



Exclusive Listing Agents:
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Land For Sale
 111.73 Acres

801 N. Broome Street
 Waxhaw, NC 28173



Property Features

- Legacy family property at the gateway to the Waxhaw Downtown Historic District
- Superb location off Broome St. (17,000 ADT) and Waxhaw Marvin Rd. (2,800 ADT)
- Excellent opportunity for unique mixed-use development
- Future Land Use Plan supports mixed-use
- All utilities on-site
- Rolling topography with scenic ravines

Mixed-Use Opportunity
 Currently Zoned: R-20 County & R-4, UN Waxhaw

Price:
 Determined by Market

Property Images



North



East



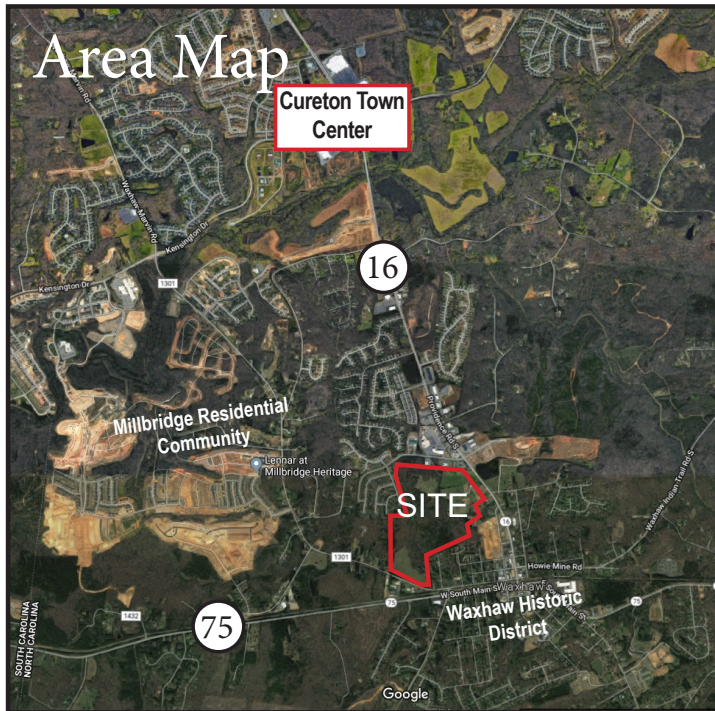
South

10800 Sikes Place, Suite 300
 Charlotte, NC 28277
 www.taylorpropertiesgrp.com

Land Brokerage Services
 Since 1982

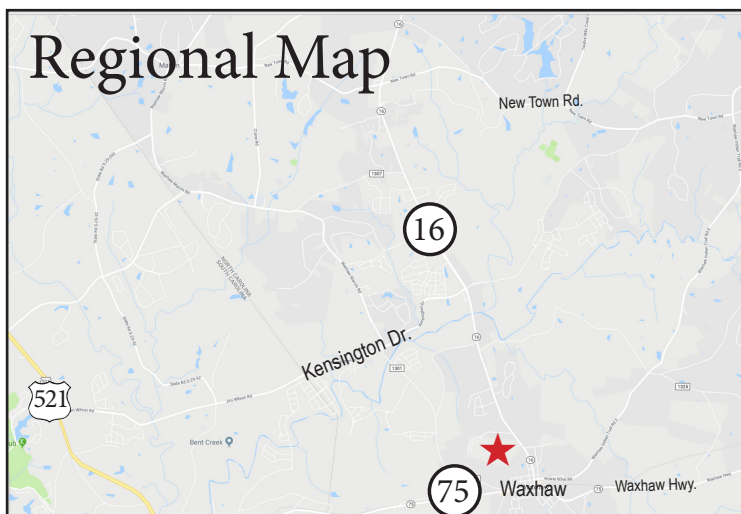
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Property Details

- Property Type: Land
- Property Sub-type: Mixed-use
- Additional Sub-type: Residential and Commercial
- Total Acreage: 111.73
- Zoning: R-20 County and R-4, UN Waxhaw
- Parcel ID: 0614100480, 0614100490, 06141004A80, 06141004A90, 05113038, 06141004C
- Property User: Any User
- Primary Best Use: Master Planned Mixed-Use
- Secondary Best Use: Residential and Commercial
- Water Type: Public On-Site
- Sewer Type: Public On-Site
- Gas Type: Private Utility On-Site
- Electric Type: Private Utility On-Site
- Topography: Flat with Some Rolling Topography and Ravines
- Price: Determined by Market



