

Vermillion Village Land West

NORTH CHURCH ST, HUNTERSVILLE, NC 28078



Land

FOR
Sale

SIZE
±2.21 AC

PRICE
\$1,300,000



Overview

±2.21 acres of commercial land available for sale

Adjacent to new mixed-use development Vermillion Village

Close proximity to Downtown Huntersville with convenient access to I-77

Located on Huntersville-Concord Road off of I-77 (Exit 23 – Gilead Road)

Vermillion Village will include 292 apartments, 49 townhomes, and 31,500 SF of retail / medical office

Site is rough graded with utilities stubbed to property line

Commercial Land for Sale near Downtown Huntersville



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Property Overview

Property Specifications

Address	404 North Church Street Huntersville, NC 28078
Property Type	Retail/Medical Office
County	Mecklenburg
Access	via Walters St
Acres	2.160
Zoning	TC-CD (Town Center District- Conditional Use)
Location	Downtown Huntersville

Demographics

	1 mile	3 mile	5 mile
Population	8,974	44,892	129,455
Growth Rate	0.11%	1.71%	1.68%
Avg. HH Income	\$185,362	\$174,929	\$165,527

Source: Esri® 2026



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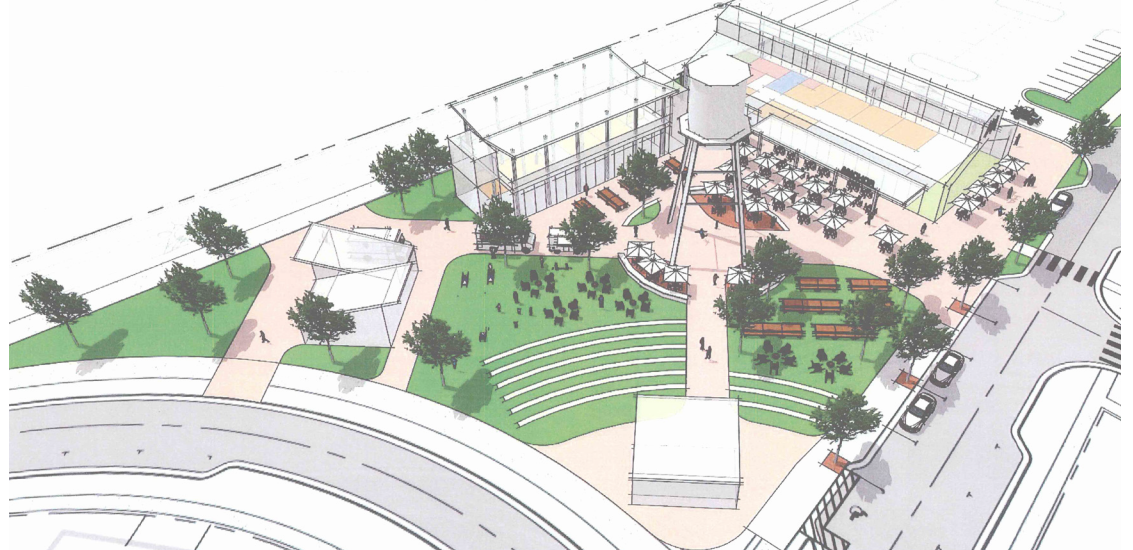
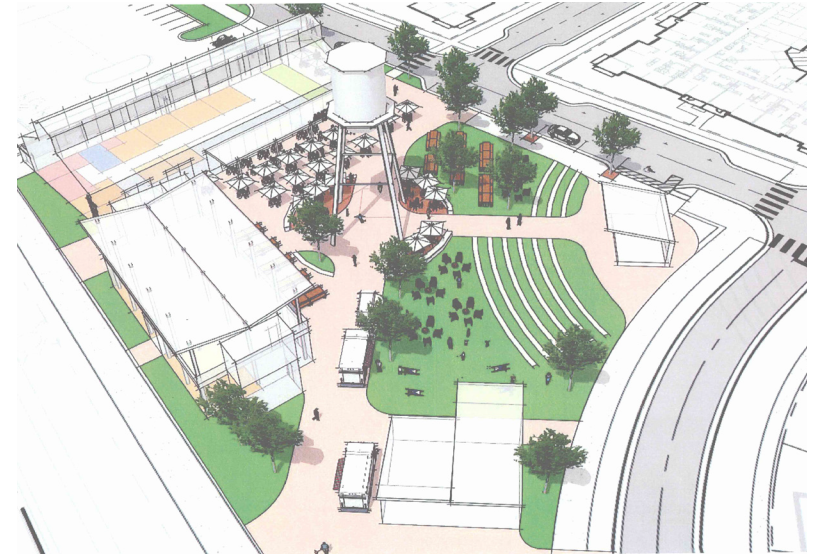
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Renderings



