

+/- 4 Acres Land for Sale

# Mallard Oaks

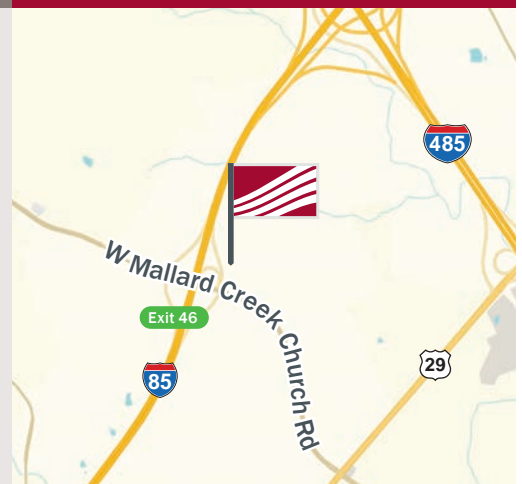
I-85 and Mallard Creek Church Road



## New Development Opportunity

- +/- 4 acres available for future multifamily or commercial development at the northeast quadrant of Exit 46 on I-85
- Across the street from future Mallard Creek multifamily development (422 units)
- Zoned B-1(CD). Owner would consider selling subject to rezoning
- I-85 AADT: 136,000 / W Mallard Creek AADT: 35,000
- Prime location offers easy access to:
  - UNC Charlotte
  - Concord Mills
  - University Research Park
  - Innovation Park

## For Sale



## Contact

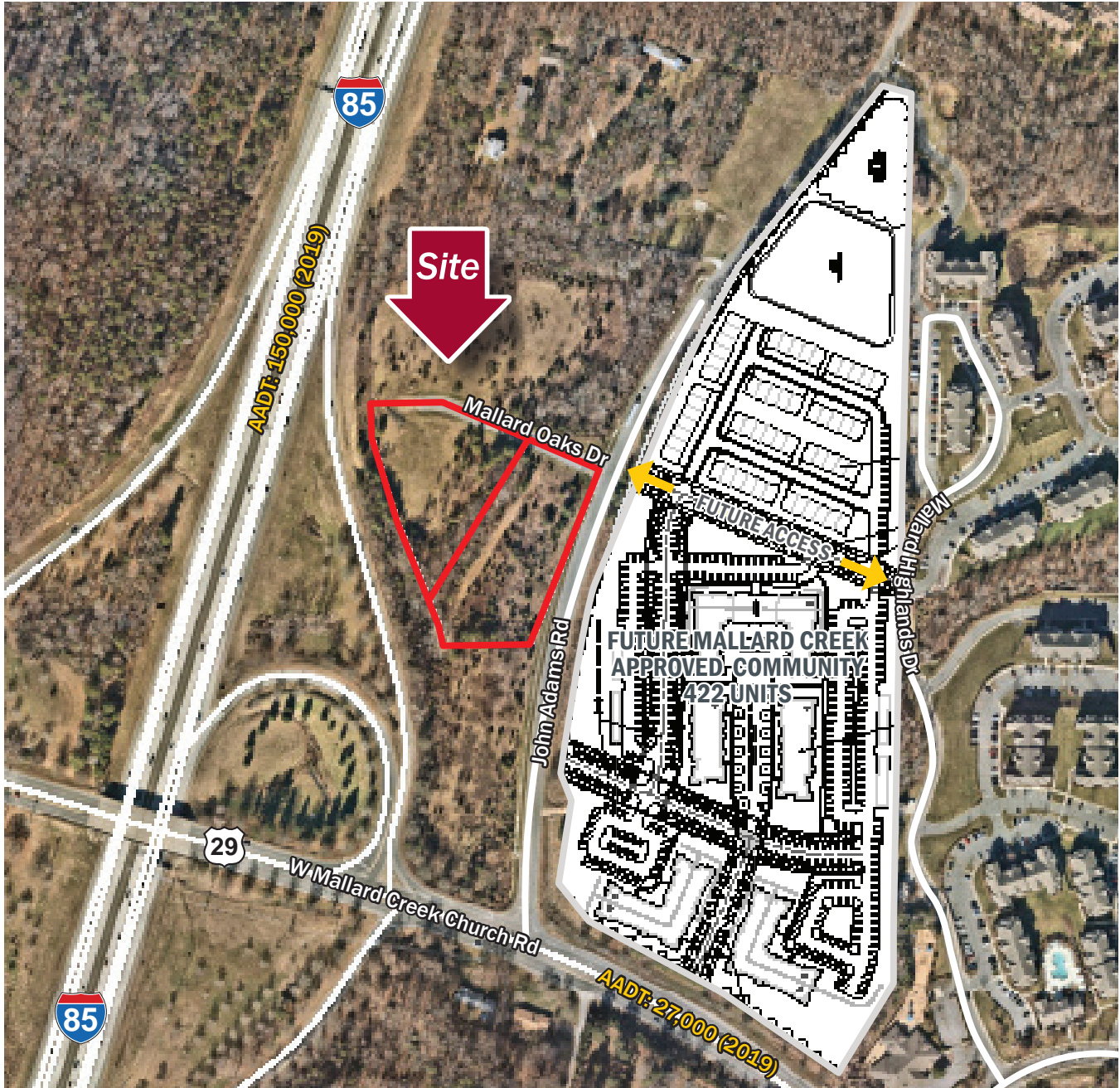
Clark Alcorn  
704.367.5005  
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## Pricing

