

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



KATHRYN L. GARNER

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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 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.

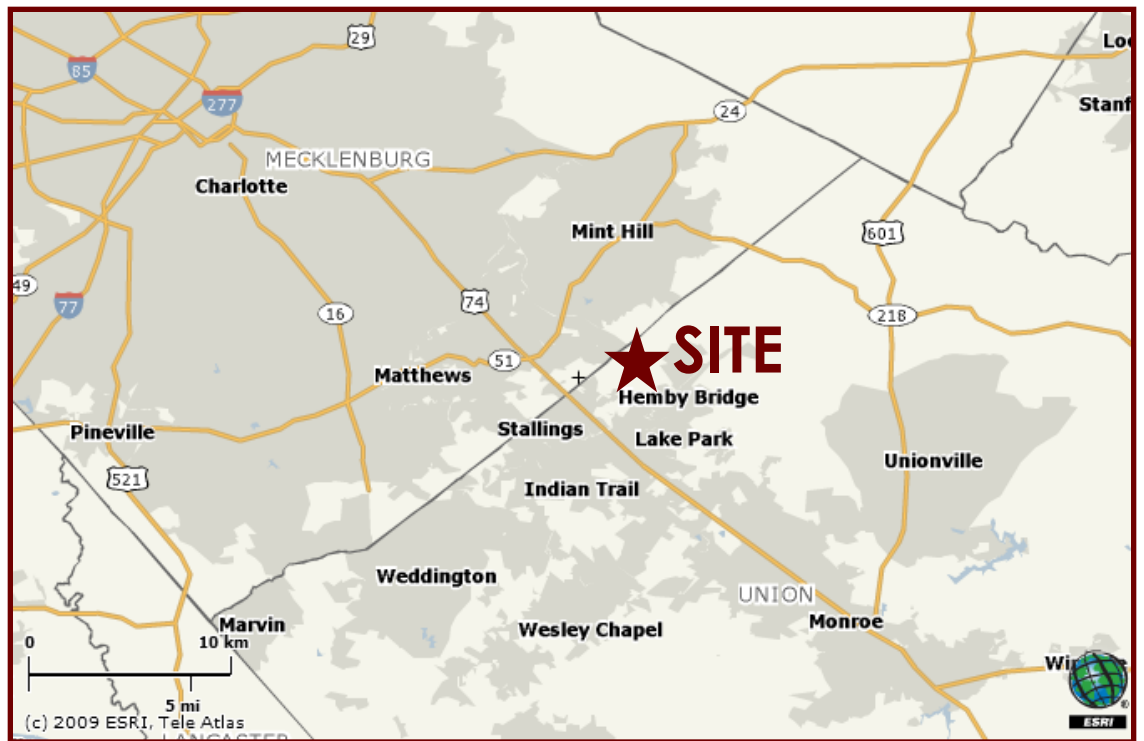
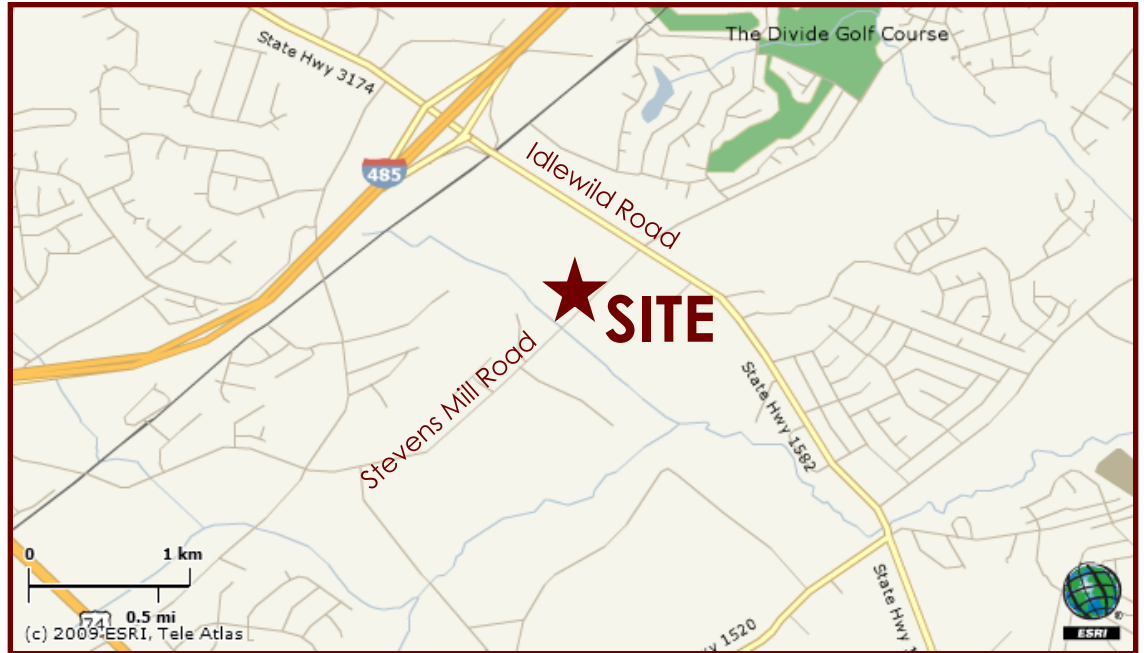
A 12 inch water line runs along Stevens Mill Road. A 15 inch sewer line runs along the creek on the SW portion of the assembly. Union County has a new Sewer Allocation Policy for commercial development, please inquire.

