

DEVELOPMENT OPPORTUNITY



7844 MCWHIRTER ROAD

Mint Hill, North Carolina

+/-2.37 ACRES (ADDITIONAL +/-2.53 ACRES AVAILABLE)

Presented by:



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SITE FEATURES

SIZE

The total site has +/-4.90 acres. +/-2.37 Acres (zoned General Business) with Hwy 218/Fairview Road frontage. Additional +/-2.53 acres zoned Residential.

INTERSTATE ACCESS

The site is approximately .70 miles from I-485 (Exit 44). I-485 Traffic counts at Exit 44 are 53,513 VPD per 2021 NCDOT.

ZONING

All Highway 218/Fairview Road frontage (+/-2.37 Acres) is Zoned General Business. (Please see the attached)

TRAFFIC

Traffic counts on Hwy 218/Fairview Road are 11,986 VPSD. Traffic counts on I-485 (Exit 44) at Hwy. 218 are 53,513 VPD. Traffic counts on nearby Hwy. 51/Matthews-Mint Hill Road are 18,750 VPD. (2021 Traffic Counts per NCDOT)

VISIBILITY

This site offers high visibility in a strong demographic market. This site is in close proximity (.70 miles) from I-485 which has 53,513 VPD, the frontage on Hwy. 218/Fairview Road has 11,986 VPD and nearby Hwy. 51/Matthews-Mint Hill Road has 18,750 VPD. (traffic counts per NCDOT)

UTILITIES

All utilities are available to this location.

PRICING

The asking price for the +/-2.37 Acres of General Business Zoning property is \$450,000/Acre.

- *Additional +/-2.53 acres available for \$110,000/Acre.*

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SITE AERIAL



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AREA AERIAL



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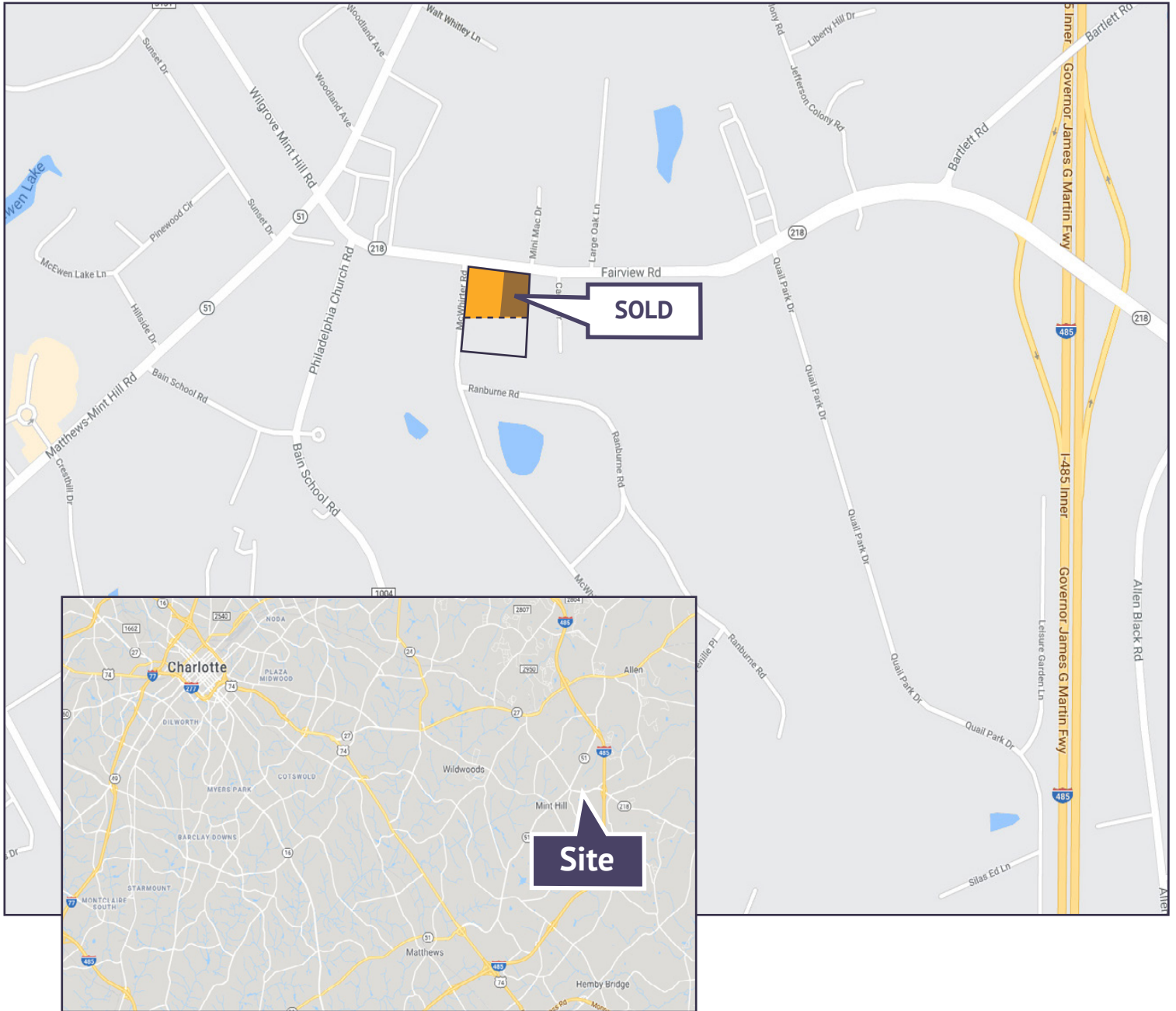


