

LAND FOR SALE

277 Acres for Residential Development

7171-7081 Sims Rd | Waxhaw, NC 28173



PROPERTY HIGHLIGHTS

 +/- 25 Miles  +/- 12 Miles  +/- 33 Miles  +/- 34 Miles

As one of the largest tracts of land available in the Charlotte Metro area, this +/- 277 acre offering near downtown Waxhaw is part of the fastest growing suburb in the Charlotte Metro region.

Waxhaw's population grew from 9,915 in 2010 to more than 20,534 in 2020. This 108.5% growth over the past decade makes Waxhaw the ninth fastest-growing municipality in North Carolina, and the only one in the top 10 with over 10,000 residents.

Assemblage Size: +/- 277 Acres

County: Union County

Zoning: RA-40

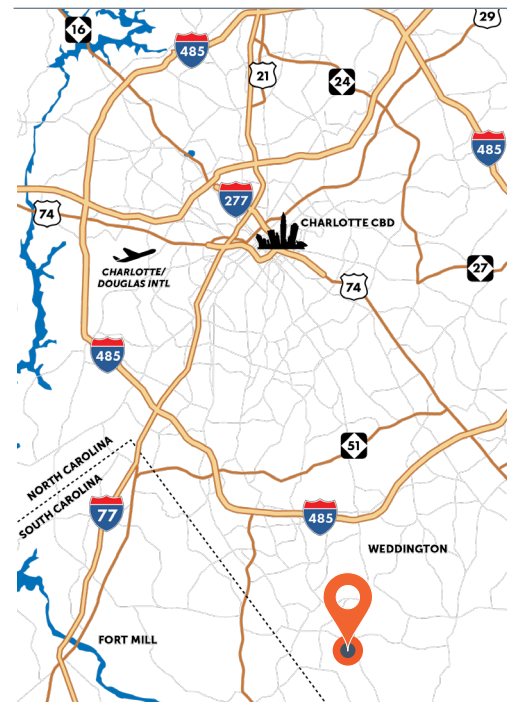
Parcel Numbers:

Assemblage 1: 5117004, 05117005A, & 05117005B (137 acres)

Assemblage 2: 5117006, 05090001C, 05090001A, 05117007A, & 05117005C (140 acres)

Price: Call for pricing

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DEMOGRAPHICS

MILE RADIUS	1 MI	3 MI	5 MI
POPULATION	12,021	89,694	261,655
NO. OF HOUSEHOLDS	6,052	40,511	128,251
AVG. HH INCOME	\$151,148	\$154,699	\$116,972