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

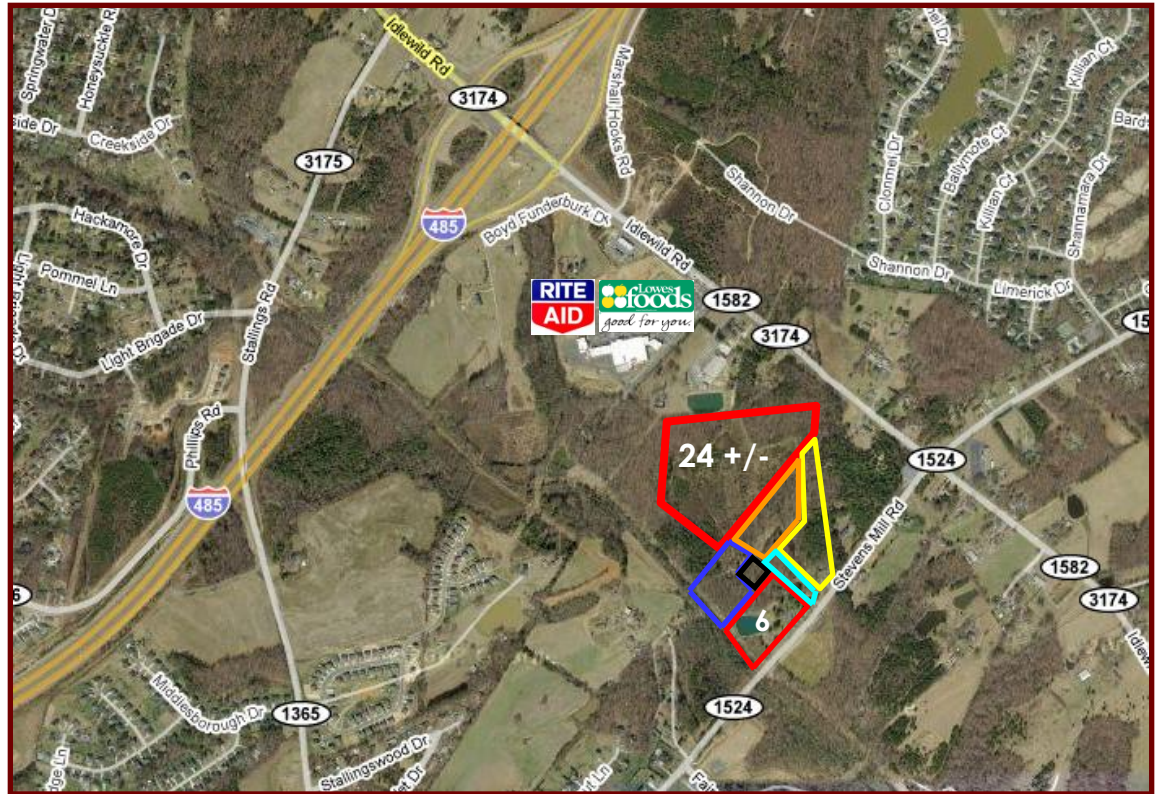








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Location Maps

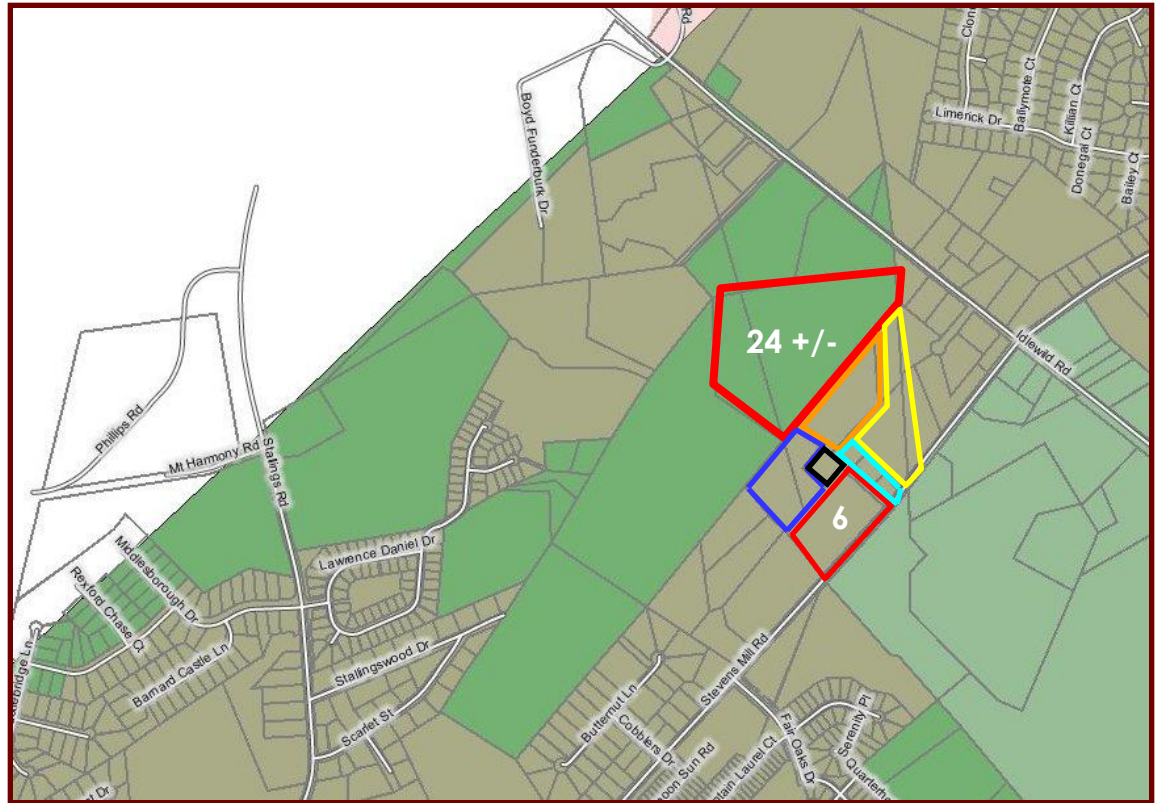








Aerial Map



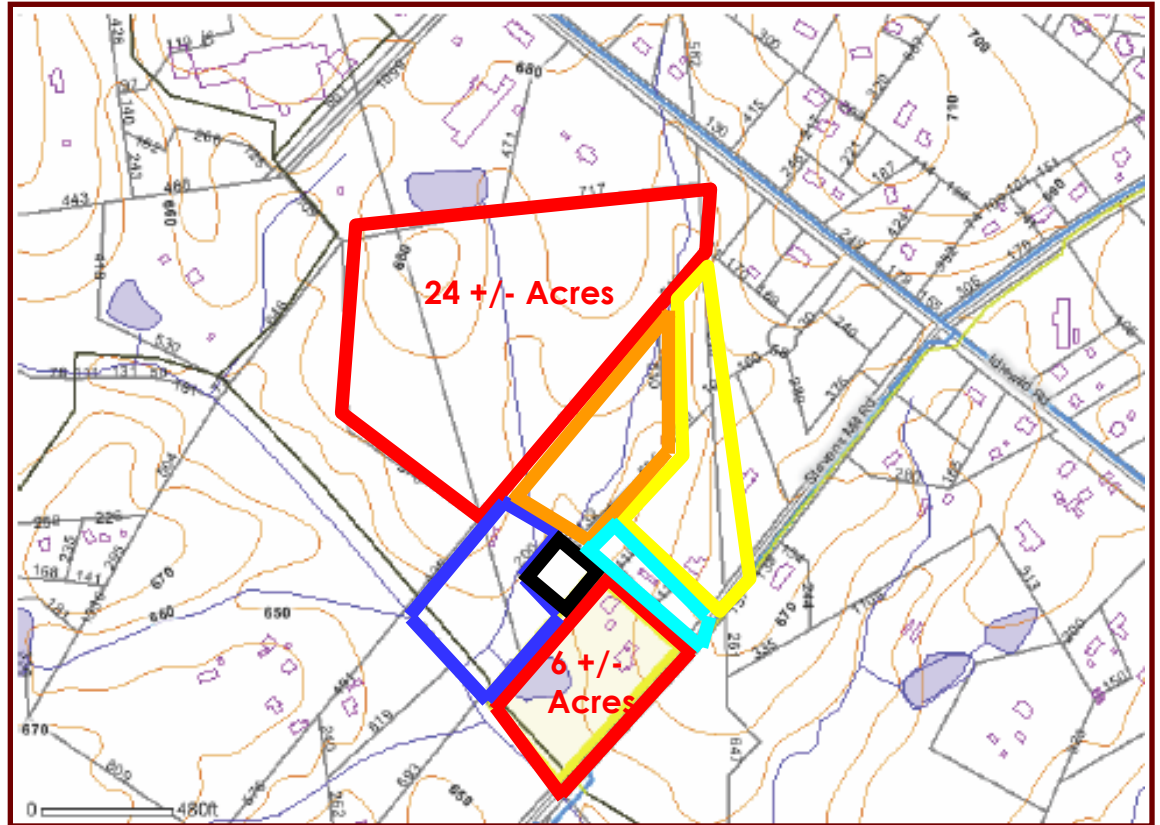
	30.0 +/- Acres	(\$2,062,950; \$68,765/Acre)
	4.84 +/- Acres	(\$200,000; \$40,816/Acre)
	1.00 +/- Acres	(\$125,000; \$125,000/Acre)
	1.93 +/- Acres	(\$347,400; \$180,000/Acre)
	5.50 +/- Acres	(\$625,000; \$125,000/Acre)
	<u>5.82 +/- Acres</u>	<u>(\$1,047,600; \$180,000/Acre)</u>
	TOTAL:	50.0 +/- Acres







