## DEVELOPMENT OPPORTUNITY



# 7844 MCWHIRTER ROAD

Mint Hill, North Carolina

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

*Presented by:* 



Mint Hill, North Carolina

### DEVELOPMENT OPPORTUNITY

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*For more information, please contact:* 



# 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.

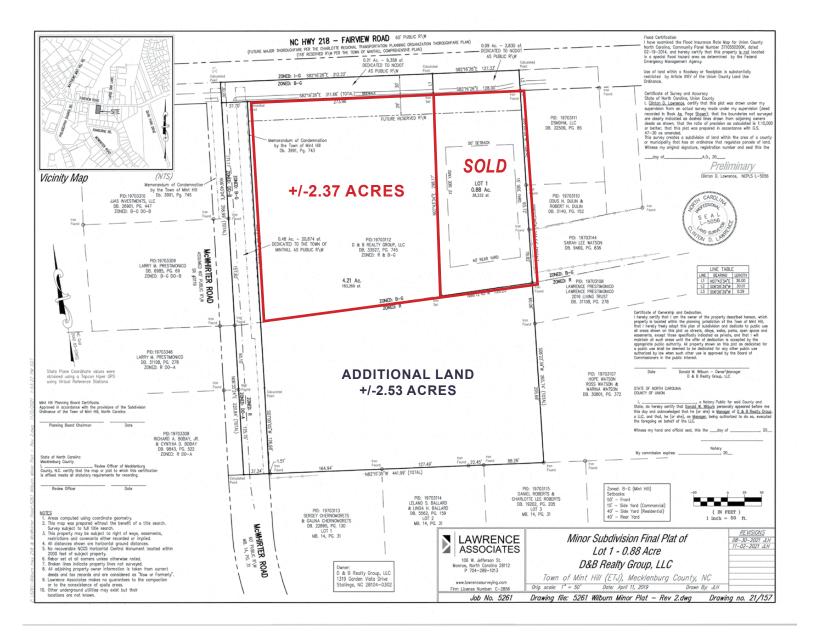
Additional +/-2.53 acres available for \$110,000/Acre.

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## SITE SURVEY

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## SITE AERIAL



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## **AREA AERIAL**



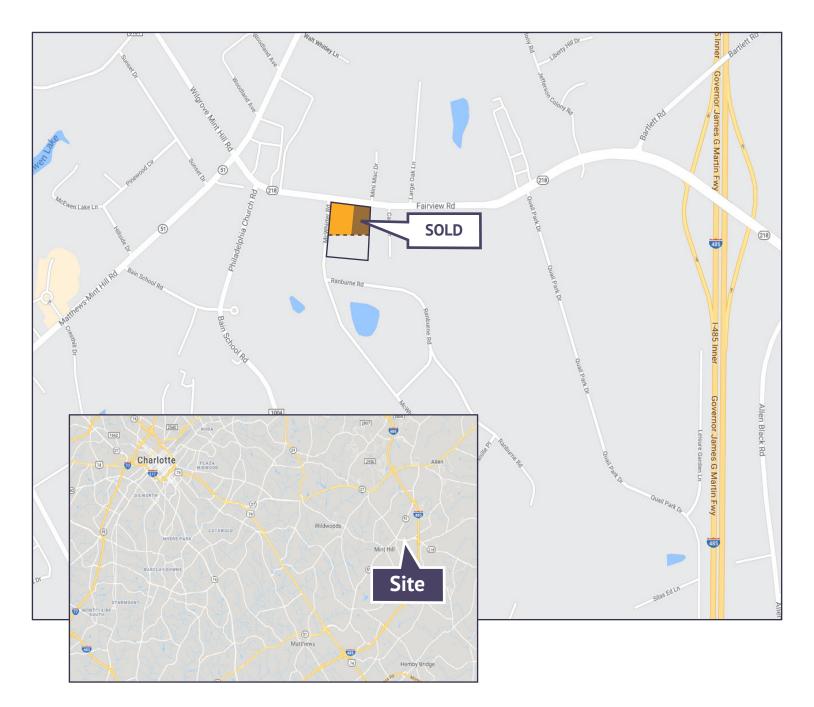
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# LOCATION MAP



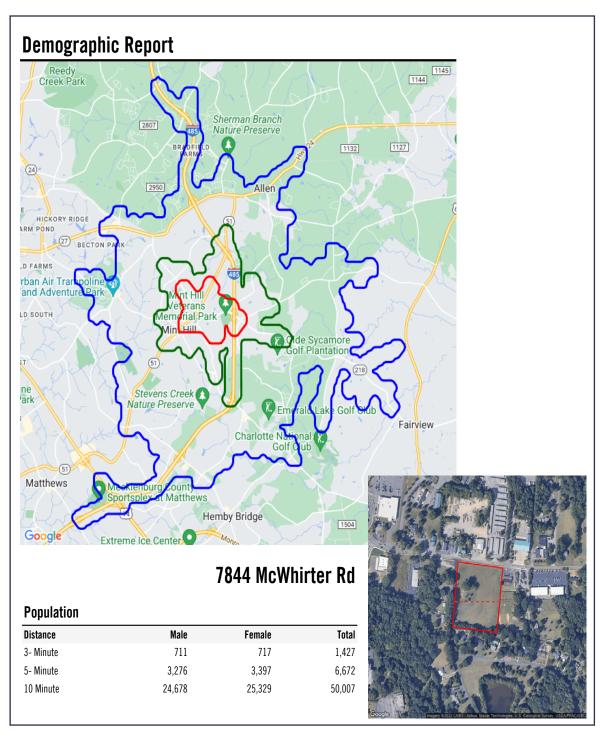
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### DEVELOPMENT OPPORTUNITY

