

Stevens Mill Road

Idlewild Road and Stevens Mill Road

Listing Offering

Stevens Mills Road, Matthews, Union County, NC



\$4,407,950

Highlights

- Ease of access to I-485 and Mecklenburg County
- Land Use Plan Allows for Mixed Use
- Abundant Frontage/Visibility on Stevens Mill Road
- Up to 50 +/- Acres can be subdivided



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Property Summary

Details

ADDRESS:	Stevens Mill Road, Matthews, Union County, NC		
PRICE:	\$4,407,950 *	MARKET:	Charlotte
PRICE/ACRE:	\$88,159 *	SUBMARKET:	Western Union County
ACRES:	50 +/-	STREET FRONTAGE:	Feet
SHAPE:	Irregular	CORNER:	No
TOPOGRAPHY:	Rolling	CROSS STREET:	Idlewild Road
TAX PARCEL ID:	07075006 ,07075005I, M7075005, K7075005, K7075005D, M7075005D, 0705005H, 0705005F, 0705004, 0705005E, 0705003, 0705003A		
UTILITIES:	Electrical, Phone, Water, and Sewer		
EXISTING STRUCTURES:	Vacant or Existing home and Outbuildings		

Property Information

INGRESS/EGRESS:	Ingress/Egress along Stevens Mill Road
BEST USE:	Commercial, Office, and Residential Mixed Use
ZONING:	Stallings Zoning: R-20; Union County: R-20*
AREA INFORMATION:	<p>The Charlotte Regional Partnership states the following regarding Union County: "Union County is the fastest growing county in North Carolina. The county's population has increased by 66 percent in the past 10 years, compared to 18 percent for the state as a whole.</p> <p>Continued ...</p>



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Property Summary

AREA INFORMATION CONTINUED:

Nationwide, the county ranks as the 7th fastest growing. Monroe, the county's largest city, increased its population by 30 percent since 2000.

According to the last U.S. Census in 2000, approximately 41 percent of Union County residents commute to Mecklenburg County daily. Billed as "Charlotte's best neighborhood," the city of Monroe has evolved into far more than just a bedroom community for Charlotte."

For a complete overview of Union County, please see pages information toward the end of this brochure.

PROPERTY INFORMATION:

The offering of property is made up of twelve tax parcels owned by six owners. Please see the maps and aerials for a breakdown of the available parcels and individual prices.

The site is convenient to growing Western Union County with ease of access to I-485 and adjacent Mecklenburg County.

Currently zoned for single family residential, low to medium density, the Long Range Land Use Plan supports a mixed use concept.

Long Range Land Use Plan for the parcels is Mixed Use Class 3 (Destination Retail/Office/Mixed Residential).

Zoning Definitions for Mixed Use, Class 3: This is similar to a Class 2 Mixed Use development (see below), except that the retail component may draw from either or both the regional or sub-regional populations. Retail components are highly aesthetic and promote walk ability for pedestrians both within the development or for residents of adjoining residential areas.



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Property Summary

PROPERTY INFORMATION CONTINUED...

Mixed Use, Class 2: A planned mixed-use development that contains both office, light retail and residential uses. Retail uses are designed to serve the local population (as opposed to drawing from the regional or sub-regional populations); dwellings may be a combination of both single and multi-family. All uses are developed in a planned aesthetic manner and which provide for both pedestrian and automobile connectivity for residents and users of the development.

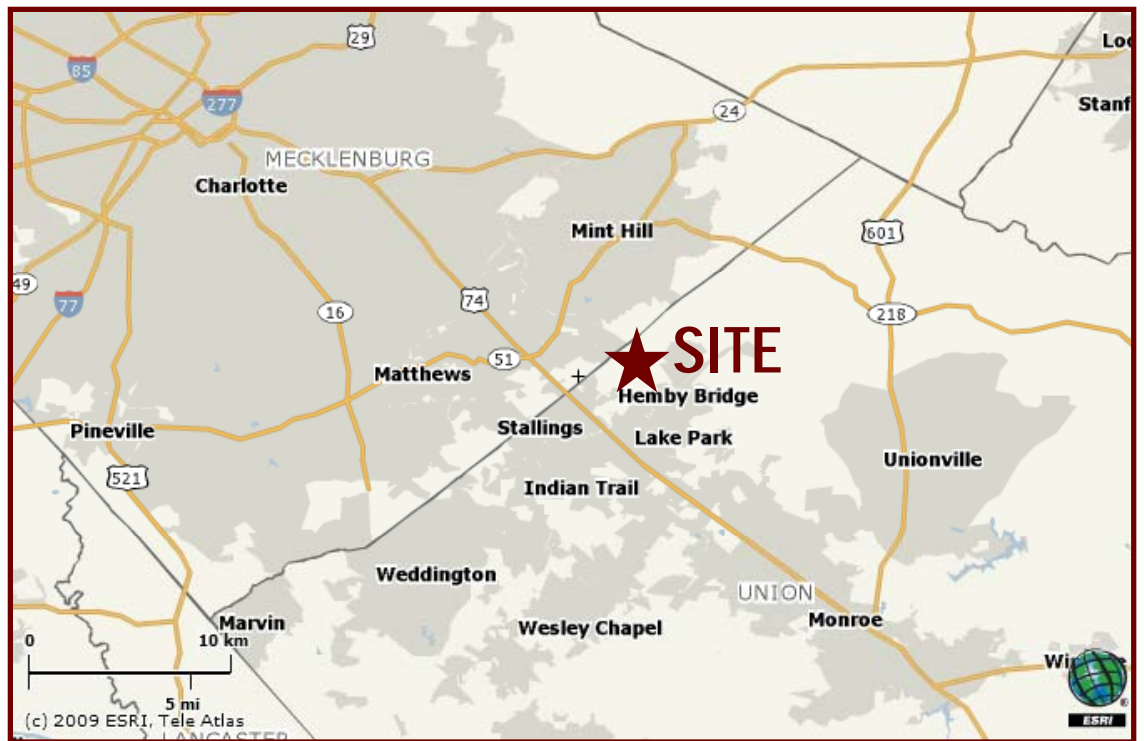
A 12 Inch Water line runs along Stevens Mill Road. A 15 inch sewer lines run along the creek on the SW portion of the Subject Property. Union County is in a sewer moratorium; please inquire.