Parcel Map



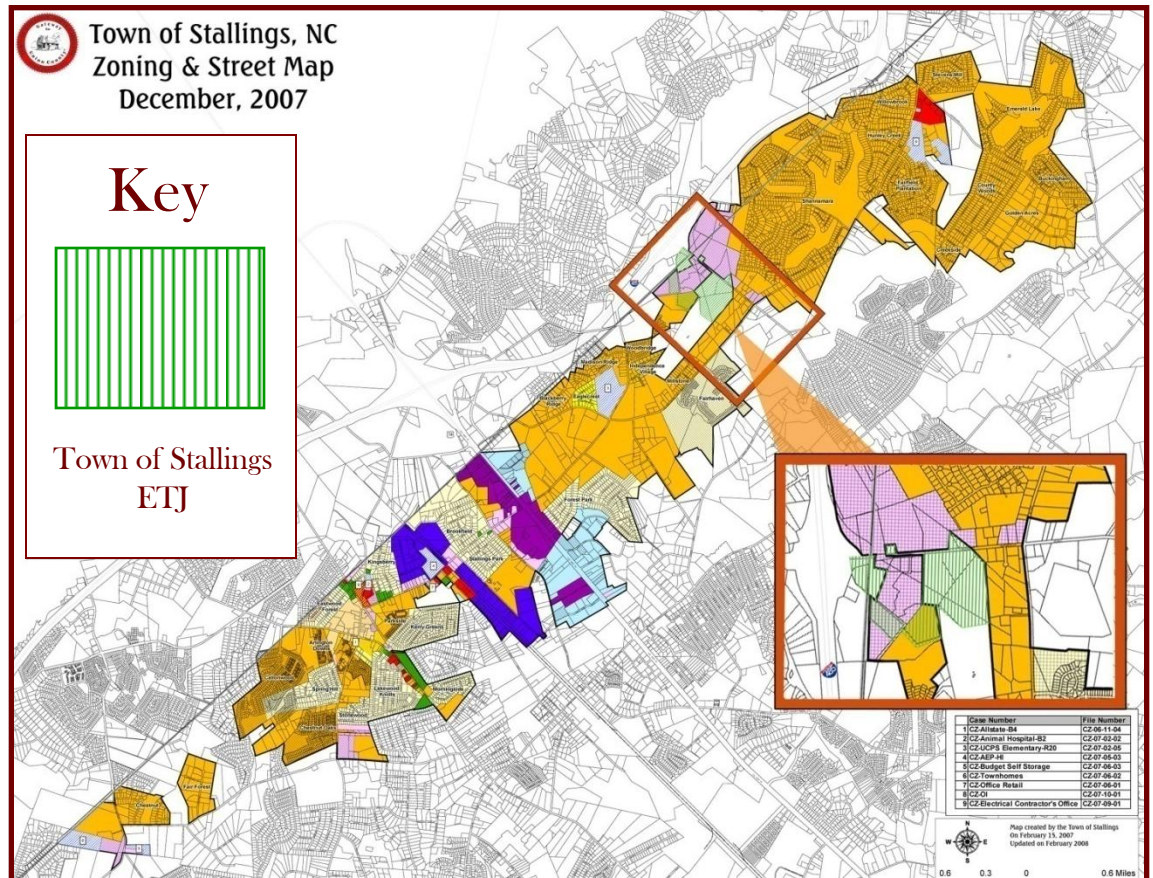
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Topography Map



