



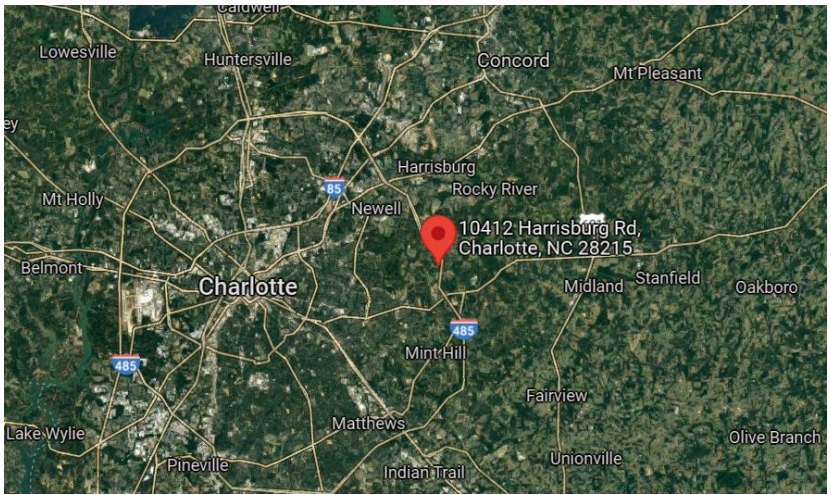
AVAILABLE
FOR SALE \$350,000

10412 Harrisburg Road | Charlotte, NC 28215

Located on the growing corridor of Harrisburg Road, directly off I-485, in Charlotte, NC, this parcel offers 400' of road frontage. The wooded site can access sewer and utilities from neighboring development to be completed in 2022. Immediate localities include a BP gas station and a Food Lion anchored shopping center. Phase I study has been completed to address County MPL notation.

- ✓ ACCESS DIRECTLY OFF I-485
- ✓ AVERAGE 14,000 CPD
- ✓ R-3 ZONING
- ✓ \$35,000 PER ACRE PRICING
- ✓ MECKLENBURG COUNTY

**All information needs to be independently verified.*



MARKET DEMOGRAPHICS

	3 Miles	5 Miles
<i>Population</i>	53,629	186,247
<i>Median HH Income</i>	\$59,122	\$63,092
<i>Pop. Growth ('17-'22)</i>	7.3%	11%



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