** Properties are listed at individual prices. Price per acre is noted on the following maps and aerials.*



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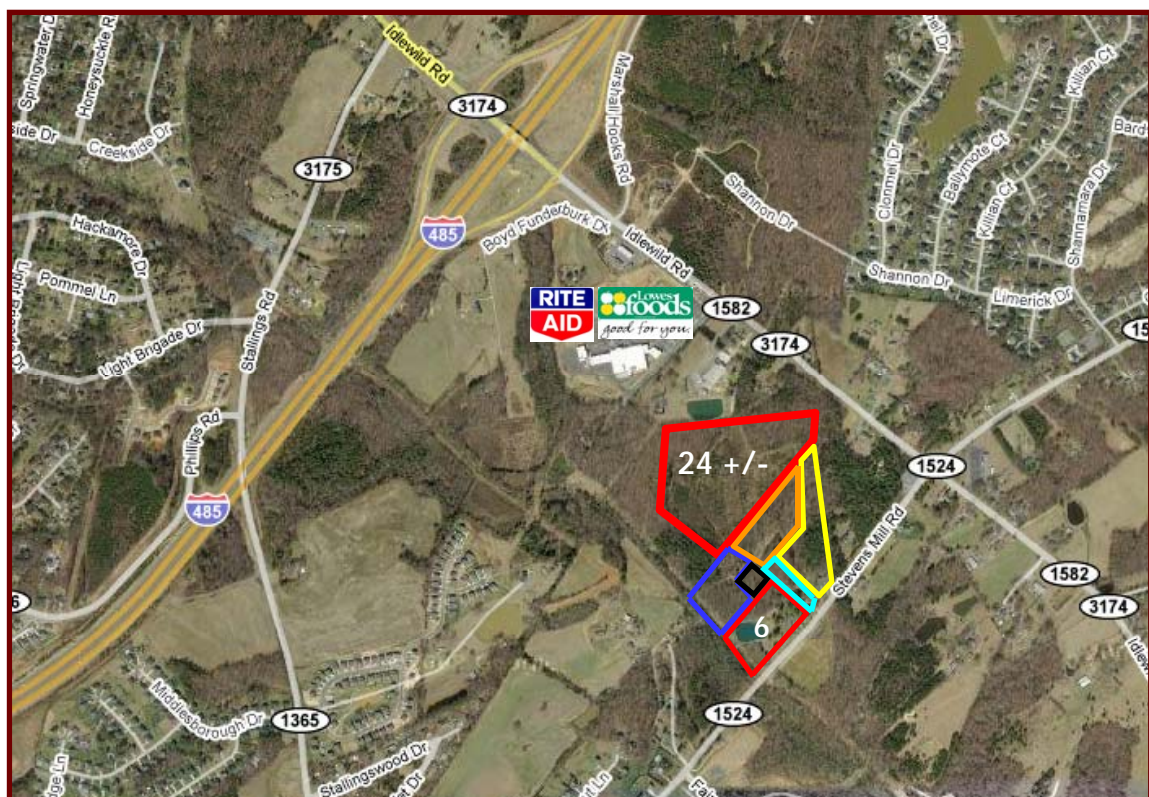
Location Maps