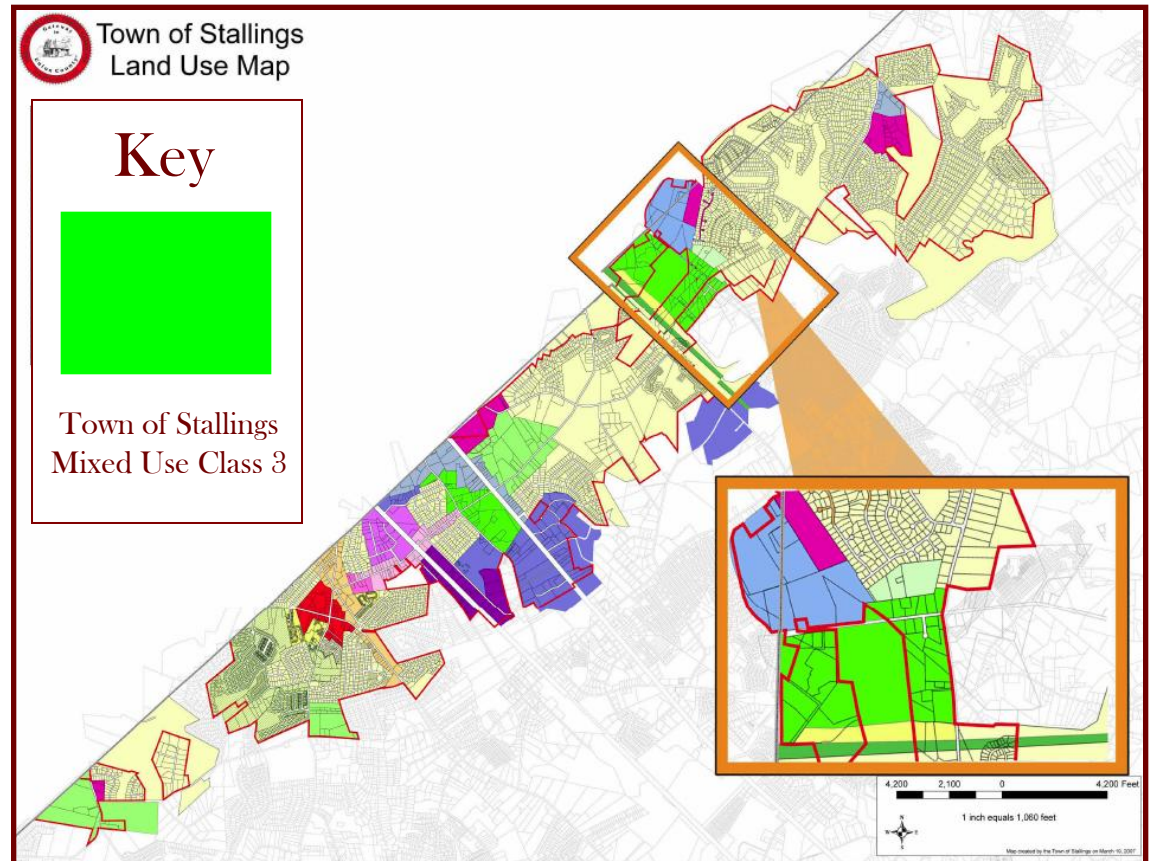
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Zoning & Street Map



