

±17.6 Acres of Land for Sale

## ► Rocky River Road

Rocky River Road at I-485, Charlotte, NC



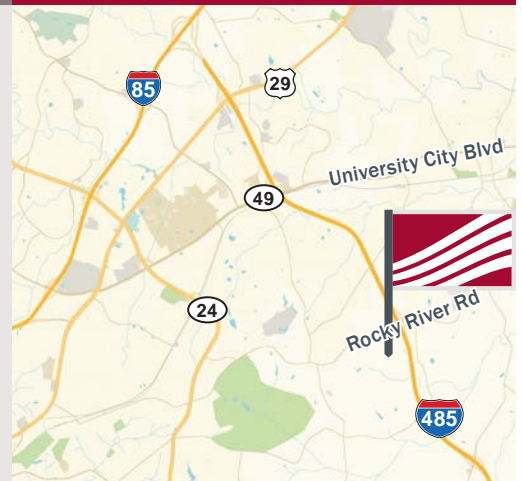
### Land for Sale

### For Sale

- 17.6± acres available for future residential development.
- Located in the SW quadrant of the Rocky River Road and I-485 interchange (Exit 36).
- City of Charlotte Zoning: R-3 Single-Family  
\*seller may sell subject to rezoning
- Utilities available and located near site.
- Located 3.5 miles from the UNC Charlotte campus and 4 miles to the Town of Harrisburg.

### Pricing

\$49,500 / Acre



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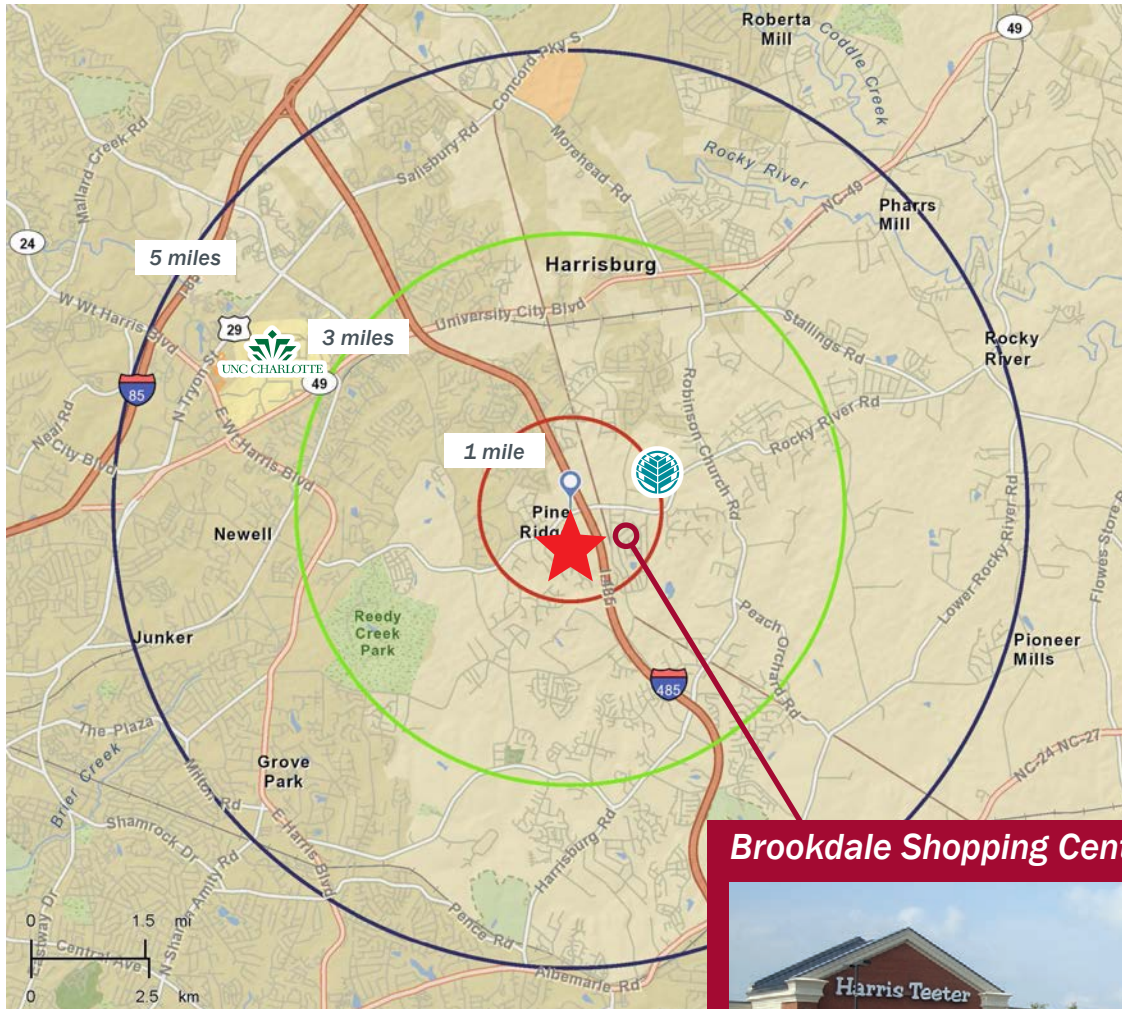