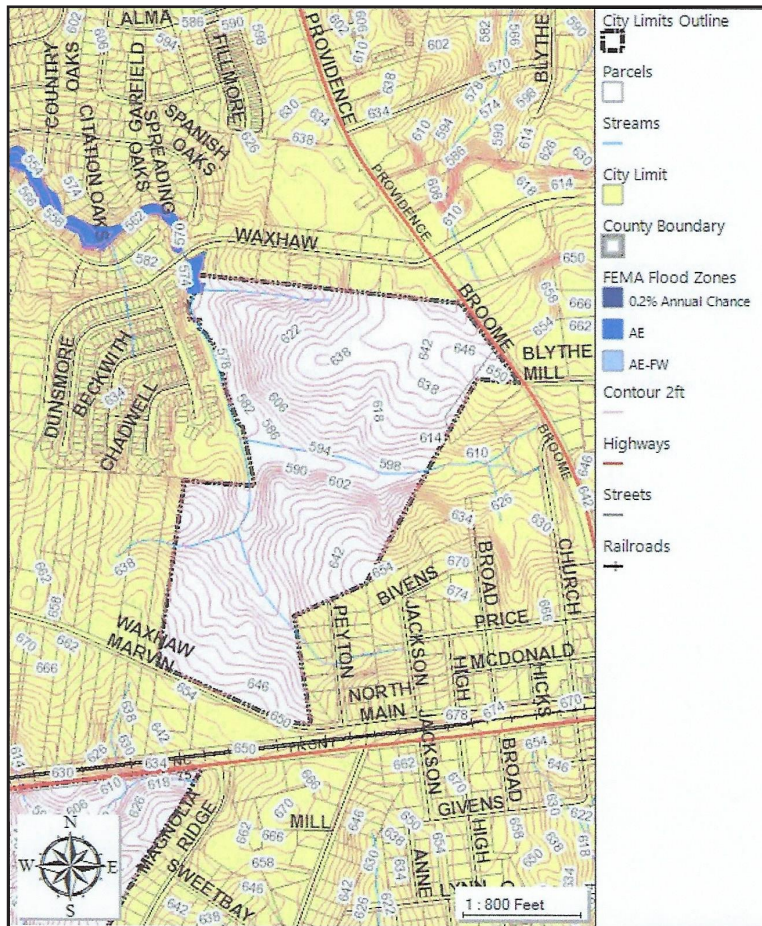
Demographics

Data	1 mi.	3 mi.	5 mi.
Current Population	6,776	12,628	42,722
Households	2,355	4,256	14,702
Median HH Income	\$83,704	\$97,845	\$106,822
Employees	622	1,007	4,696
Businesses	113	187	626
Population Growth % in 5 Years	4.12%	4.21%	4.25%

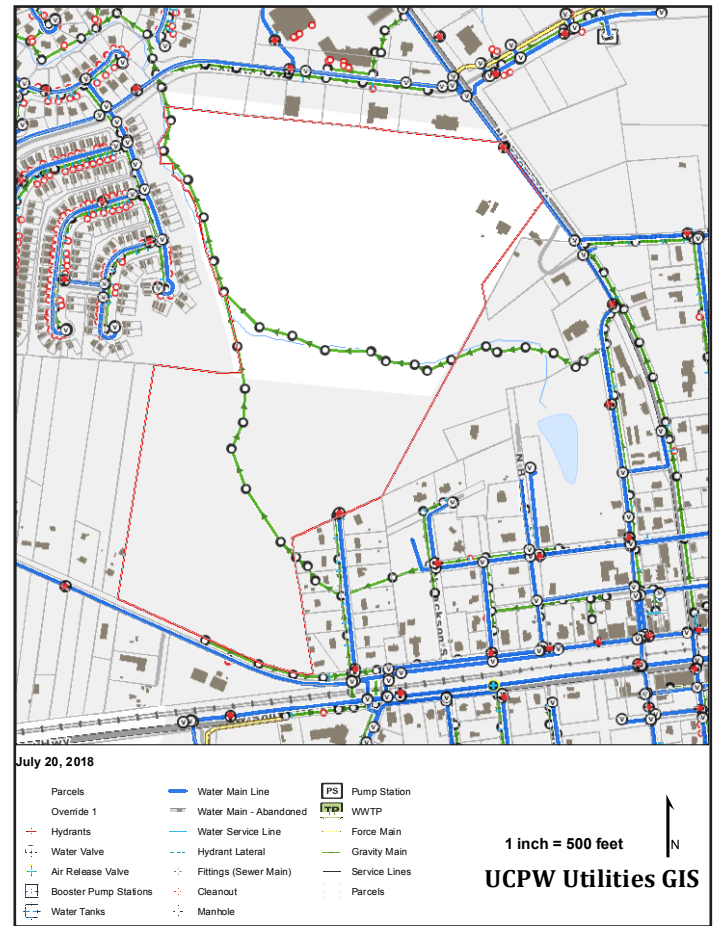
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Topography and Drainage