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LOCATION MAP



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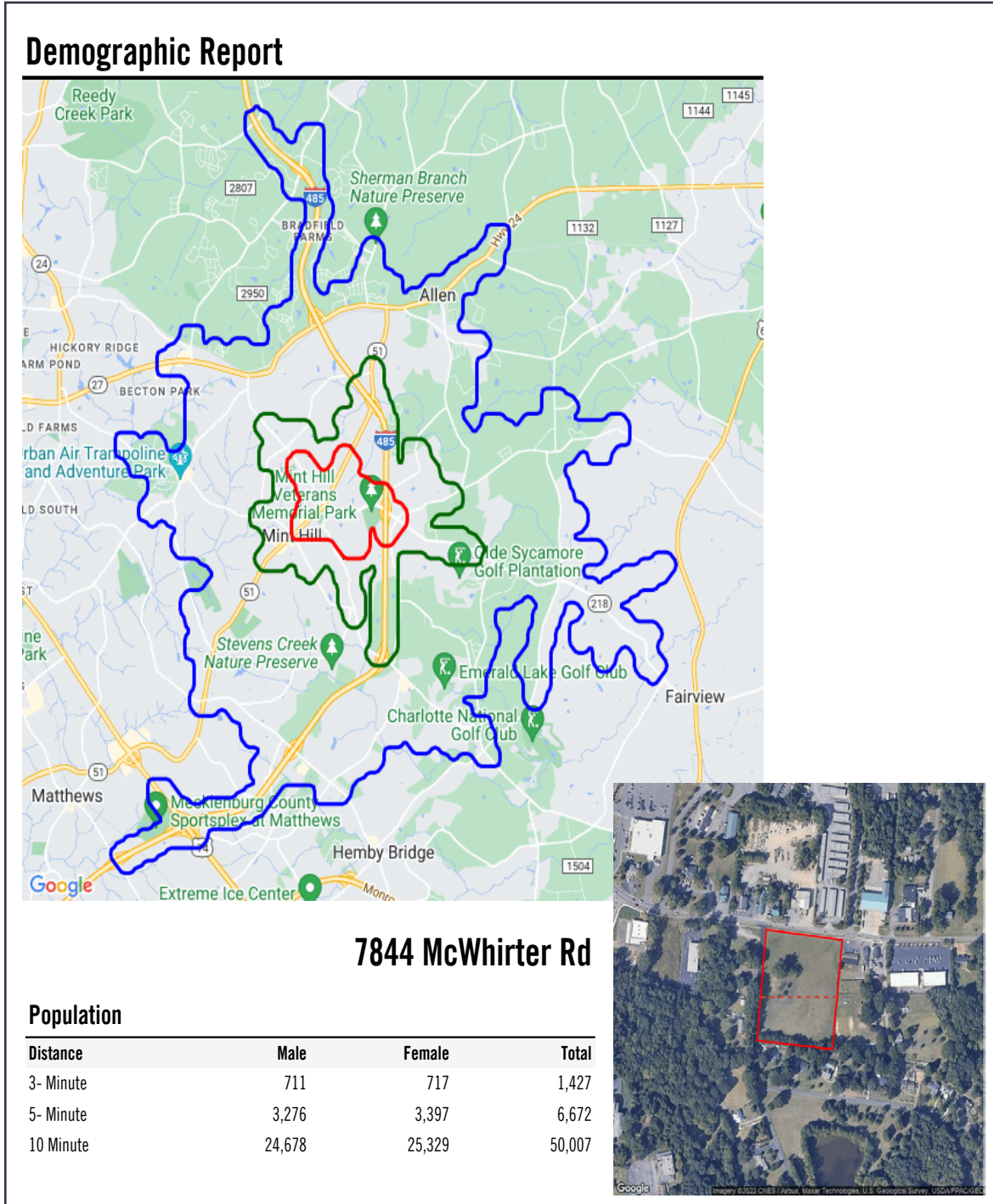