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Stevens Mill Road

Aerial Map

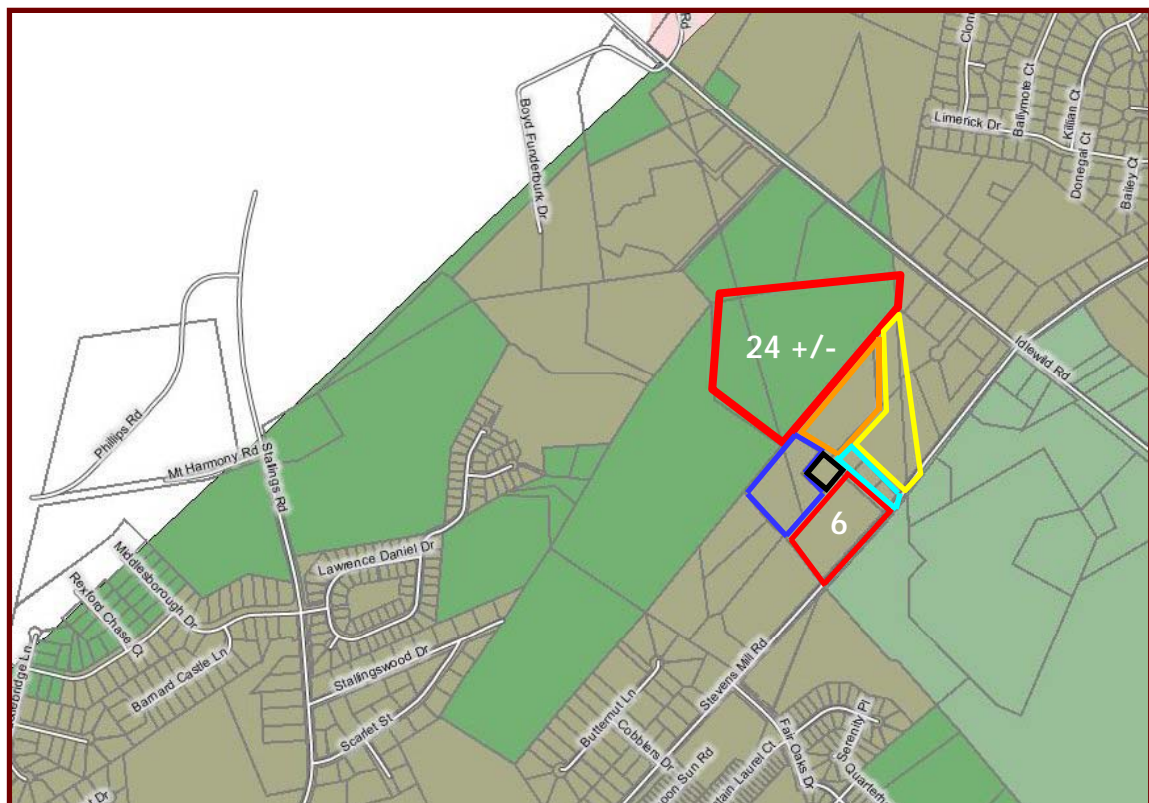








	30.0 +/- Acres	(\$2,062,950; \$68,765/Acre)
	4.84 +/- Acres	(\$200,000; \$40,816/Acre)
	1.00 +/- Acres	(\$125,000; \$125,000/Acre)
	1.93 +/- Acres	(\$347,400; \$180,000/Acre)
	5.50 +/- Acres	(\$625,000; \$180,000/Acre)
	5.82 +/- Acres	(\$1,047,600; \$180,000/Acre)
TOTAL:		50.0 +/- Acres



