Matthews Residential Land

10444 MONROE RD, MATTHEWS, NC 28105

MPV PROPERTIES
Working Together

Land	FOR	SIZE	PRICE
	Sale	±0.64 AC	$450,000



Overview

- ±0.64 Acres available along Monroe Road
- Town of Matthews Zoned R-20
- Seller may sell subject to rezoning
- Mecklenburg County PID #21301240
- Uninhabitable structures on property; sold as-is, where-is

±0.64 Acres Land for Sale

MPV PROPERTIES

J. Nolan Mills
Senior vice President
(704) 248 2133
nmills@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

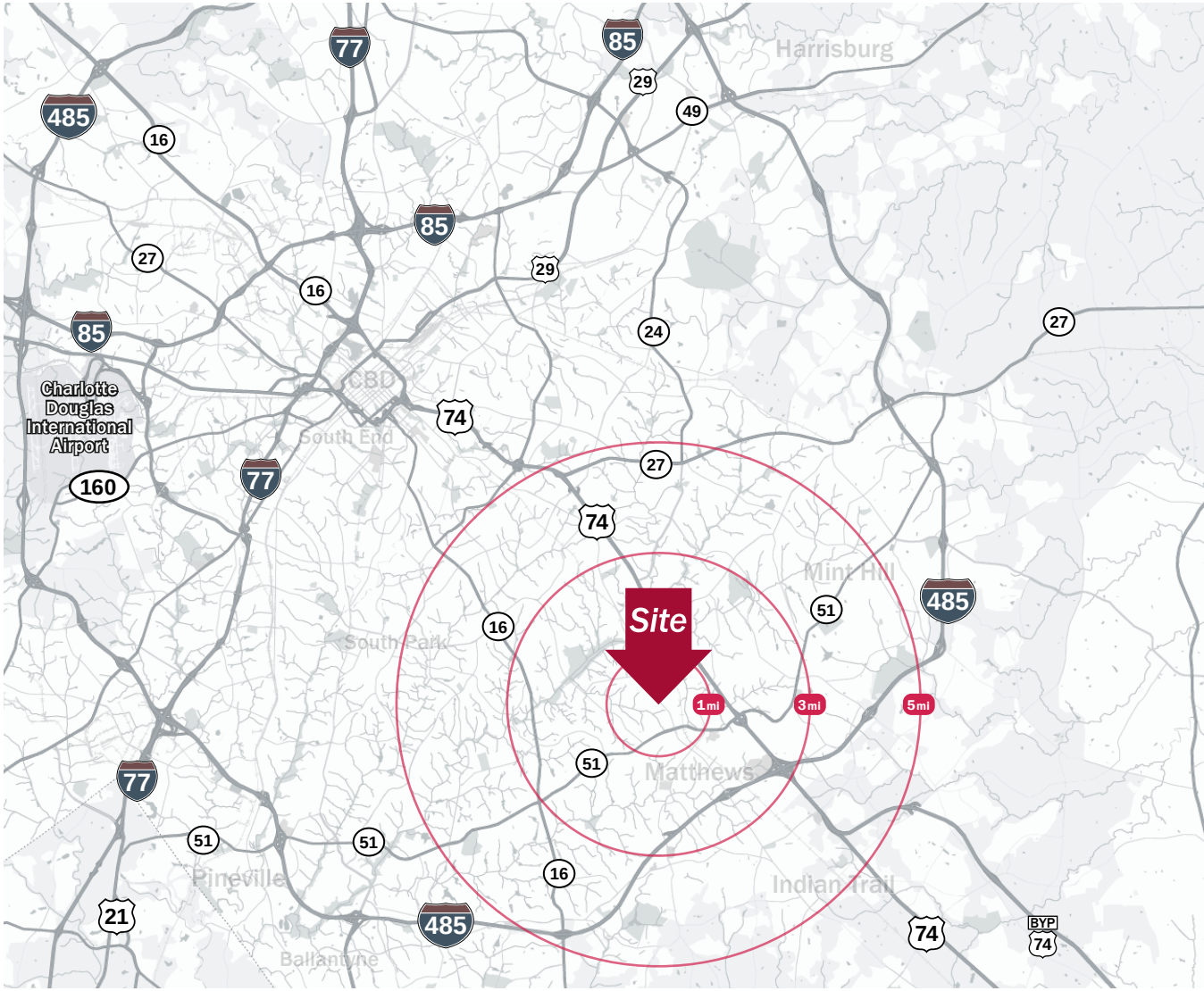
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	5,866	72,644	196,864
Growth Rate	1.79%	0.54%	0.51%
Avg. HH Income	$148,289	$153,546	$170,586

Traffic Count

Source: NCDOT

	AADT
Monroe Road	31,000 (2025)



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Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

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