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DEMOGRAPHICS



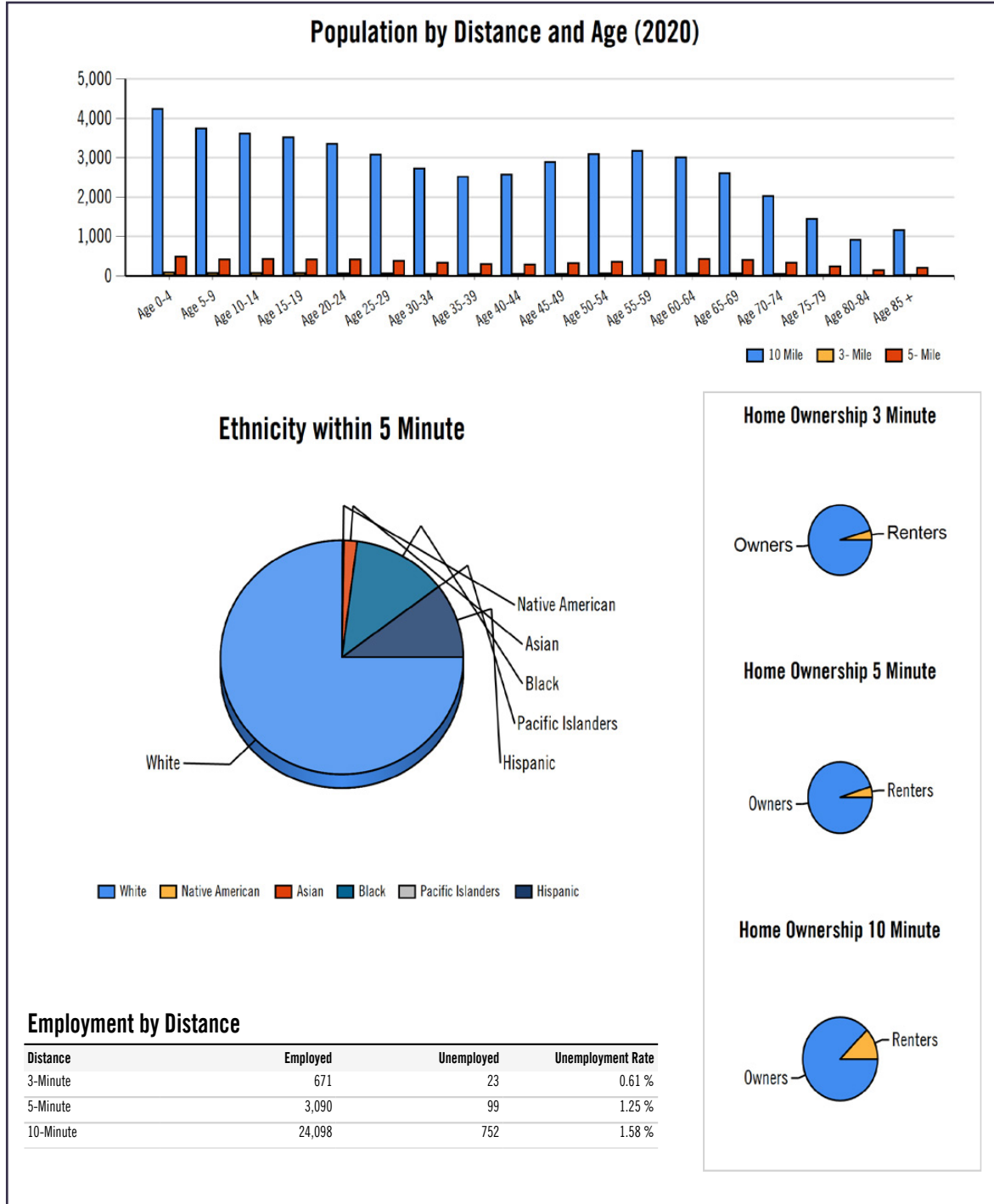
Source: Catylist Research

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DEMOGRAPHICS (CONT.)



