

Cedar Mill Townhomes

2604 SONOMA VALLEY DR, CHARLOTTE, NC 28214

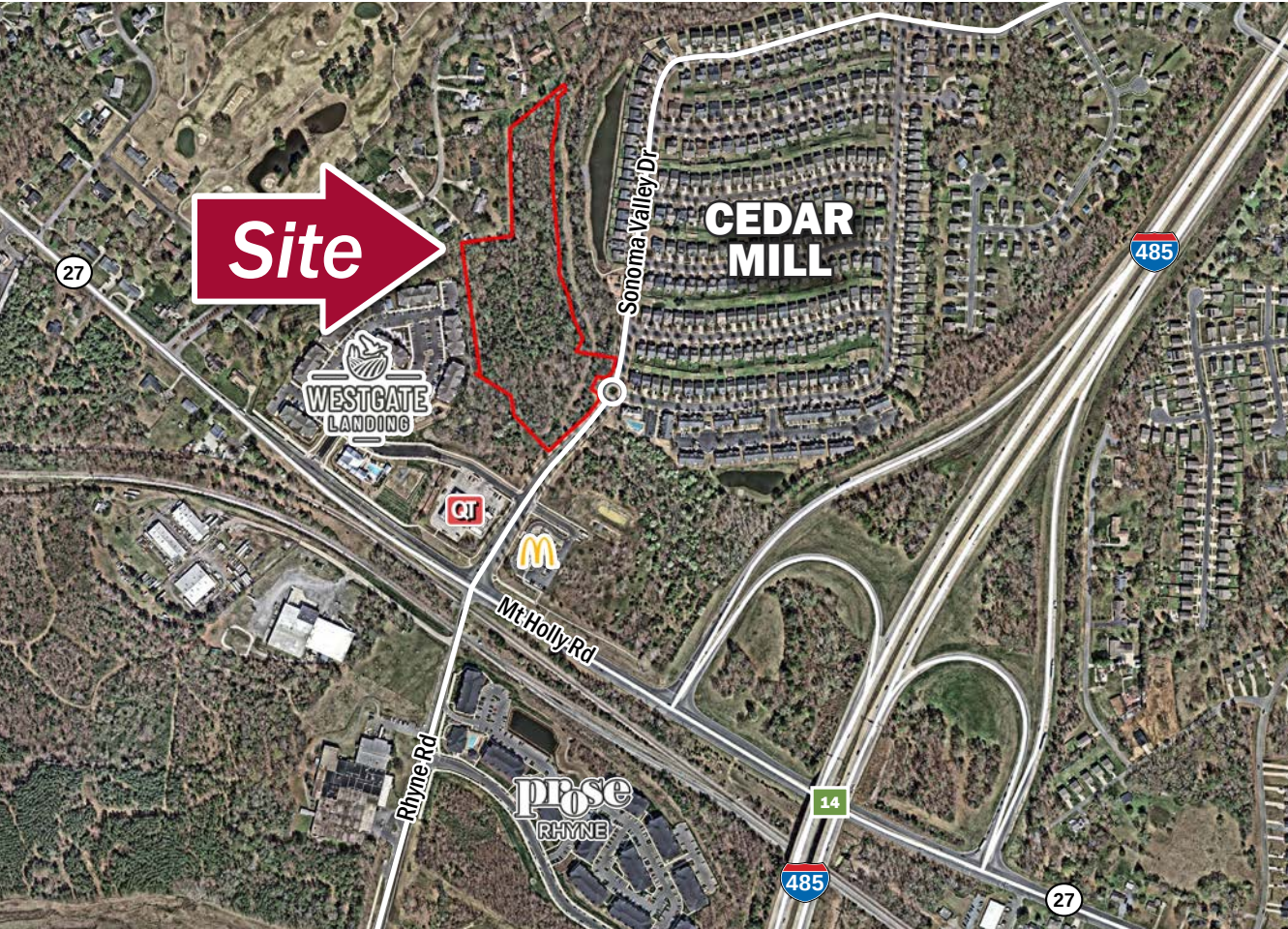


Land

FOR
Sale

SIZE
±8.770 AC

PRICE
\$1,590,000



Overview

±8.77 acre approved site plan for 39 townhome units

Excellent development opportunity for a local or regional builder

Adjacent to Cedar Mill community with 400+ homes

Convenient access to I-485 via Mt Holly Rd

Rezoning Petition #2024-125 approved (N2-A CD zoning)

Mecklenburg County PID# 03105282

±8 Acre Townhome Land for Sale



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Property Overview

Demographics

Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	5,393	47,350	109,976
Growth Rate	4.13%	2.30%	1.68%
Avg. HH Income	\$102,230	\$114,538	\$108,444