### DEMOGRAPHICS



Source: Catylist Research

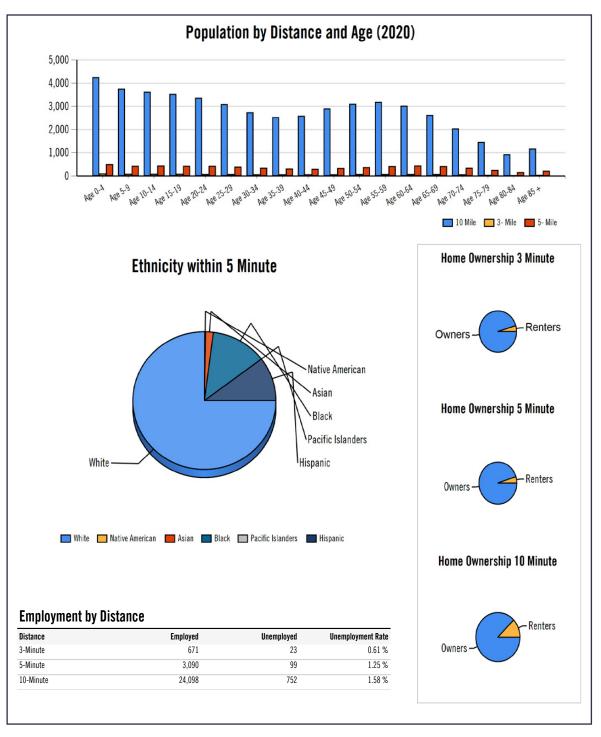


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# **DEMOGRAPHICS (CONT.)**



Source: Catylist Research



For more information, please contact:

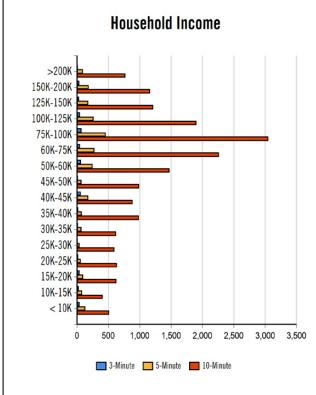
Mint Hill, North Carolina

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## **DEMOGRAPHICS (CONT.)**

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LUDU													
	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	1	. 54	104	17	96	24	27	67	168	21	15	37
5-Minute	3	8	242	366	87	355	119	161	342	716	104	74	260
10- Minute	23	18	2,094	1,756	849	2,973	1,103	916	2,526	5,047	1,443	610	2,267



Radius	Median Household Incor			
10-Minute	\$71,964.02			
3-Minute	\$75,452.25			
5-Minute	\$80,370.75			

Radius	Average Household Income
10-Minute	\$77,764.96
3-Minute	\$80,860.50
5-Minute	\$87,758.88

Radius	Aggregate Household Income
3-Minute	\$35,910,698.13
5-Minute	\$199,004,977.26
10-Minute	\$1,451,890,143.96

#### Education

	3-Minute	5-Minute	10-Minute
Pop > 25	946	4,423	31,466
High School Grad	278	1,168	8,107
Some College	206	1,073	7,997
Associates	99	397	3,319
Bachelors	150	956	6,625
Masters	74	356	1,810
Prof. Degree	13	59	412
Doctorate	5	11	122

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	22 %	44 %	46 %
Teen's	19 %	40 %	57 %
Expensive Homes	0 %	0 %	2 %
Mobile Homes	6 %	15 %	40 %
New Homes	44 %	91 %	131 %
New Households	12 %	24 %	40 %
Military Households	0 %	2 %	20 %
Households with 4+ Cars	27 %	57 %	62 %
Public Transportation Users	1 %	6 %	8 %
Young Wealthy Households	4 %	24 %	44 %

tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

This Tapestry information compares this selected market against the average. If a

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### DEVELOPMENT OPPORTUNITY

## **DEMOGRAPHICS (CONT.)**

	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	2.02 /0
Men 16 and over	233		262		203	
Boys 2 to 15	49		50		43	
Women and girls	511		531		43	

Source: Catylist Research

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Mint Hill, North Carolina

### DEVELOPMENT OPPORTUNITY

## **DEMOGRAPHICS (CONT.)**

Expenditures	(Coi	ntinued)								
•		-	3-N	Ainute	%	5-Minute	%		10-Minute	%
Total Expenditures			25,51	3,225	- <u>-</u>	130,388,470			942,464,296	
Average annual household			5	53,427		56,134			51,430	
Transportation					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 7.4	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 insur	ance			192		200			179	
Pensions and Social Security				6,317		6,863			5,779	
Distance			ted Household	-	Housing O				ing Occupancy	
	ear	Projection	2018	Change	1 Person	Family		Owner	Renter	Vacant
	020	583	463	19.29 %	95	473		543	39	104
	020	2,758	2,198	82.35 %	457	2,224		2,566	193	429
10-Minute 2	020	20,410	15,487	739.50 %	3,557	16,063		17,454	2,956	1,894
3-Minute 2	023	562	463	15.92 %	92	456		550	12	176
5-Minute 2	023	2,658	2,198	68.32 %	441	2,143		2,596	62	783
10-Minute 2	023	19,798	15,487	648.51 %	3,477	15,550		17,621	2,178	4,342
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Source: Catylist Research



For more information, please contact: