

Hwy 601 at Monroe Bypass



HIGHWAY 601 AT DEESE ROAD, MONROE, NC 28110

Land	FOR	SIZE	PRICE
	Sale	±16.5 AC	Call for Pricing



Overview

±16.5-acre site for future mixed-use development, located just south of the Monroe Expressway

Future land uses could include apartments, medical office, retail, outparcels

[City of Monroe Zoning RC-MX \(Regional Corridor Mixed-Use\)](#)

Union County Parcels:

- #09177031D
- #09177031
- #09177032
- #09177031B
- #09177031C

Seller may subdivide

Mixed-Use Development Site Available For Sale in Monroe



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Property Overview

Demographics

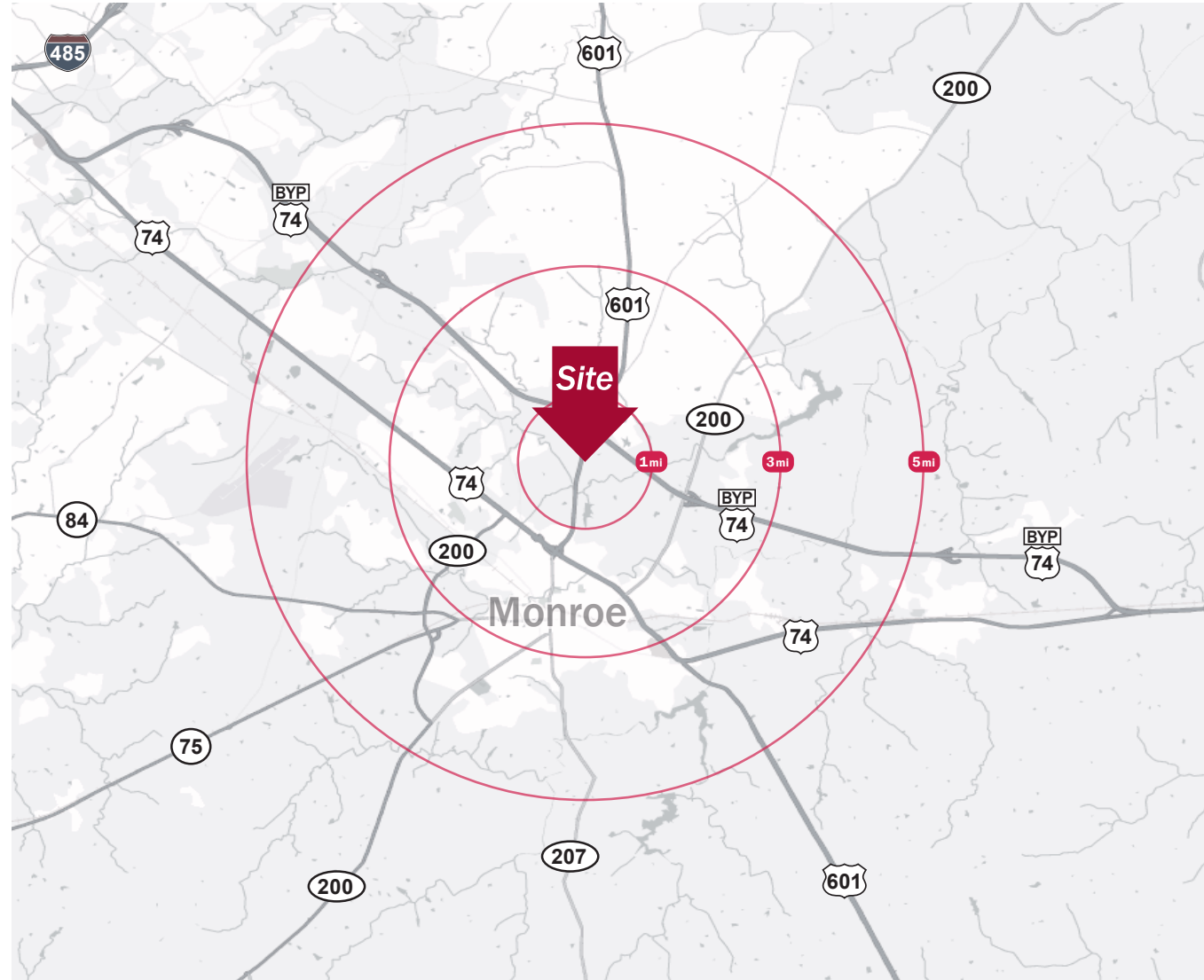
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	1,518	22,141	50,024
Growth Rate	6.33%	2.37%	2.21%
Avg. HH Income	\$97,765	\$91,269	\$92,801

