

Mt Holly Re-Development

10716 MT HOLLY RD, CHARLOTTE, NC 28214

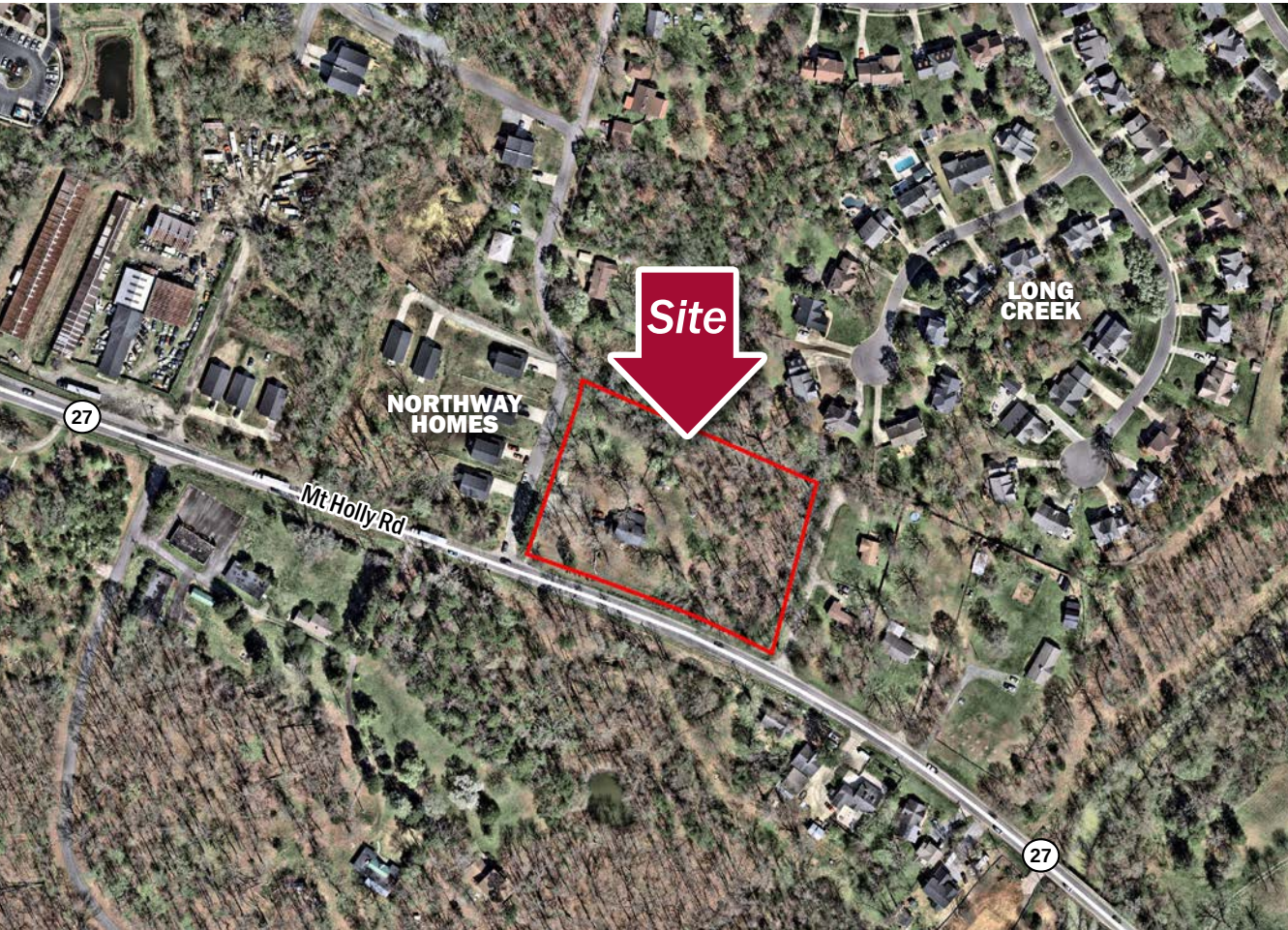


Land

FOR
Sale

SIZE
±2.637 AC

PRICE
Call for Pricing



Overview

Well located 2+ acres ideal for re-development by local or regional builder

Structure included is a 2,356 SF home. (All structures sold in their AS-IS, WHERE IS condition with no representation from Seller)

7- 10 single family lots possible as shown in the by-right conceptual plans

Property is zoned N1-A

Easy access to desirable areas including the Whitewater Center, Pine Island Country Club, Latta Nature Preserve, and Mount Island Lake

Less than 20 minute drive into Uptown Charlotte central business district

Water and Sewer access on Mt Holly Road

Owner occupied. Call Broker before accessing property

±2 Acre Re-Development Land for Sale



Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Mt Holly Re-Development

10716 MT HOLLY RD, CHARLOTTE, NC 28214

Property Overview

Demographics

Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	7,322	44,706	100,869
Growth Rate	2.08%	1.82%	1.97%
Avg. HH Income	\$115,858	\$115,839	\$111,677

Traffic Count

Source: NCDOT

	AADT
Mt Holly Rd	19,500 (2022)
Mt Holly-Huntersville Rd	13,500 (2022)



Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

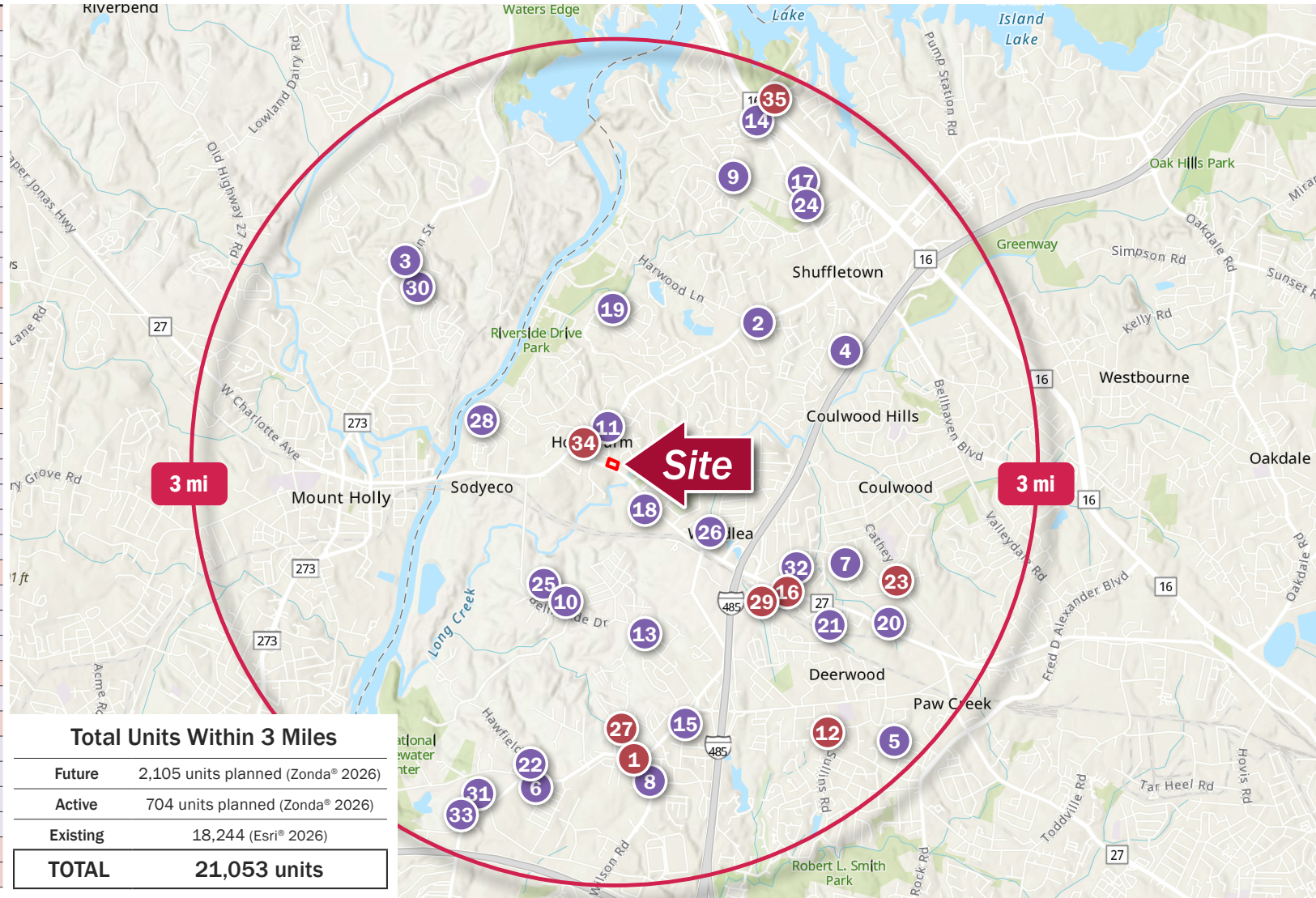
Mt Holly Re-Development

10716 MT HOLLY RD, CHARLOTTE, NC 28214

Residential Activity

Key: ■ Active/Developing ■ Future/Planned

Marker	Subdivision	Units Planned
1	Bridle Creek	160
2	Lemongrass (P)	27
3	Holly Heights (P)	220
4	Lawing School Rd TH (P)	57
5	Wesbrook Dr TH (P)	50
6	Gibson TH (P)	96
7	Tom Sadler TH (P)	48
8	Sam Wilson TH (P)	26
9	Hart Rd DU	130
10	Old Belmeade Dr TH (P)	148
11	Mt Holly Huntersville Rd TH (P)	24
12	Sullins Walk TH	115
13	2501 Belmeade SF (P)	16
14	11601 Rozzelles Ferry Residential (P)	12
15	Rayna Springs TH	27
16	Tom Sadler SF	15
17	Broomes Landing TH (P)	99
18	Mt Holly Rd TH (P)	81
19	Upper Riverpointe	133
20	Mount Holly DU (P)	30
21	Northway Pointe	98
22	Chapel Crossing (P)	76
23	Sadler Village	36
24	Eagle River Place (P)	20
25	Trailside SF (P)	14
26	Cedar Mill/TH	108
27	Bozardt Farm Residential	130
28	Riverside Townhomes (P)	254
29	Creedmore/Villages at TH	105
30	Hall Ave TH (P)	117
31	Moores Chapel Rd TH (P)	78
32	Walden Preserve	37
33	Moores Chapel Rd SF (P)	79
34	Rayna Park TH	17
35	Afton Arbors	126



Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Mt Holly Re-Development

10716 MT HOLLY RD, CHARLOTTE, NC 28214

Site Aerial & Topography



Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com





10716 MT HOLLY RD, CHARLOTTE, NC 28214

Charlotte Water



Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

**2400 South Boulevard | Suite 300
Charlotte, NC 28203**

mpvre.com

Mt Holly Re-Development

10716 MT HOLLY RD, CHARLOTTE, NC 28214

Market Aerial



Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

| contact

Chad Pyke
Broker
(704) 561 5238
cpyke@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com