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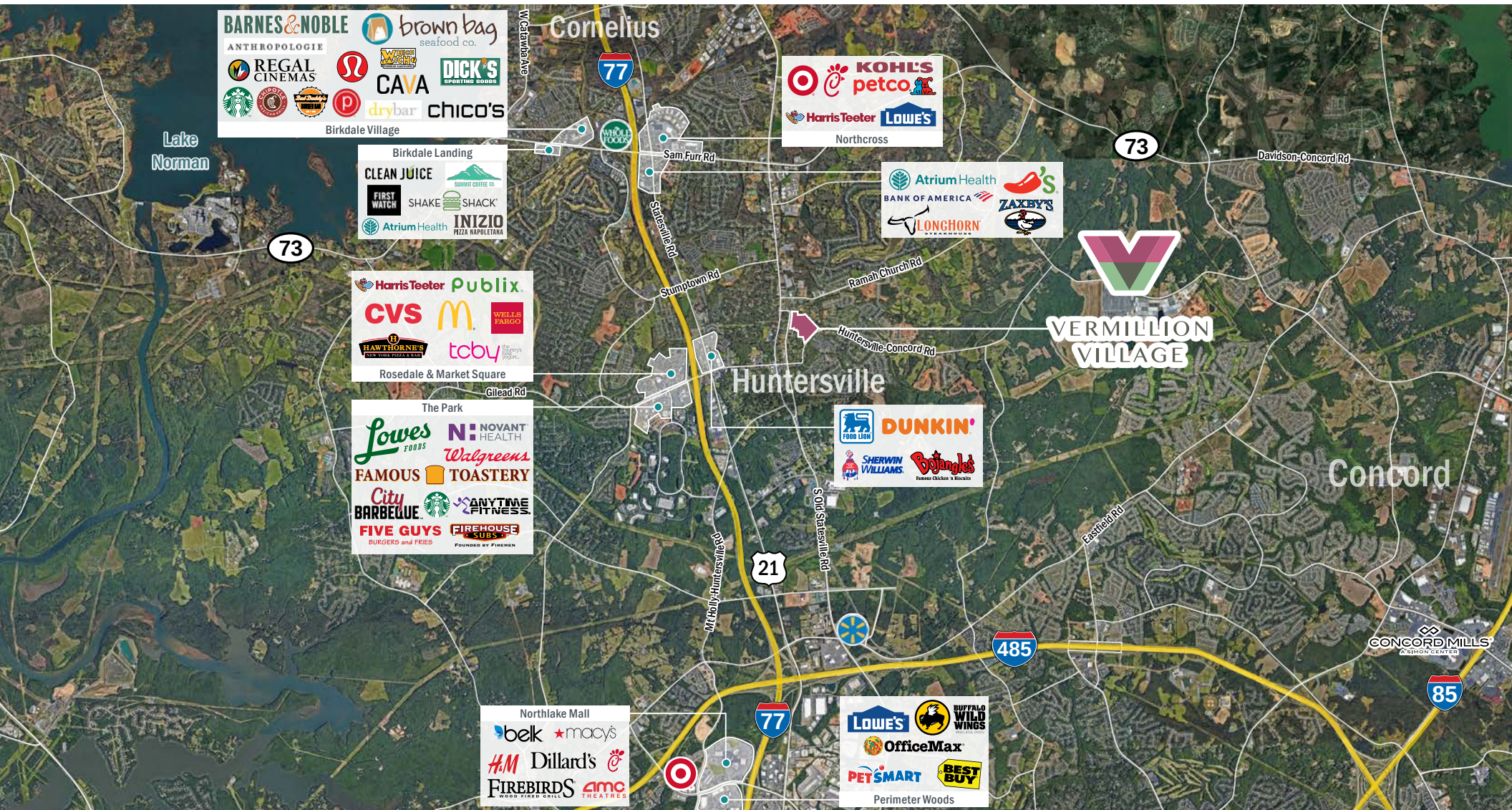
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Market Aerial



