations, many of which are looking to become first-time homebuyers. Townhomes have become the preferred entry-level home type given the relative affordability, and the median closing price for townhomes in the Charlotte MSA is now \$380,000 according to Zonda. Despite an increase in the number of townhomes built compared to single family homes in recent years, the Charlotte MSA remains 1.57% undersupplied overall implying a need for higher quantities of all types of housing.

\$376,872

AVG. NEW ATTACHED
LIST PRICE

10,818

NEW HOME SALES
(LAST 12 MO)

3,331

ATTACHED SALES
(LAST 12 MO)

113

PEOPLE MOVING TO
REGION PER DAY

Source: ZONDA 2024



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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