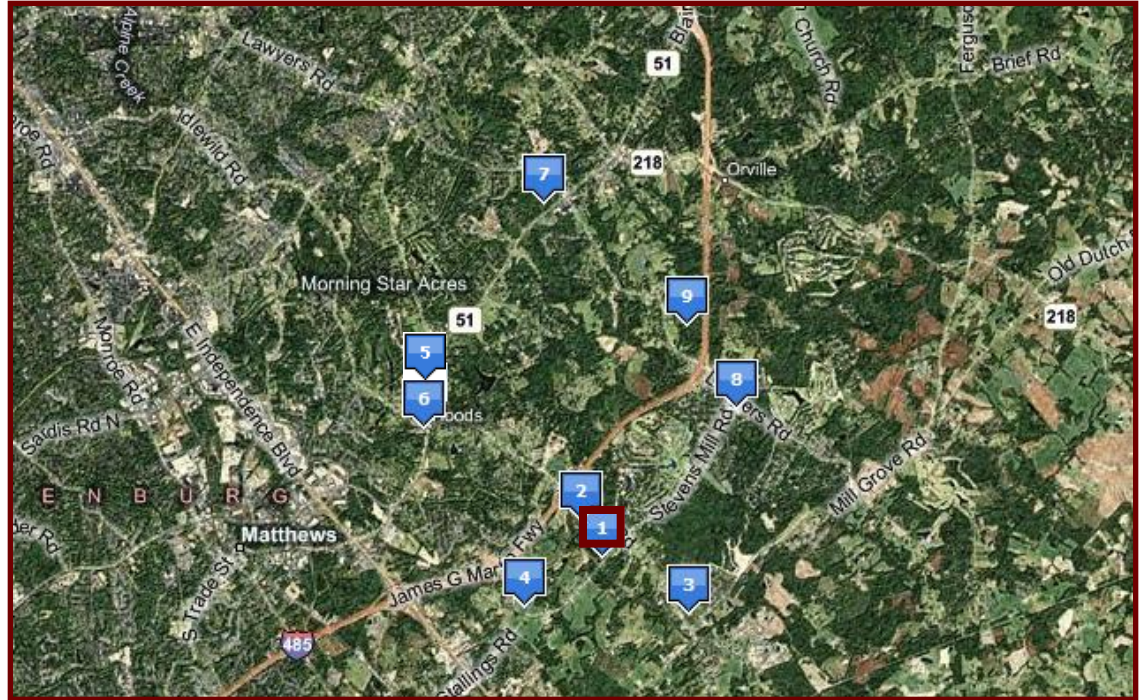
- | | | | |
|--|--|--|------------------------|
| | Town Limits | | Conditional Zoning |
| | Stallings ETJ | | Conditional Use Issued |
| | County Line | | Mobile Home Overlay 1 |
| | B-2 Community Business | | Mobile Home Overlay 2 |
| | B-4 General Commercial | | Municipal Boundaries |
| | B-6 Highway Business | | Hemby Bridge |
| | HI Heavy Industrial | | Indian Trail |
| | LI Light Industrial | | Lake Park |
| | OI Office Institutional | | Monroe |
| | R-10 Single Family Residential-Medium Density | | Weddington |
| | R-12 Single Family Residential-Medium Density | | |
| | R-20 Single Family Residential-Low/Med Density | | |
| | Monroe Road Corridor | | |
| | Downtown Overlay | | |

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 Commercial |
| 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



KATHRYN L. GARNER

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cplate@monroenc.org



Total Population, 2010	207,572
Total Households, 2010	72,255
Median Age, 2010	35.6
Projected Population, 2015	252,007

Educational Attainment, 2010

Population 25 and Older	132,277
High School Diploma	30.7%
Some College	21.0%
Associate's Degree	9.4%
Bachelor's Degree	17.8%
Graduate or Professional Degree	7.3%
2010 SAT score, county average	1,528
2010 SAT score, state average	1,485

Income, 2010

Median Household Income	\$66,043
Per Capita Income	\$26,642

Employment by Industry, 2010

Agriculture, Mining	1.3%
Construction	12.1%
FIRE	8.0%
Manufacturing	11.9%
Public Administration	3.2%
Retail Trade	12.9%
Wholesale Trade	5.2%
Services	39.2%
Transportation, Utilities	4.1%
Total Employment, 16+	80,709

Labor Force, 2009

Labor Force	92,831
Unemployment Rate	10.3%

Source: ESRI 2010, NC Dept of Public Education, NC ESC

Union County is located in the Southern Piedmont section of North Carolina, midway between the mountains and coast. State-of-the-art manufacturing facilities as well as poultry, grain, dairy, and beef cattle farms all contribute to the thriving industry in Union County. Together Tyson Foods and Pilgrim's Pride, both poultry growers and processing plants, employ over 1,500 people. Union County is home to the second largest equine population in the state; Morgan horses are bred and trained at Apple Flat Farms, which occupies 73 acres in northern 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. 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.