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Site Aerial

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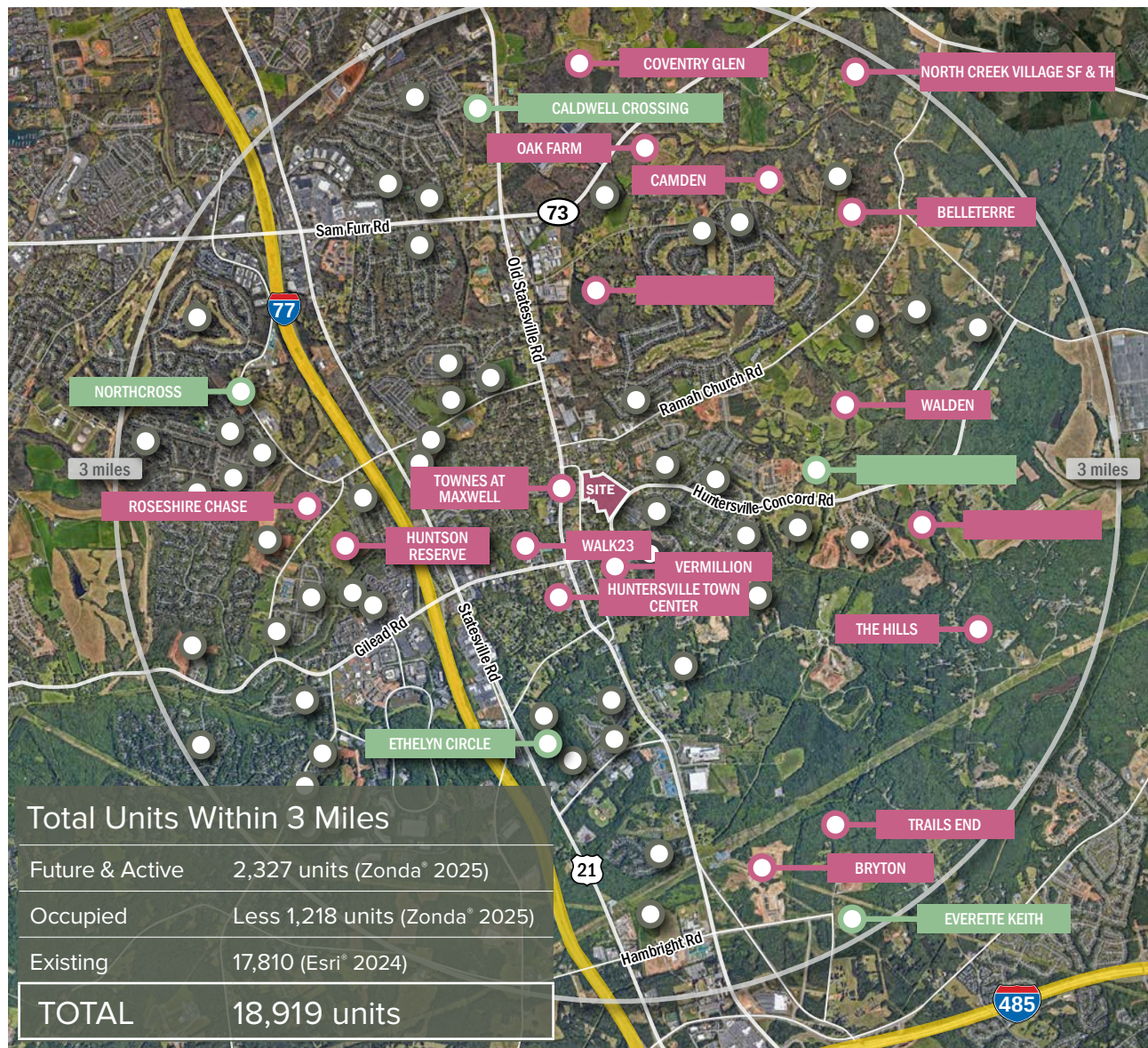
Residential Activity

3 Mile Residential Report

Key:  Existing  Under Development  Future

Source: Zonda® 2025

Development Activity	Units
Amara Chase	54
Belleterre	18
Bryton SF & TH	404
Caldwell Crossing TH <i>Future</i>	35
Camden	42
Coventry Glen	82
Ethelyn Circle SF <i>Future</i>	13
Everette Keith SF & TH <i>Future</i>	182
Hills	93
Huntersville Town Center SF & TH	52
Huntson Reserve	94
Magnolia Glen <i>Future</i>	13
Northcross Dr <i>Future</i>	30
Oak Farm	61
Roseshire Chase	36
Spring Grove	124
Townes at Maxwell	35
Trails End	84
Vermillion SF & TH	469
Walden	377
Walk23 TH	29



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Downtown Huntersville

HUNTERSVILLE-CONCORD RD & HWY 115

Huntersville is a suburb of Charlotte with a population of 64,688 (2023).

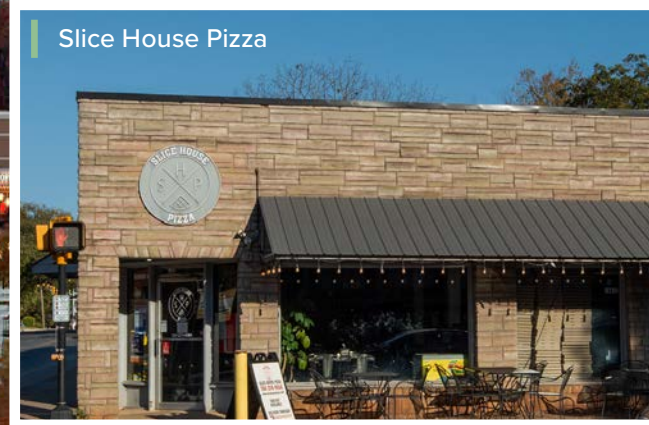
Incorporated in 1873, Huntersville has grown from a small mill town, to a new, dynamic area combining retail and residential areas with historic cultural attractions.

Home to diverse attractions and entertainment, shopping, NASCAR and natural parks, Huntersville has something for everyone!

Source: <https://www.visitlakenorman.org>

Town of
Huntersville
NORTH CAROLINA

Slice House Pizza



Craft Works



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Medical | Industrial | Retail | Land | Investment | Office

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