Stevens Mill Road

Parcel Map

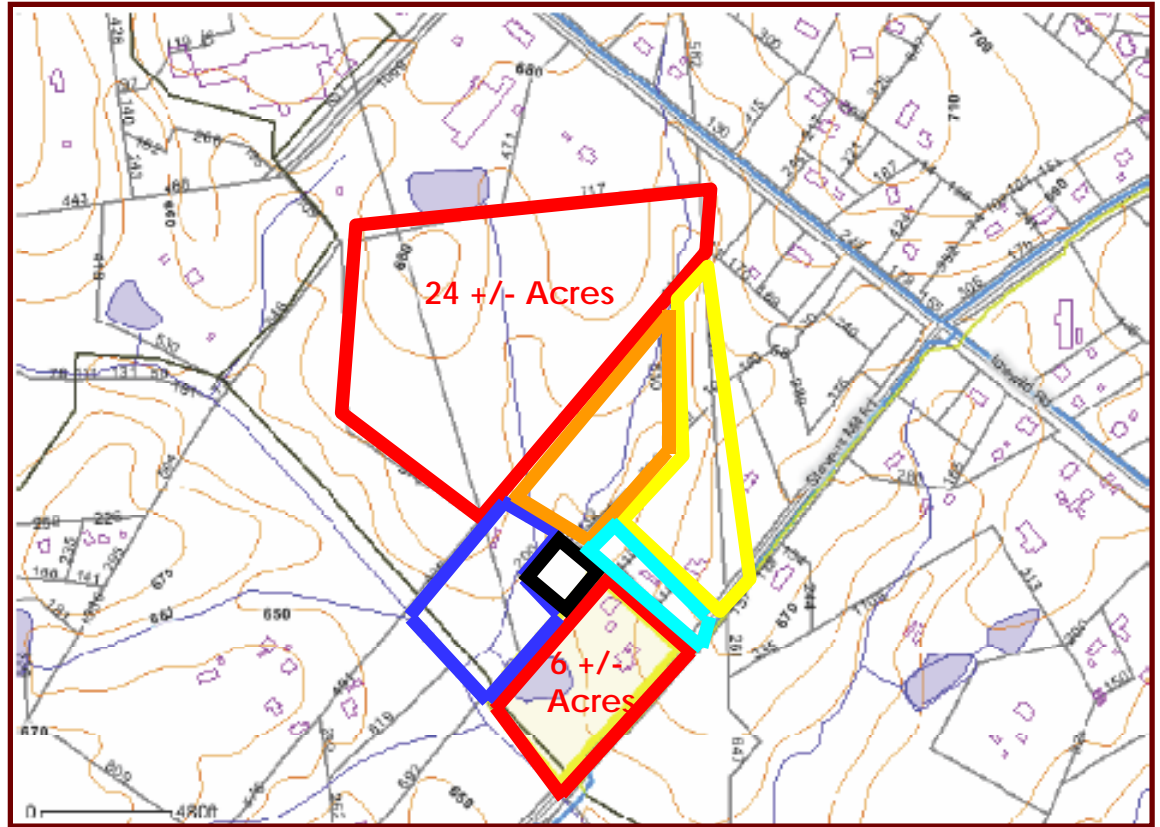








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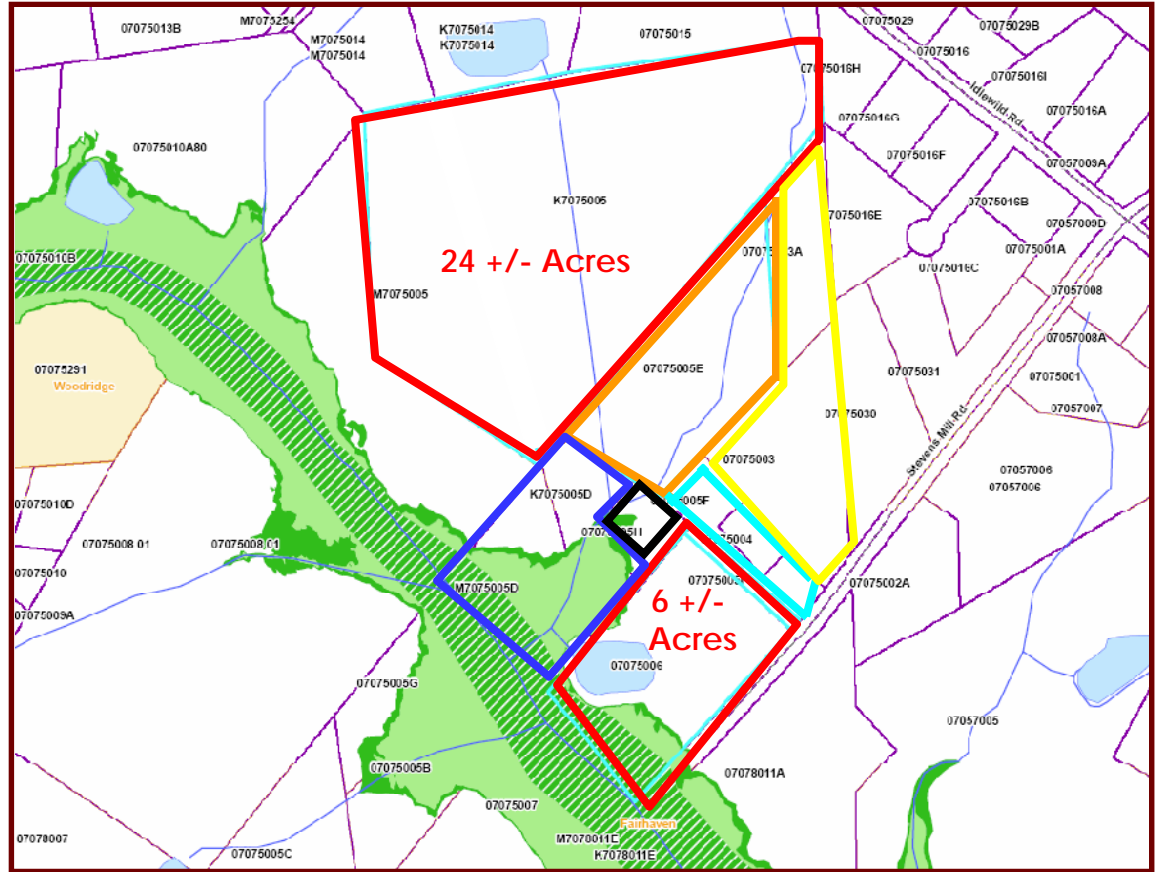
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Topography Map