A highly diversified industrial base has helped Union County weather fluctuations that inevitably arise during cyclical ups and downs. And a skilled workforce helps industry meet the changing needs. Today, Monroe is home to over 100 medium to large manufacturing and distribution companies. Global giants such as Goodrich, ATI Allvac, Greiner Bio-One, Tyson Foods, TYCO/Scott Health and Safety, Cyril Bath and BonaKemi USA have substantial operations in Union County.

Union County also has strong international ties. Local developers visit the home office of these multinational companies as often as possible. Turbomeca Manufacturing Inc., a French-owned firm, recently located an advanced aerospace manufacturing facility in Monroe after an extensive search for a North American location. The company is currently investing \$46 million in a 120,000-square-foot plant.



Additionally, ATI Allvac has completed a \$210 million expansion to its existing facility; the largest expansion investment in Monroe's history, adding 125 new jobs.

MAJOR EMPLOYERS (non government/retail)

Company	Major Product	Employees
Tyson Farms Inc	Food Processing	1,400
ATI Allvac	Metal Refining	1,100
Pilgrims Pride Corporation	Manufacturing	500-999
Charlotte Pipe and Foundry	Pipes and Fittings	500-999
McGee Brothers Co Inc	Construction services	250-499



Announced Jobs & Investments

Jobs announced, 2008	4
Total investment announced, 2008	\$10,000,000

Accessibility

Nearest Major City	Charlotte
Distance to Nearest Major City	26 miles
Nearest Commercial Airport	CLT
Runway Length	10,000 ft
Distance to Nearest Airport	17 miles
Nearest Interstate	I-85
Distance to Nearest Interstate	206 miles
Nearest Deepwater Port	Port of Charleston
Distance to Nearest Deepwater Port	226 miles
Foreign Trade Zone Accessibility	Yes
Population within 50 mile radius, 2009	2,289,894

Development Capacity

Wastewater Treatment Capacity Available	Yes
Natural Gas Available	Yes

Taxes, Sales & Service

Property Taxes/\$100 value (10-11)	\$0.6650
Taxable Retail Sales (Mil\$, 2008)	\$1,208
Number of Physicians, 2007	138
Physicians per 10,000 population, 2007	8
RN per 10,000 population, 2007	44
Dentists per 10,000 population, 2007	N.A.

Sources: County data and NC Department of Revenue

Average Weekly Wage 2009

Agriculture, Forestry, Fishing	\$662
Utilities	\$1,232
Construction	\$747
Manufacturing	\$778
Wholesale Trade	\$966
Retail Trade	\$461
Transportation & Warehousing	\$737
Information	\$639
Finance & Insurance	\$906
Real Estate & Rental & Leasing	\$604
Professional & Technical Services	\$955
Management of Companies & Enterprises	\$970
Administrative & Waste Services	\$535
Educational Services	\$654
Health Care & Social Assistance	\$636
Arts, Entertainment and Recreation	\$393
Accommodation & Food Services	\$231
Public Administration	\$730
Average Weekly Wage	\$663

Unemployment Insurance

New Employers (per \$100)	1.2%
Deficit Employers (max rate)	6.84%
Minimum Tax Rate	0.0%
Taxable Base	\$19,700

Inventory Tax

Finished Goods	none
Raw Materials	none
Goods in Process	none
Mat'l consumed in Mfg.	none

Sales Tax, General

State	5.75%
Local	2.0%

Sales Tax, Special Provisions

Electricity (farms and manufacturing exempt)	3.0%
Natural Gas	% of receipts
Manufacturing Fuels	none
Manufacturing Equipment	none
Telecomm Service: Intrastate (state + county)	8%

Education

Public Schools	53
Private Schools	9
School Districts	1
Colleges & Universities	2



Executive Summary

Prepared by Kathryn GarnerStevens Mill Road Land

Stevens Mill Road Land

Latitude: 35.117646

Longitude: -80.648765

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	3,029	30,198	78,837
Male Population	49.6%	49.4%	49.3%
Female Population	50.4%	50.6%	50.7%
Median Age	35.4	36.3	36.3
2010 Income			
Median HH Income	\$75,433	\$76,528	\$75,657
Per Capita Income	\$29,536	\$30,486	\$31,455
Average HH Income	\$81,321	\$83,925	\$84,618
2010 Households			
Total Households	1,181	10,904	28,918
Average Household Size	2.56	2.77	2.72
2010 Housing			
Owner Occupied Housing Units	86.5%	83.5%	78.3%
Renter Occupied Housing Units	8.9%	11.6%	16.4%
Vacant Housing Units	4.6%	4.8%	5.3%
Population			
1990 Population	998	11,344	31,496
2000 Population	1,616	19,065	50,266
2010 Population	3,029	30,198	78,837
2015 Population	3,867	36,586	95,015
1990-2000 Annual Rate	4.94%	5.33%	4.79%
2000-2010 Annual Rate	6.32%	4.59%	4.49%
2010-2015 Annual Rate	5.01%	3.91%	3.8%

