

# Mint Hill Development Land

9945 BLAIR RD, MINT HILL, NC 28227



Land

FOR

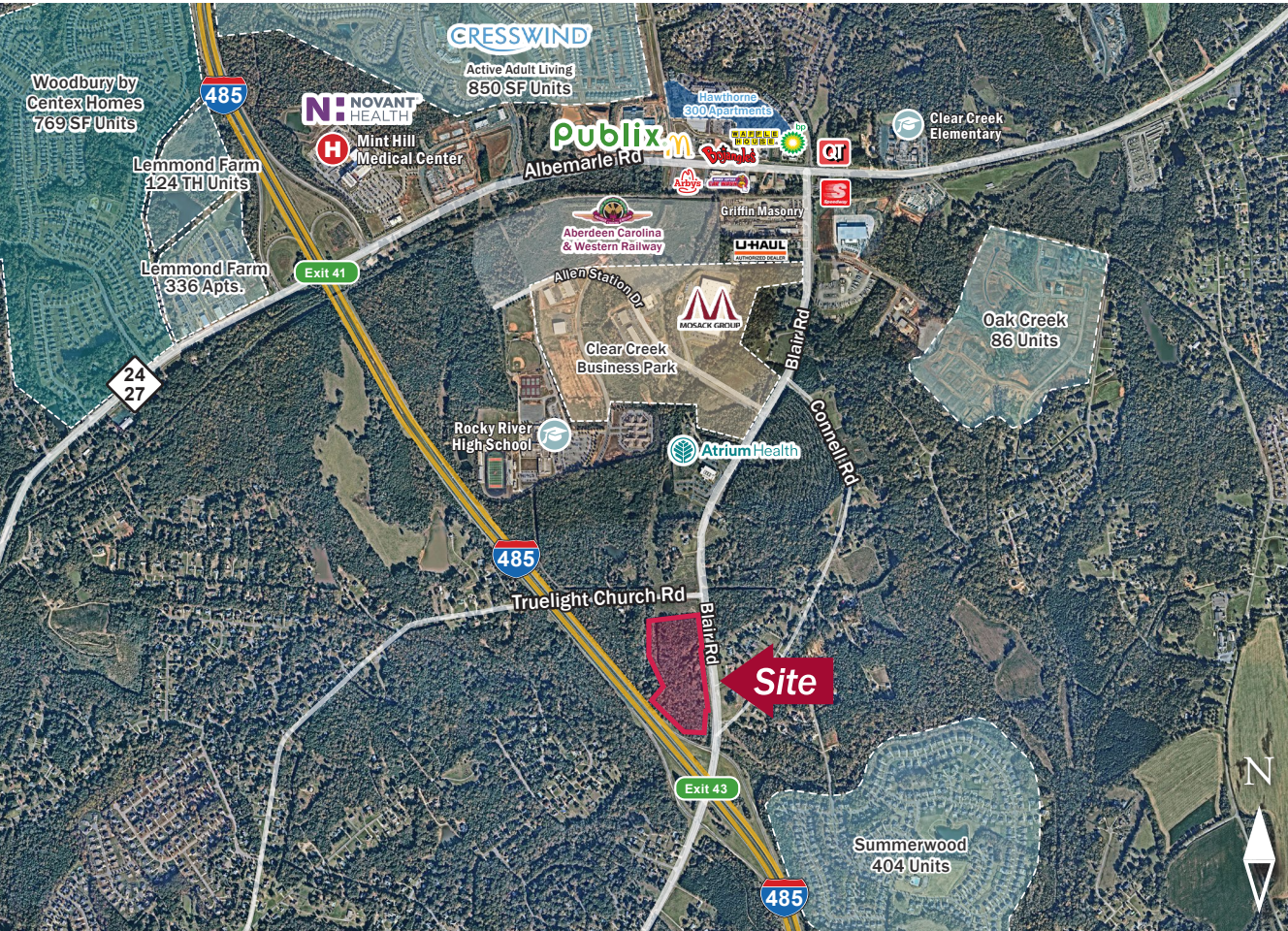
Sale

SIZE

±19.05 Acres

PRICE

\$2,600,000



## Overview

19.05 acres on Highway 51 south of Truelight Church Road in Mint Hill, NC

Easy access to I-485 with great access and visibility near downtown Mint Hill

Seller will sell subject to rezoning and town of Mint Hill would consider commercial use