# ► Demographics

Land For Sale

Rocky River Rd at I-485 - Charlotte, NC

## Demographics and Proximate Location



Source: Esri 2016

Demographics	1 mile	3 mile
2016 Est. Population	4,431	44,714
2016 Est. Housing Units	1,542	15,600
2016 Est. Avg. HH Income	\$108,615	\$82,984

### Brookdale Shopping Center



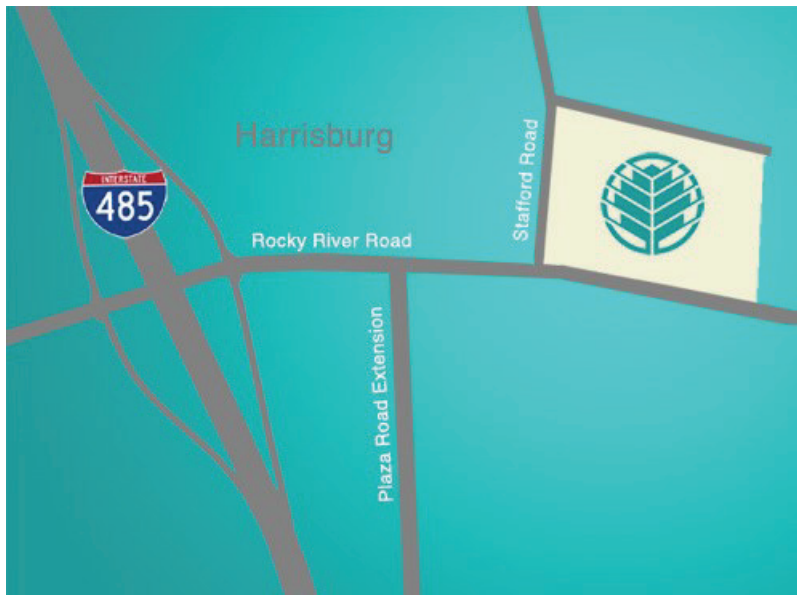
## ► CMC-Harrisburg

### **Land For Sale**

Rocky River Rd at I-485 - Charlotte, NC



Carolina's HealthCare System



CMC-Harrisburg is located at  
9592 Rocky River Road, Harrisburg, NC 28215

Source: [www.cmc-harrisburg.org](http://www.cmc-harrisburg.org)

Carolina's HealthCare System has opened CMC-Harrisburg, a new healthcare pavilion (freestanding ER) on Rocky River Road in Harrisburg, NC near I-485 to help meet the emergency medical needs of this dynamic, growing community.

CMC-Harrisburg, a facility of CMC-NorthEast, provides residents in the surrounding area 24/7 access to physicians who are board-certified in emergency medicine, plus a number of services to ensure quality patient care.

#### ***The facility includes:***

- 24/7 emergency services
- Helipad for transporting patients
- Diagnostic imaging
- Full service laboratory



## ► Topography

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