In the identified market area, the current year population is 78,837. In 2000, the Census count in the market area was 50,266. The rate of change since 2000 was 4.49 percent annually. The five-year projection for the population in the market area is 95,015, representing a change of 3.8 percent annually from 2010 to 2015. Currently, the population is 49.3 percent male and 50.7 percent female.

Households			
1990 Households	349	3,882	10,862
2000 Households	609	6,832	18,132
2010 Households	1,181	10,904	28,918
2015 Households	1,508	13,239	34,986
1990-2000 Annual Rate	5.73%	5.82%	5.26%
2000-2010 Annual Rate	6.67%	4.67%	4.66%
2010-2015 Annual Rate	5.01%	3.96%	3.88%

The household count in this market area has changed from 18,132 in 2000 to 28,918 in the current year, a change of 4.66 percent annually. The five-year projection of households is 34,986, a change of 3.88 percent annually from the current year total. Average household size is currently 2.72, compared to 2.77 in the year 2000. The number of families in the current year is 22,305 in the market area.

Housing

Currently, 78.3 percent of the 30,523 housing units in the market area are owner occupied; 16.4 percent, renter occupied; and 5.3 percent are vacant. In 2000, there were 18,958 housing units - 80.1 percent owner occupied, 15.1 percent renter occupied and 4.8 percent vacant. The rate of change in housing units since 2000 is 4.76 percent. Median home value in the market area is \$185,470, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.98 percent annually to \$214,849. From 2000 to the current year, median home value changed by 2.34 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



Stevens Mill Road Land

Latitude: 35.117646
Longitude: -80.648765

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$36,780	\$42,330	\$42,906
2000 Median HH Income	\$57,001	\$61,044	\$60,071
2010 Median HH Income	\$75,433	\$76,528	\$75,657
2015 Median HH Income	\$80,729	\$82,152	\$81,284
1990-2000 Annual Rate	4.48%	3.73%	3.42%
2000-2010 Annual Rate	2.77%	2.23%	2.28%
2010-2015 Annual Rate	1.37%	1.43%	1.45%
Per Capita Income			
1990 Per Capita Income	\$13,968	\$16,441	\$17,162
2000 Per Capita Income	\$23,011	\$24,705	\$25,754
2010 Per Capita Income	\$29,536	\$30,486	\$31,455
2015 Per Capita Income	\$32,233	\$33,230	\$34,241
1990-2000 Annual Rate	5.12%	4.16%	4.14%
2000-2010 Annual Rate	2.47%	2.07%	1.97%
2010-2015 Annual Rate	1.76%	1.74%	1.71%
Average Household Income			
1990 Average Household Income	\$41,517	\$47,703	\$48,693
2000 Average Household Income	\$65,711	\$68,930	\$69,903
2010 Average HH Income	\$81,321	\$83,925	\$84,618
2015 Average HH Income	\$88,622	\$91,196	\$91,818
1990-2000 Annual Rate	4.7%	3.75%	3.68%
2000-2010 Annual Rate	2.1%	1.94%	1.88%
2010-2015 Annual Rate	1.73%	1.68%	1.65%

Households by Income

Current median household income is \$75,657 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$81,284 in five years. In 2000, median household income was \$60,071, compared to \$42,906 in 1990.

Current average household income is \$84,618 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$91,818 in five years. In 2000, average household income was \$69,903, compared to \$48,693 in 1990.

Current per capita income is \$31,455 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$34,241 in five years. In 2000, the per capita income was \$25,754, compared to \$17,162 in 1990.

Population by Employment

Total Businesses	87	1,348	4,193
Total Employees	389	9,749	36,379

Currently, 90.0 percent of the civilian labor force in the identified market area is employed and 10.0 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.8 percent of the civilian labor force, and unemployment will be 8.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 75.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 69.3 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.0 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 17.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 85.2 percent of the market area population drove alone to work, and 3.6 percent worked at home. The average travel time to work in 2000 was 30.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 8.2 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 25.8 percent were high school graduates only (29.6 percent in the U.S.)
- 10.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 22.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 9.7 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)