Current zoning is (R) Residential in the Mint Hill jurisdiction

13,904 existing, active & future housing units within 3 miles of the site

Proximity to Clear Creek Business Park, Atrium Mint Hill Medical Plaza, Novant Health Mint Hill Medical Center, newly opened Publix anchored Clear Creek Crossing

## Development Opportunity in Mint Hill Market



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## Property Overview

### Demographics

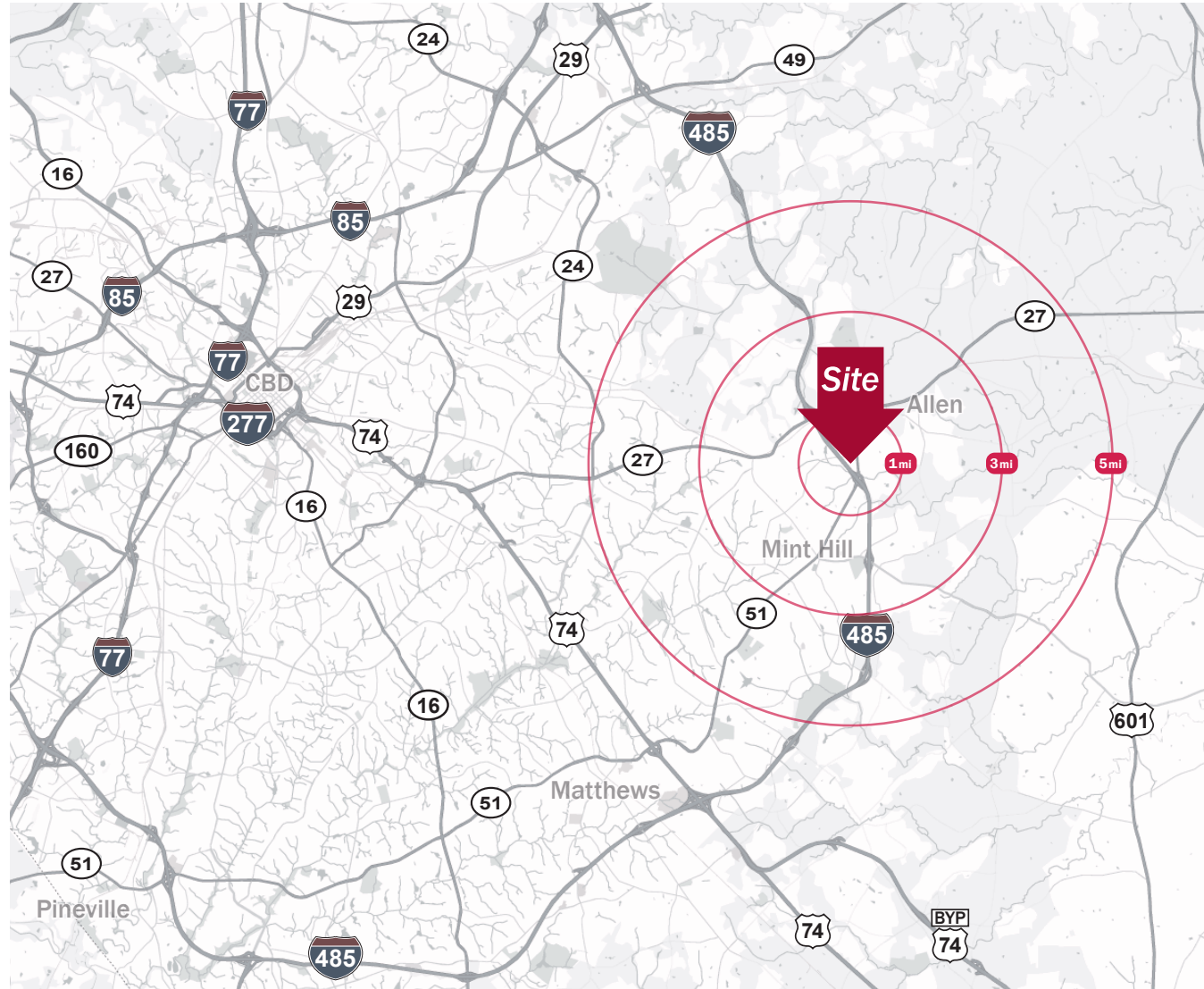
Source: Esri® 2025

|                | 1 mile    | 3 mile    | 5 mile    |