Traffic Count

Source: NCDOT

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



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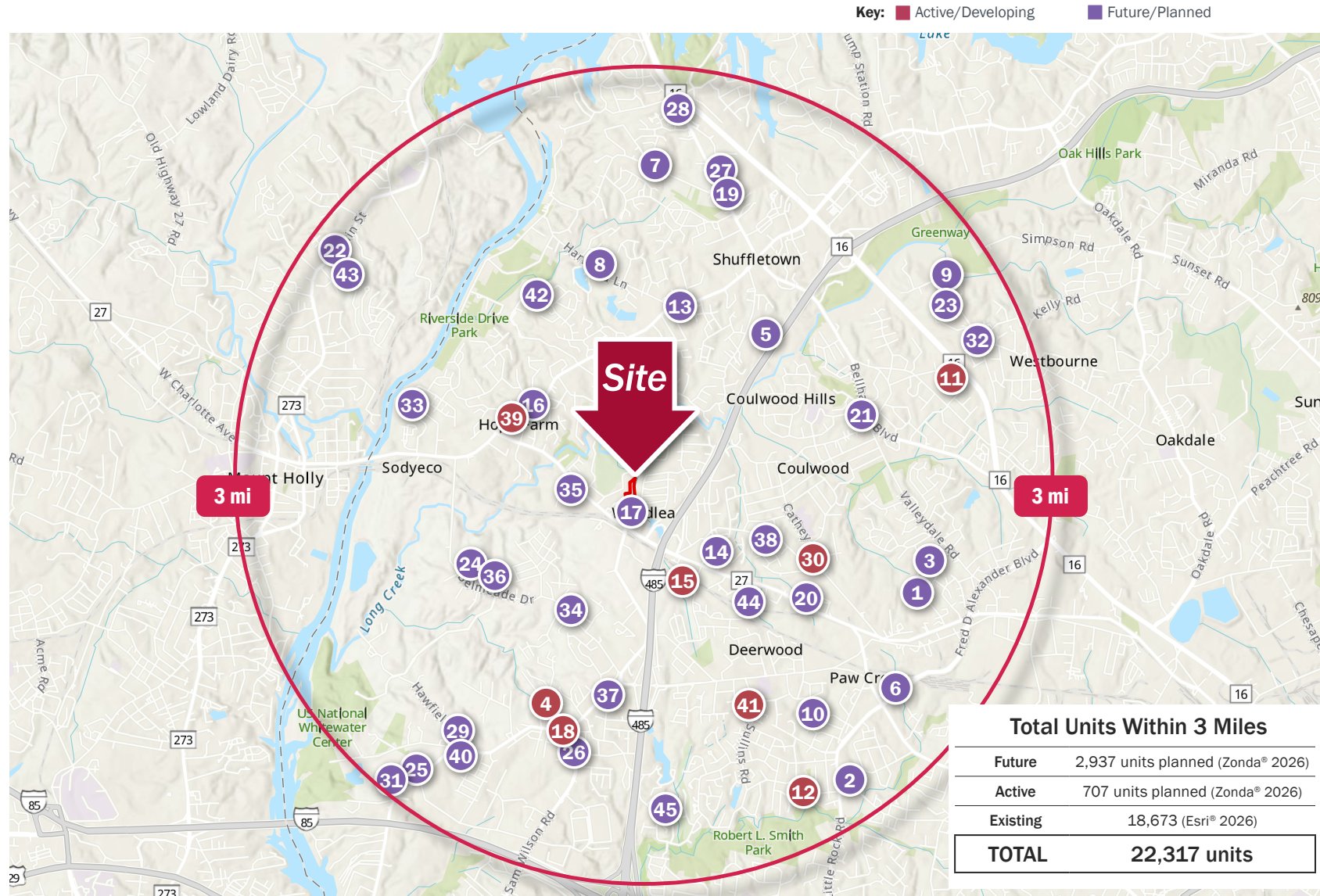
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Residential Activity