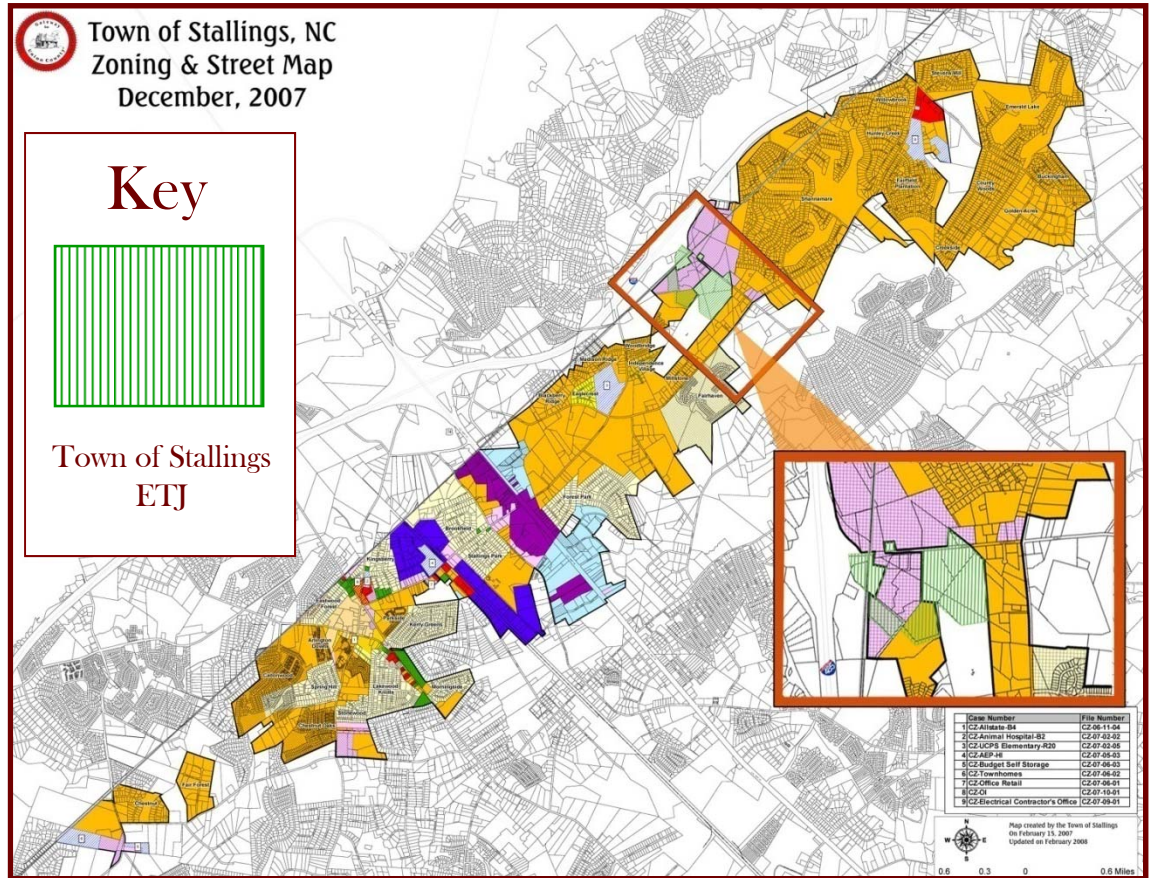
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Flood Plain Map