Call for Pricing

# ► Site Aerial

Mallard Oaks  
I-85 and Mallard Creek Church Road



Demographics	1 mile	3 mile	5 mile
2021 Population	8,922	69,325	181,800
2010 - 2021 Growth Rate	2.57%	1.95%	2.03%
2021 Avg. HH Income	\$73,500	\$74,215	\$83,479



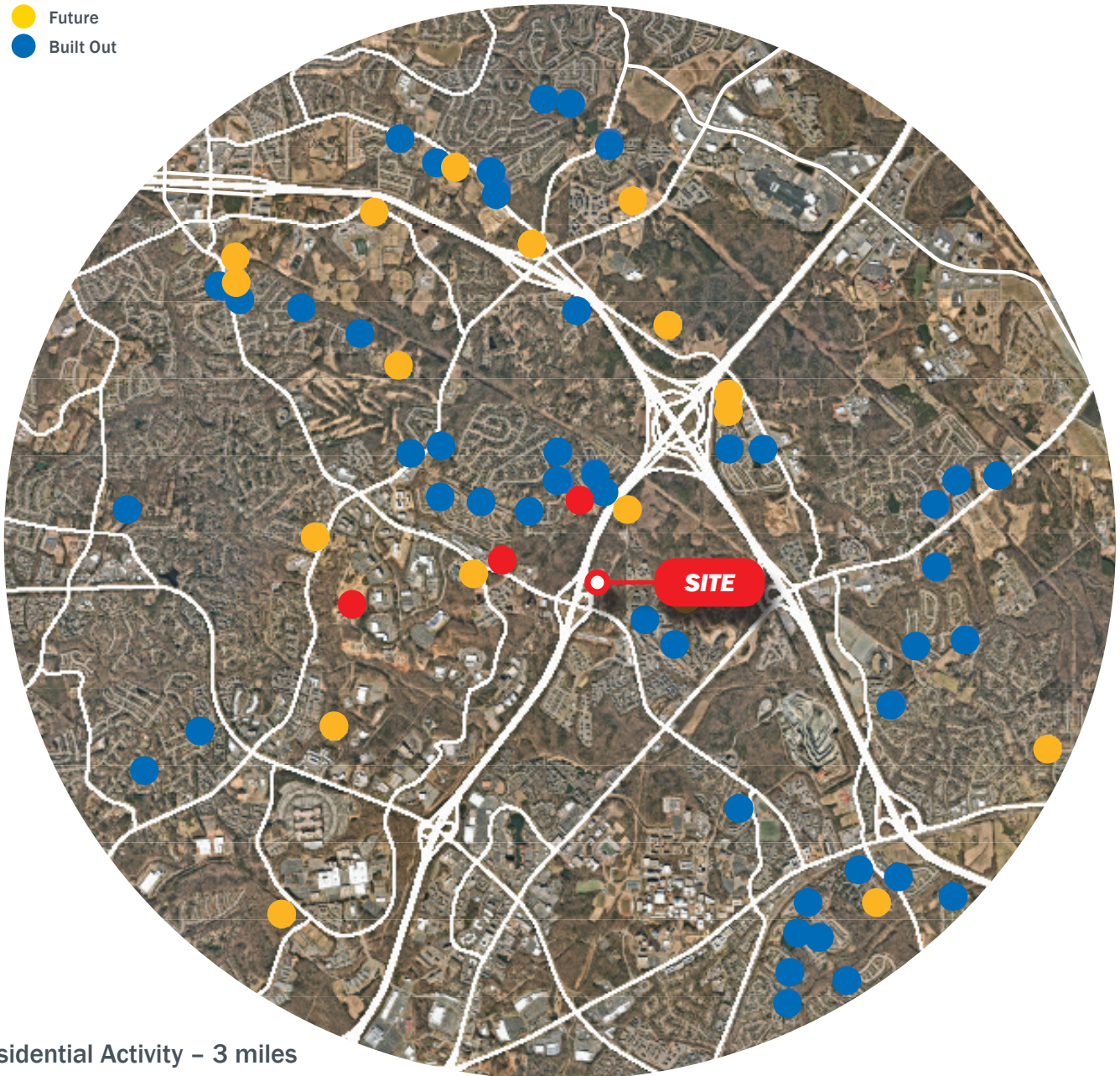
# ► Residential Aerial

Mallard Oaks  
I-85 and Mallard Creek Church Road

## Future and Active Developments Metrostudy (2021)

### Subdivision Status

- Active
- Future
- Built Out



### Residential Activity – 3 miles

Existing Units	5,922
Units Under Development	122
Proposed Units	2,332
<b>Total</b>	<b>8,376</b>

Source: MetroStudy 2021. Homes built prior to 2000 not shown. Apartments not included

# Market Aerial

Mallard Oaks  
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# ► Site Topography

Mallard Oaks  
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