Traffic Count

Source: NCDOT

	AADT
Hwy 601	20,408 (2025)
Monroe Expressway	17,000 (2025)



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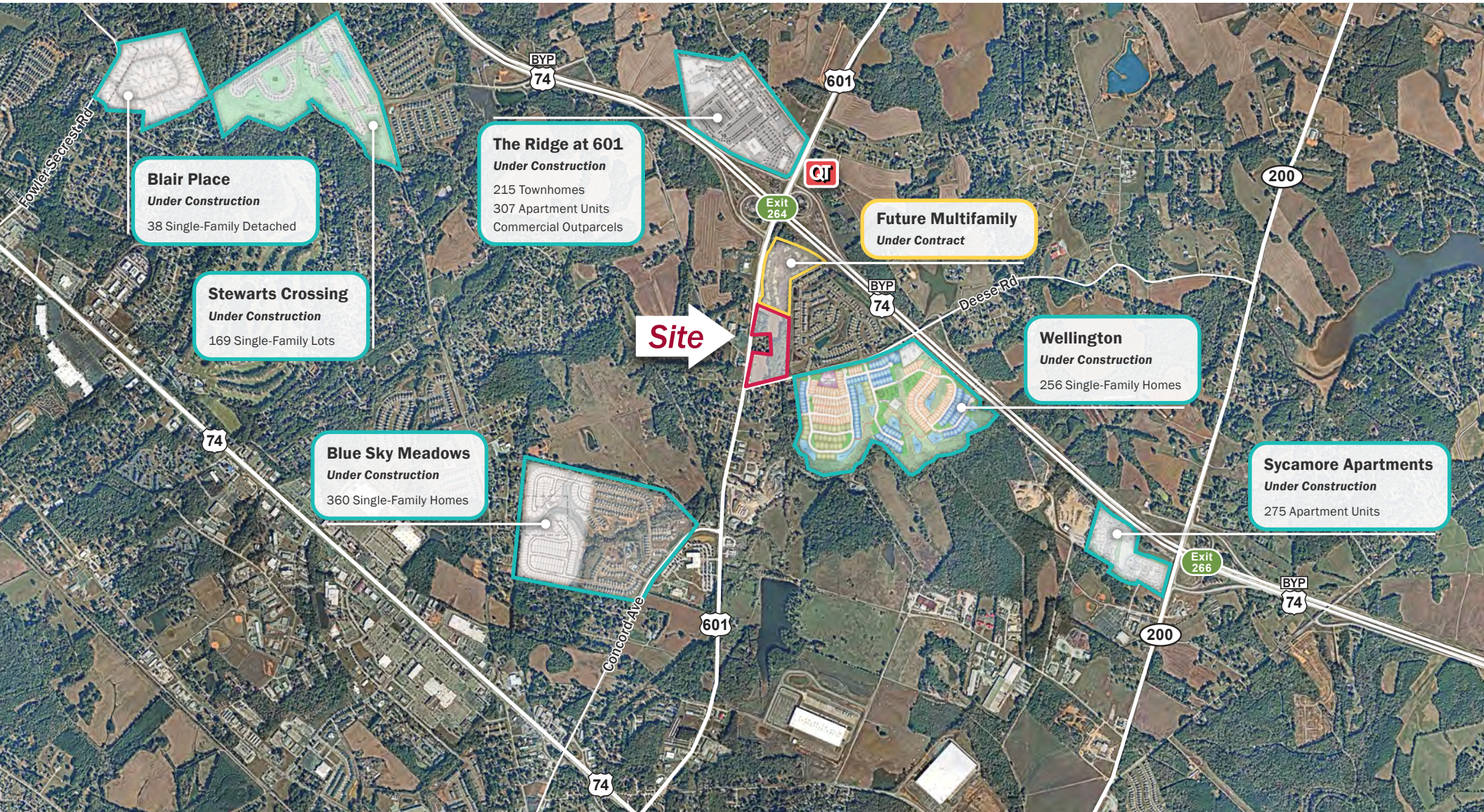
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Development Activity