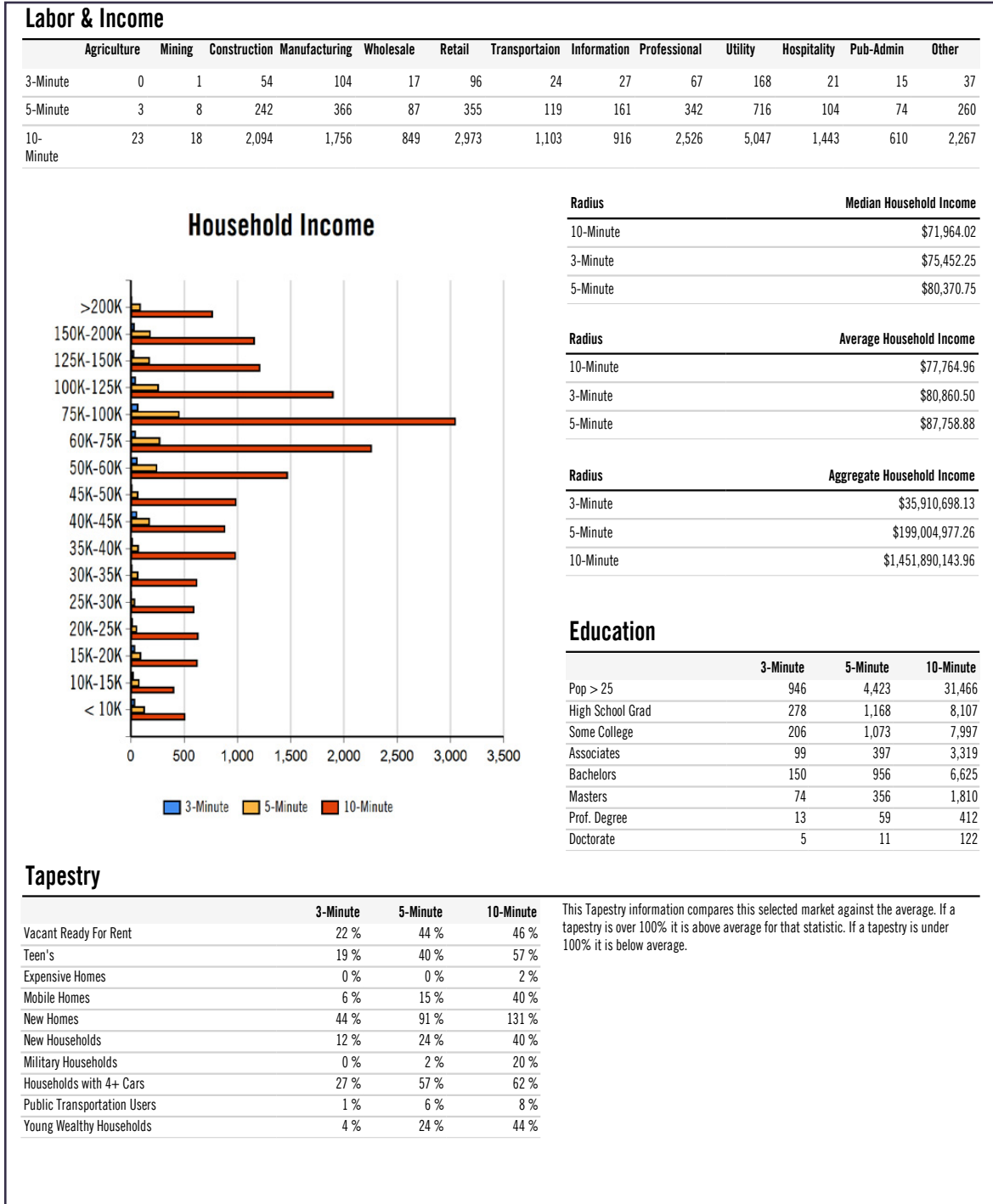
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DEMOGRAPHICS (CONT.)



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DEVELOPMENT OPPORTUNITY

DEMOGRAPHICS (CONT.)