Water and Sewer Utilities





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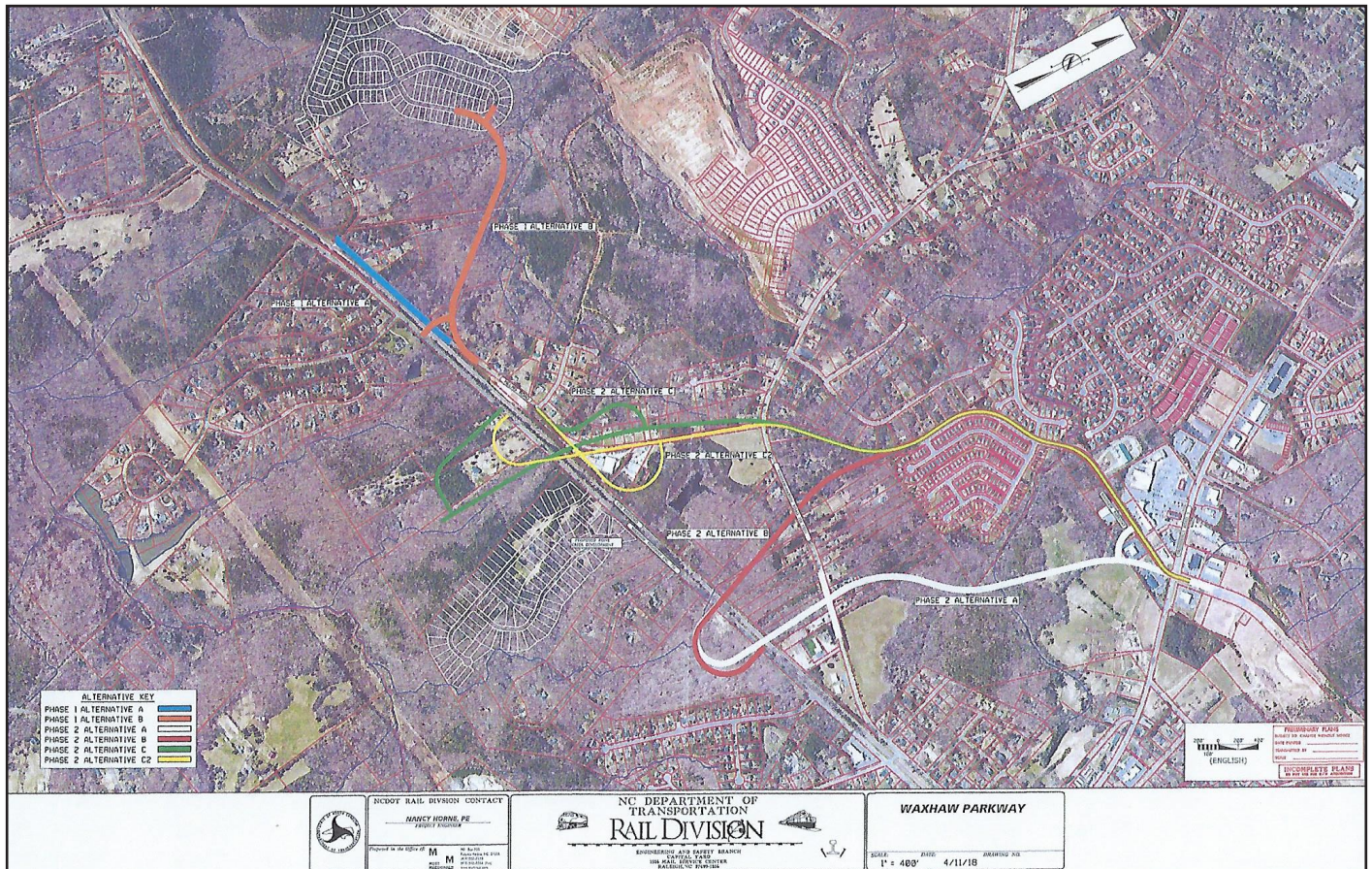
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Waxhaw Parkway Alignment Alternatives



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