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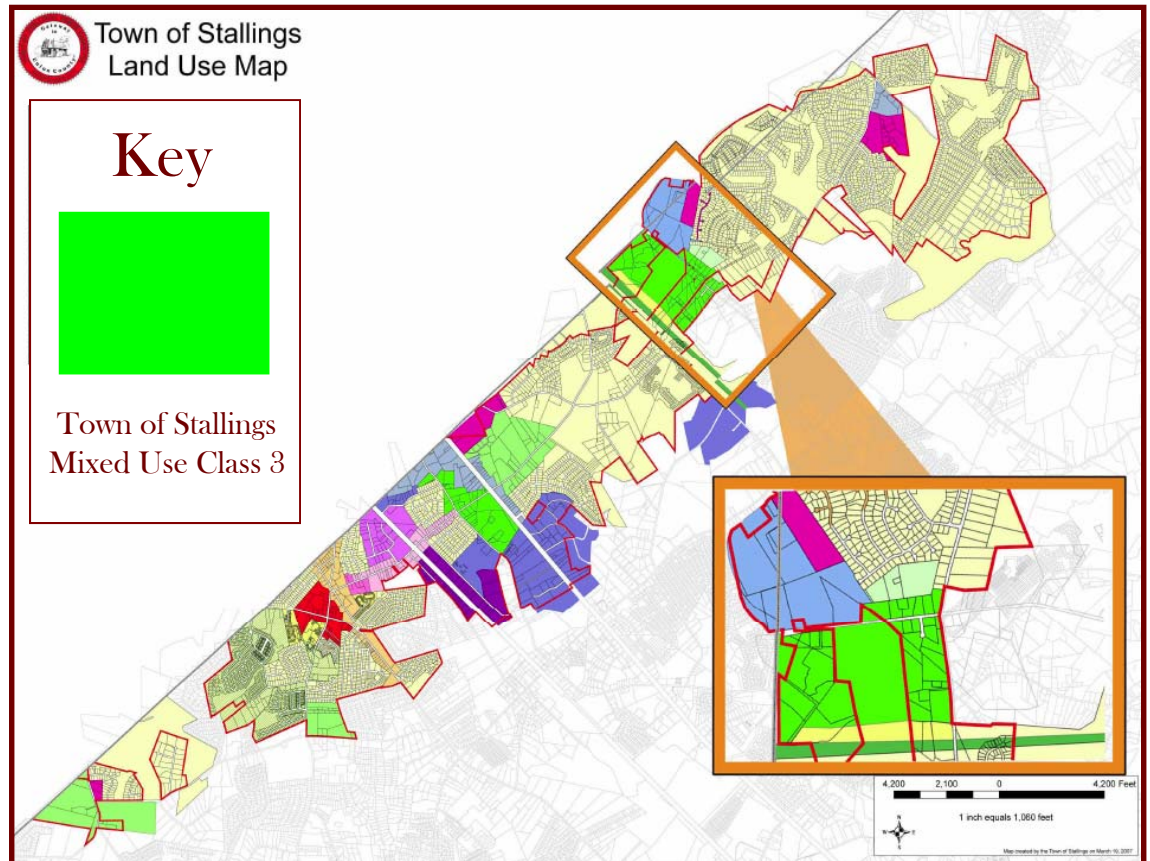
Zoning & Street Map



- Town Limits
- Stallings ETJ
- County Line
- Zoning Districts**
- B-2 Community Business
- B-4 General Commercial
- B-6 Highway Business
- HI Heavy Industrial
- LI Light Industrial
- OI Office Institutional
- R-10 Single Family Residential-Medium Density
- R-12 Single Family Residential-Medium Density
- R-20 Single Family Residential-Low/Med Density
- Monroe Road Corridor
- Downtown Overlay