|----------------|-----------|-----------|-----------|
| Population     | 2,171     | 33,621    | 95,897    |
| Growth Rate    | 1.28%     | 3.80%     | 2.25%     |
| Avg. HH Income | \$162,755 | \$118,308 | \$113,554 |

### Traffic Count

Source: NCDOT

|          | AADT          |
|----------|---------------|
| I-485    | 58,500 (2023) |
| Blair Rd | 17,000 (2022) |



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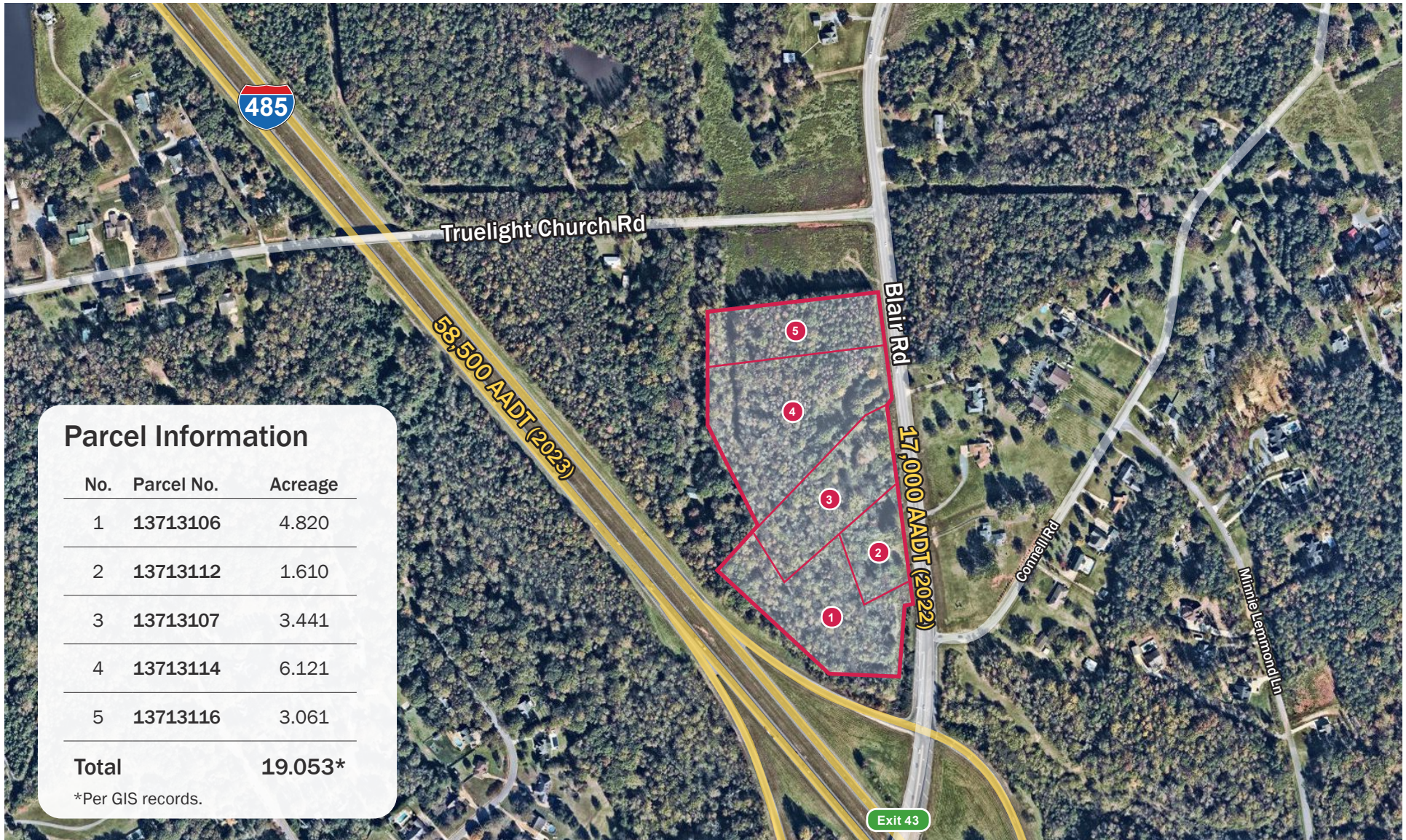
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## Site Information