Marker	Subdivision	Units Planned
1	Morningside Rd TH (P)	47
2	Paw Creek TH	129
3	Morningside DU	12
4	Bozardt Farm Residential	130
5	Lawing School Rd TH (P)	57
6	Wingate Dr TH	16
7	Hart Rd DU	130
8	10116 Harwood Lane (P)	41
9	Hutchinson Lane/SF (P)	243
10	Wesbrook Dr TH (P)	50
11	Ellis Townes	114
12	Village at the Runway	30
13	Lemongrass Townes (P)	27
14	Walden Preserve	37
15	Creedmore/Villages at TH	105
16	Mt Holly Huntersville Rd TH (P)	24
17	Cedar Mill/TH	108
18	Bridle Creek	160
19	Eagle River Place (P)	20
20	Mount Holly DU	30
21	Northway at Kentberry TH (P)	26
22	Holly Heights (P)	207
23	Hutchinson Lane/TH (P)	143
24	Trailside SF (P)	14
25	Moore's Chapel Rd TH (P)	78
26	Sam Wilson TH (P)	26
27	Broomes Landing TH (P)	99
28	11601 Rozzelles Ferry Residential (P)	12
29	Chapel Crossing (P)	76
30	Sadler Village	36
31	Moore's Chapel Rd SF (P)	79
32	9121 Hutchinson Lane TH	14
33	Riverside Townhomes	254
34	2501 Belmeade SF (P)	16
35	Mt Holly Rd TH (P)	81
36	Old Belmeade Dr TH (P)	148
37	Rayna Springs TH	27
38	Tom Sadler TH (P)	48
39	Rayna Park TH	17
40	Gibson TH (P)	96
41	Sullins Walk TH	115
42	Upper Riverpointe	133
43	Hall Ave TH (P)	117
44	Northway Pointe	92
45	Wildlife Rd Site (P)	180



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Site Aerial & Topography



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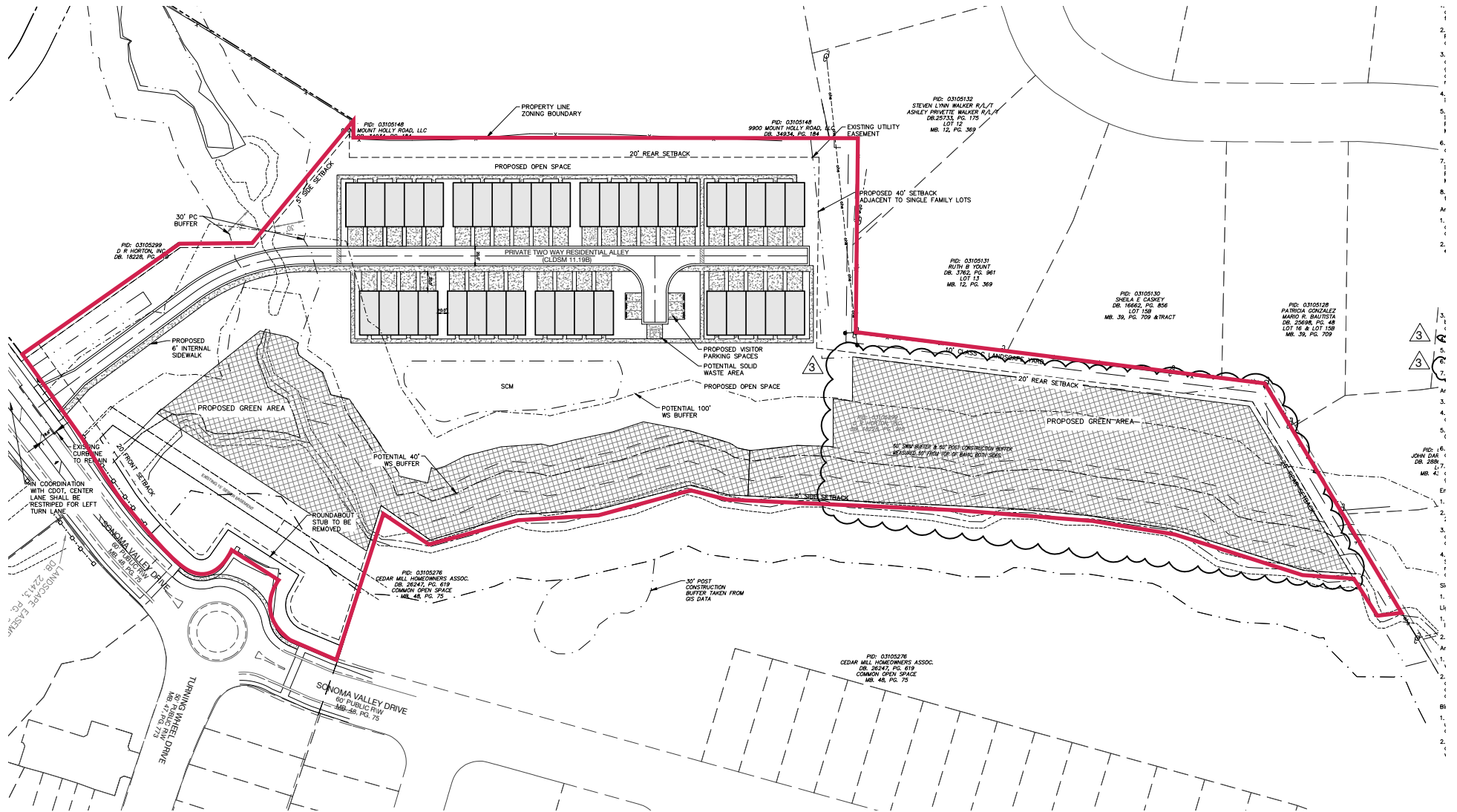
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Approved Rezoning Plan