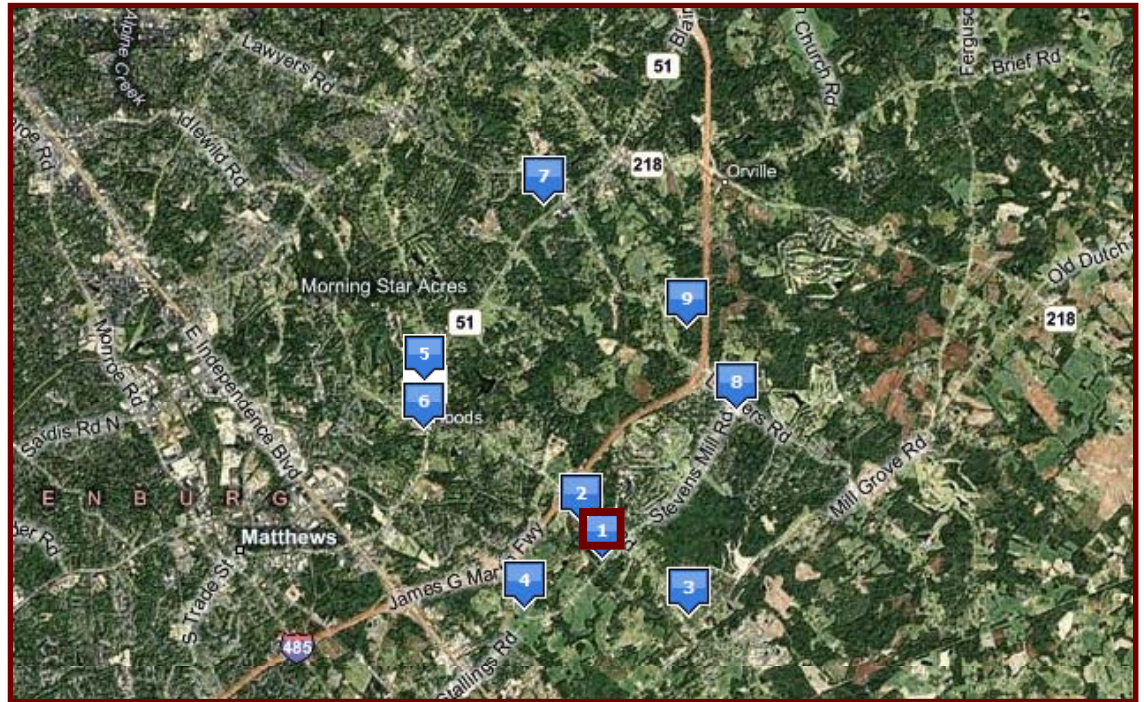
- Special Districts**
- Conditional Zoning
- Conditional Use Issued
- Mobile Home Overlay 1
- Mobile Home Overlay 2
- Municipal Boundaries**
- Hemby Bridge
- Indian Trail
- Lake Park
- Monroe
- Weddington

Land Use Map



- | | |
|---------------------------------|---|
| Union - Mecklenburg County Line | Mixed Use Class 3 (Destination Retail/Office/Mixed Residential) |
| Town Limits | Mixed Use Class 2 (Light Retail/Office/Residential) |
| Parcels | Mixed Use Class 1 (Residential/Office) |
| Land Use Types | Business Center |
| Traditional Residential | Monroe Road Overlay |
| Mixed Residential | Industry Class 2 |
| Multi-Family | Industry Class 1 |
| Greenway | General Commerical |
| Office / Light Retail | Regional Shopping Facility |
| Government Center | Central Business District |
| Office Center | |

Aerial - Retail Map



- #1 Subject Property (50 +/- Acres)
- #2 Lowes Foods & Rite Aid
- #3 Food Lion Shopping Center
- #4 Stallings Elementary School
- #5 Food Lion - Idlewild
- #6 Walgreens
- #7 Lowes Foods - Mint Hill
- #8 Harris Teeter – Stevens Mill Road
- #9 The Bridges of Mint Hill Mall
* Planned Regional Mall



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COMMERCIAL REAL ESTATE SERVICES

Proposed Monroe Bypass