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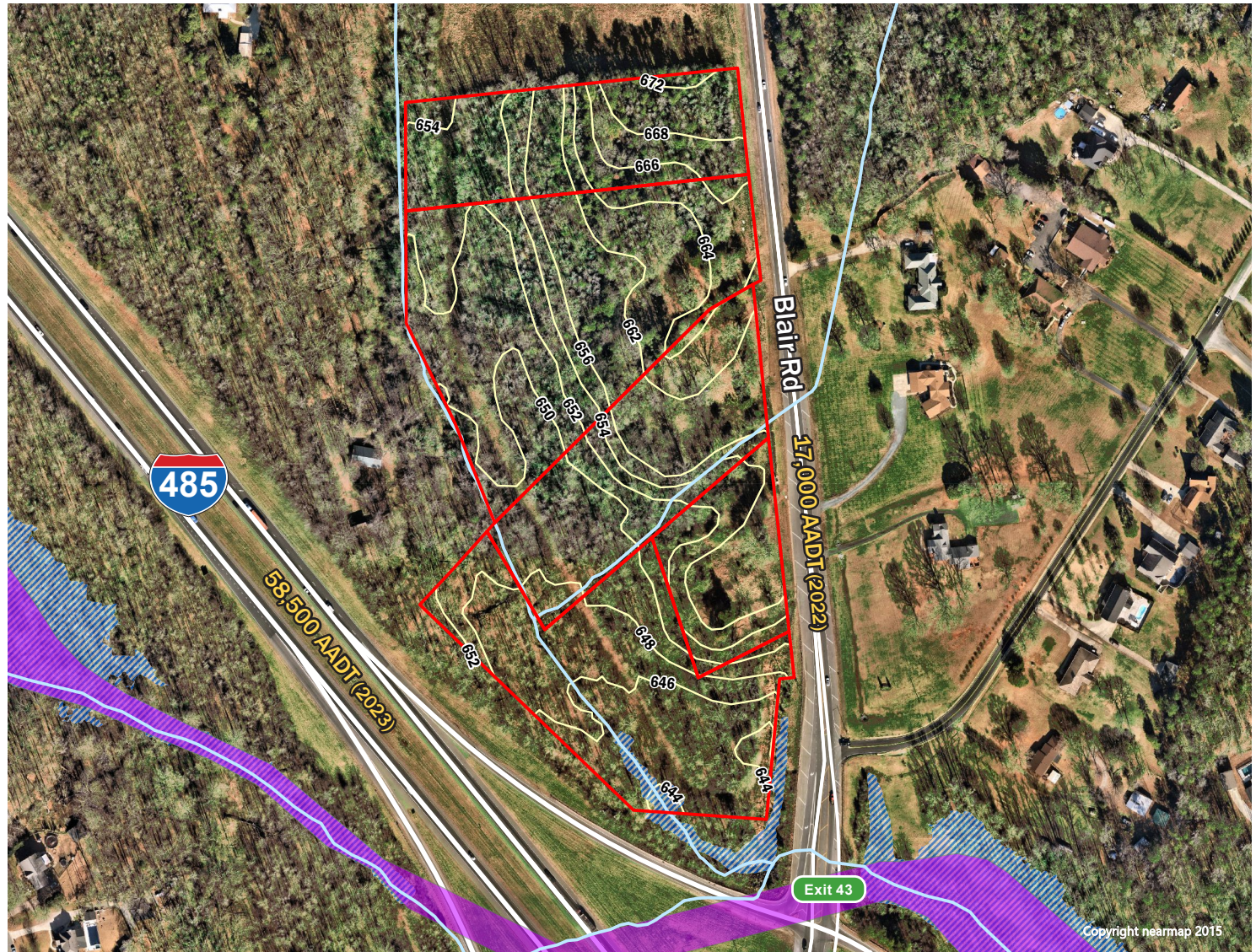
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## Topography & Floodplain