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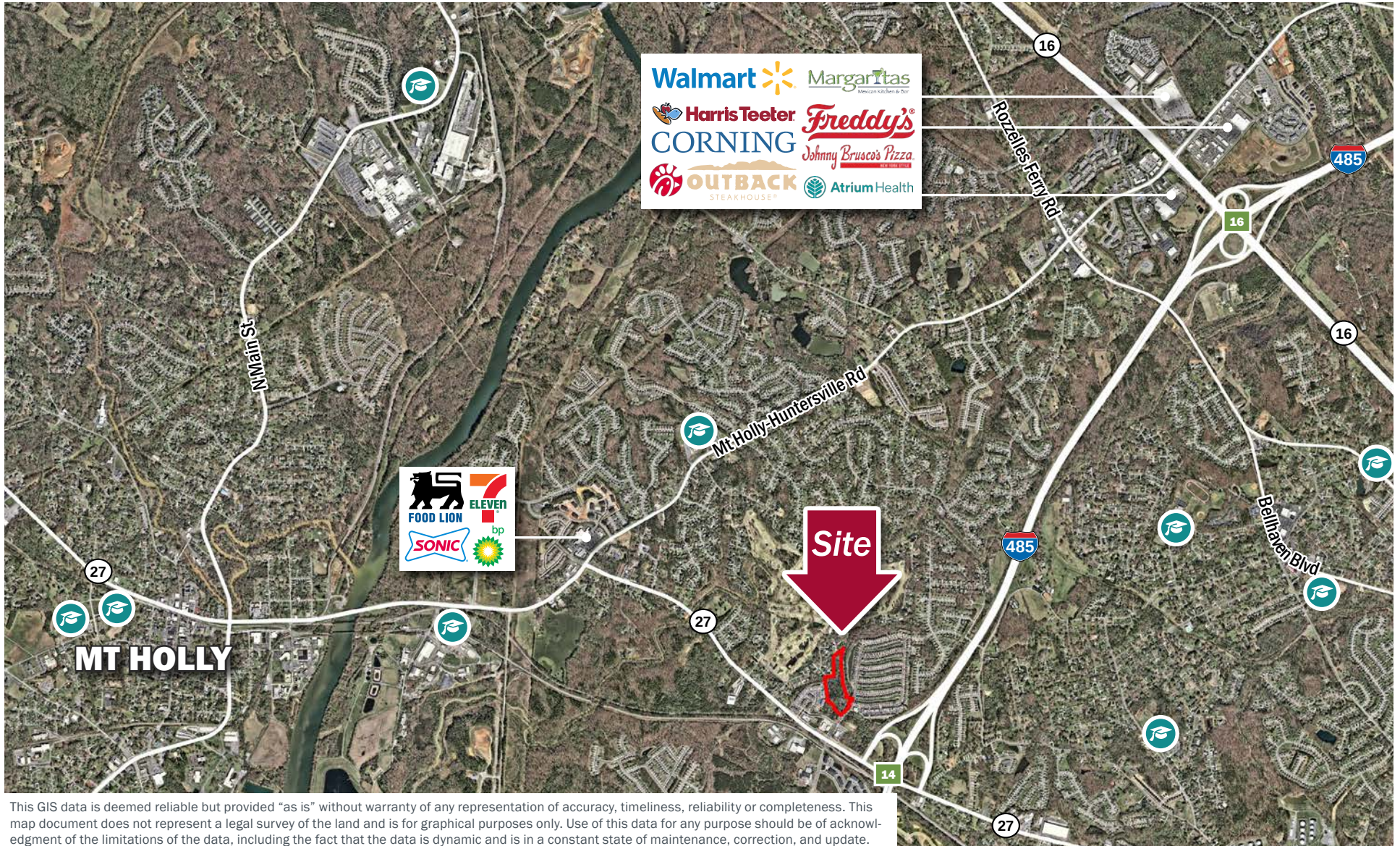
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Market Aerial



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