Expenditures						
	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	25,513,225		130,388,470		942,464,296	
Average annual household	53,427		56,134		51,430	
Food	6,860	12.84 %	7,174	12.78 %	6,636	12.90 %
Food at home	4,377		4,534		4,278	
Cereals and bakery products	619		643		608	
Cereals and cereal products	219		227		217	
Bakery products	400		415		391	
Meats poultry fish and eggs	866		893		849	
Beef	204		209		196	
Pork	153		157		153	
Poultry	162		167		160	
Fish and seafood	141		147		137	
Eggs	69		71		69	
Dairy products	449		468		433	
Fruits and vegetables	886		923		871	
Fresh fruits	131		136		129	
Processed vegetables	168		172		166	
Sugar and other sweets	162		167		157	
Fats and oils	138		143		136	
Miscellaneous foods	827		855		805	
Nonalcoholic beverages	369		378		362	
Food away from home	2,483		2,639		2,357	
Alcoholic beverages	407		430		377	
Housing	18,844	35.27 %	19,624	34.96 %	18,368	35.71 %
Shelter	11,418		11,902		11,117	
Owned dwellings	7,051		7,488		6,795	
Mortgage interest and charges	3,623		3,858		3,466	
Property taxes	2,375		2,530		2,277	
Maintenance repairs	1,052		1,099		1,051	
Rented dwellings	3,345		3,317		3,402	
Other lodging	1,022		1,096		919	
Utilities fuels	4,283		4,416		4,269	
Natural gas	406		425		403	
Electricity	1,687		1,723		1,687	
Fuel oil	168		177		165	
Telephone services	1,335		1,381		1,337	
Water and other public services	685		709		675	
Household operations	1,334	2.50 %	1,407	2.51 %	1,268	2.47 %
Personal services	400		427		371	
Other household expenses	933		979		897	
Housekeeping supplies	639		665		610	
Laundry and cleaning supplies	170		175		164	
Other household products	375		393		358	
Postage and stationery	93		96		87	
Household furnishings	1,169		1,233		1,102	
Household textiles	88		91		80	
Furniture	273		295		247	
Floor coverings	30		33		29	
Major appliances	135		141		146	
Small appliances	97		101		92	
Miscellaneous	544		570		506	
Apparel and services	1,462	2.74 %	1,520	2.71 %	1,349	2.62 %
Men and boys	293		313		265	
Men 16 and over	244		262		222	
Boys 2 to 15	49		50		43	
Women and girls	511		531		485	

Source: Catylist Research

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DEMOGRAPHICS (CONT.)

Expenditures (Continued)						
	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	25,513,225		130,388,470		942,464,296	
Average annual household	53,427		56,134		51,430	
Transportation	7,212	13.50 %	7,593	13.53 %	7,048	13.70 %
Vehicle purchases	1,722		1,862		1,665	
Cars and trucks new	873		965		869	
Cars and trucks used	803		847		751	
Gasoline and motor oil	2,217		2,294		2,210	
Other vehicle expenses	2,723		2,846		2,664	
Vehicle finance charges	191		198		186	
Maintenance and repairs	950		1,000		926	
Vehicle insurance	1,229		1,272		1,216	
Vehicle rental leases	352		375		335	
Public transportation	549		590		507	
Health care	3,976	7.44 %	4,171	7.43 %	3,946	7.67 %
Health insurance	2,584		2,698		2,573	
Medical services	858		910		841	
Drugs	400		422		402	
Medical supplies	132		139		128	
Entertainment	3,174	5.94 %	3,333	5.94 %	3,057	5.94 %
Fees and admissions	657		709		604	
Television radios	1,073		1,103		1,064	
Pets toys	1,156		1,216		1,110	
Personal care products	693		732		663	
Reading	59		62		56	
Education	1,551		1,642		1,327	
Tobacco products	391		390		398	
Miscellaneous	871	1.63 %	913	1.63 %	845	1.64 %
Cash contributions	1,412		1,480		1,393	
Personal insurance	6,510		7,064		5,959	
Life and other personal insurance	192		200		179	
Pensions and Social Security	6,317		6,863		5,779	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	583	463	19.29 %	95	473	543	39	104
5-Minute	2020	2,758	2,198	82.35 %	457	2,224	2,566	193	429
10-Minute	2020	20,410	15,487	739.50 %	3,557	16,063	17,454	2,956	1,894
3-Minute	2023	562	463	15.92 %	92	456	550	12	176
5-Minute	2023	2,658	2,198	68.32 %	441	2,143	2,596	62	783
10-Minute	2023	19,798	15,487	648.51 %	3,477	15,550	17,621	2,178	4,342

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