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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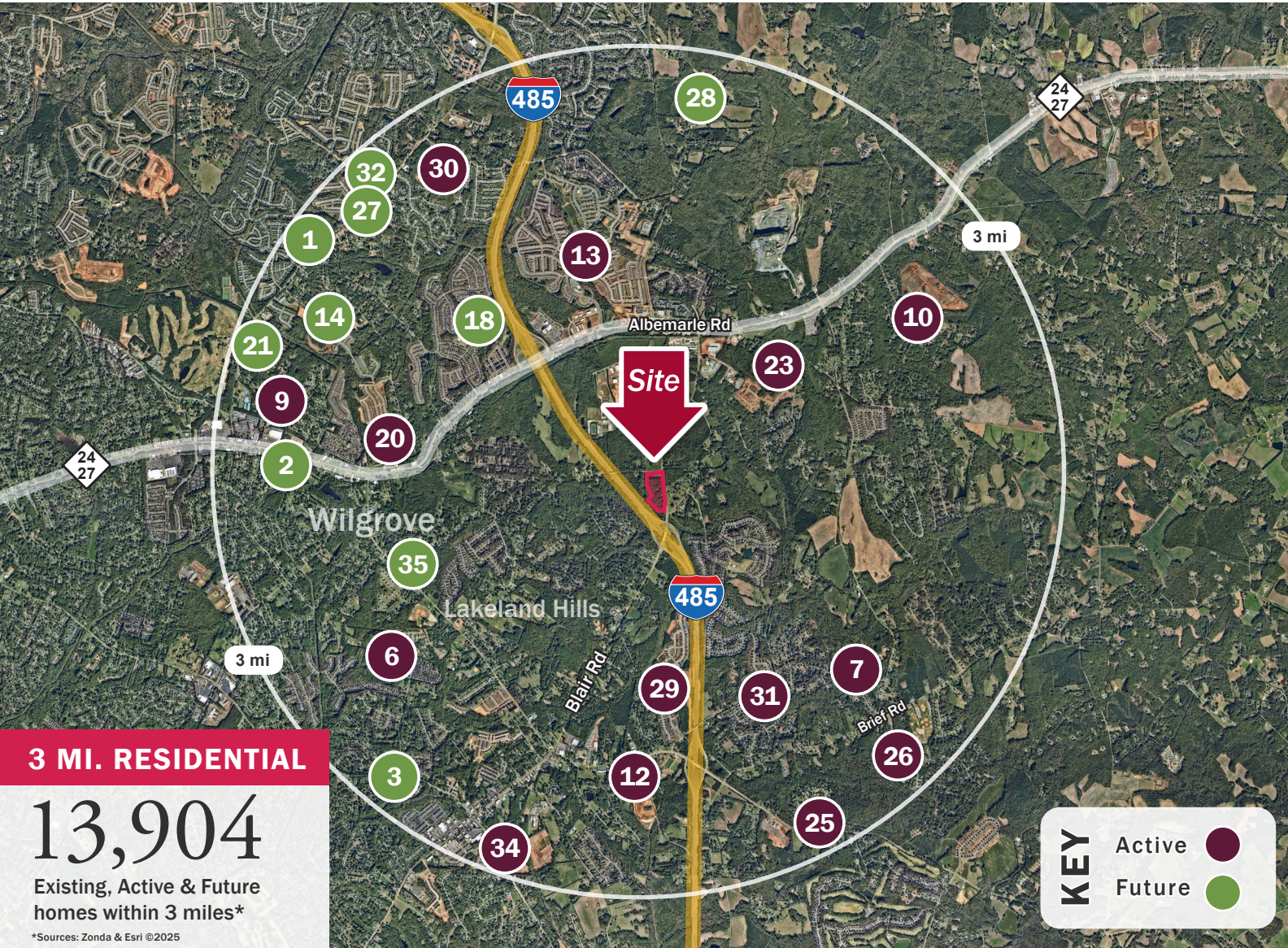
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## 3mi. Residential Activity