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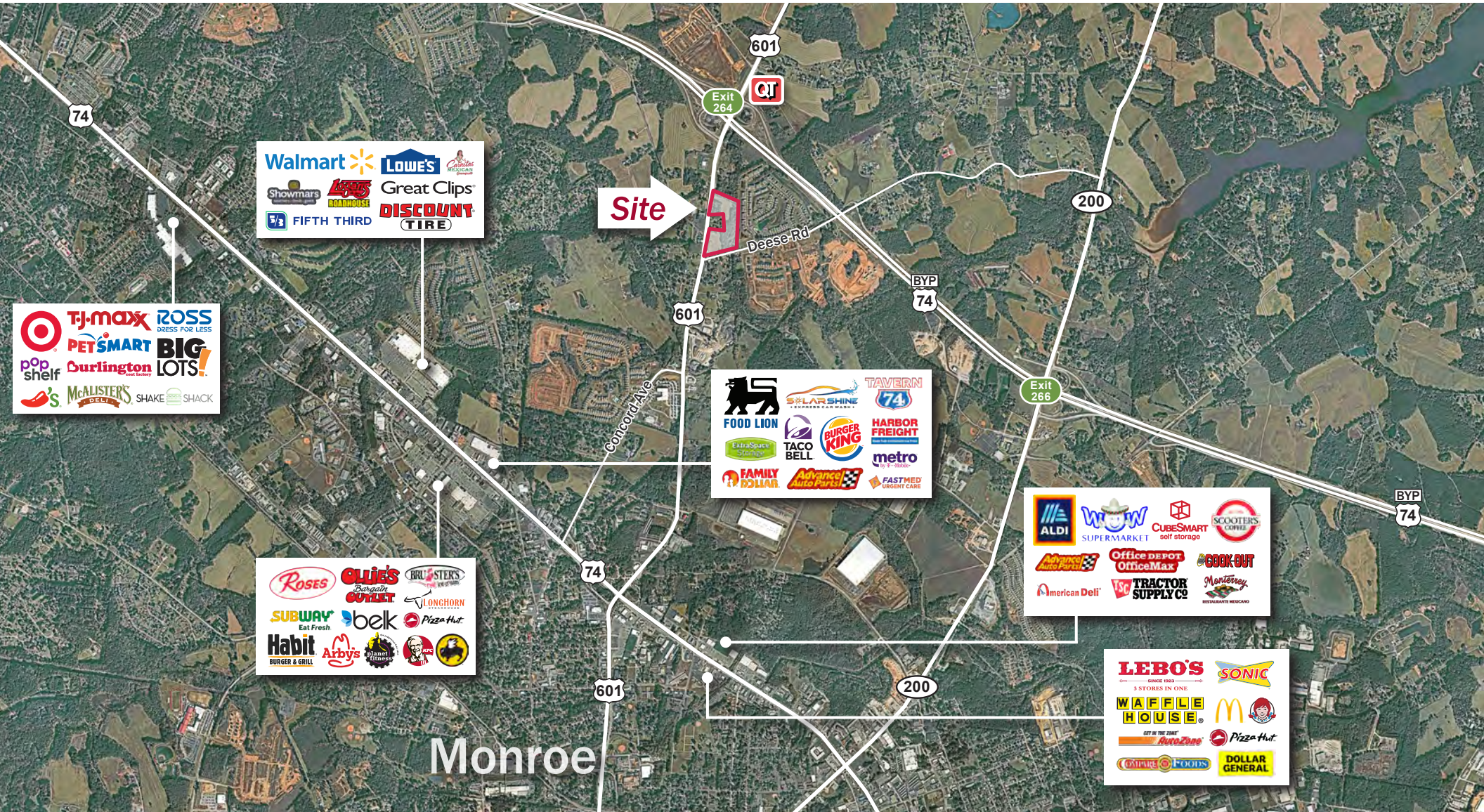
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Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

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