| No. | Sub. Name                    | Status | Total |
|-----|------------------------------|--------|-------|
| 1   | 8835 Harrisburg Rd TH (P)    | Future | 90    |
| 2   | 9600 Albermarle Rd TH (P)    | Future | 60    |
| 3   | Alexander Landing SF (P)     | Future | 50    |
| 4   | Alton Creek                  | Active | 83    |
| 5   | Amplitude TH                 | Future | 80    |
| 6   | Ardley                       | Active | 46    |
| 7   | Arlington Hills              | Active | 35    |
| 8   | Biemann Valley TH (P)        | Future | 21    |
| 9   | Cedars at Boswell            | Active | 10    |
| 10  | Chasewood                    | Active | 61    |
| 11  | Cheval                       | Active | 224   |
| 12  | Courtyards at Quail Park     | Active | 66    |
| 13  | Cresswind                    | Active | 842   |
| 14  | Ember Glen                   | Future | 130   |
| 15  | Evergreen Woods              | Future | 19    |
| 16  | Forest Lake (NEC)            | Active | 12    |
| 17  | Kara at Mint Hill            | Future | 12    |
| 18  | Lemmond Farm TH (P)          | Future | 124   |
| 19  | McAlpine Place SF & TH       | Future | 83    |
| 20  | McKee Creek Village          | Active | 292   |
| 21  | Northway at Dream Acres (P)  | Future | 20    |
| 22  | Norwood TH (P)               | Future | 51    |
| 23  | Oak Creek                    | Active | 86    |
| 24  | OC Townes                    | Future | 19    |
| 25  | Plantation Falls Estates     | Active | 65    |
| 26  | Pleasant Valley              | Active | 27    |
| 27  | Robinson Church Townes (P)   | Future | 281   |
| 28  | Rocky River Church Rd SF (P) | Future | 107   |
| 29  | Sonata at Mint Hill          | Active | 247   |
| 30  | Stewarts Landing             | Active | 128   |
| 31  | Stonebridge at Mint Hill     | Active | 99    |
| 32  | Tariton Townes (P)           | Future | 73    |
| 33  | Trysting Rd Subdivision (P)  | Future | 15    |
| 34  | Whitley Preserve             | Active | 166   |
| 35  | Wilgrove-Mint Hill Rd SF (P) | Future | 41    |

Source: Zonda ©2025



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Medical | Industrial | Retail | Land | Investment | Office

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