



Exclusive Listing Agents:

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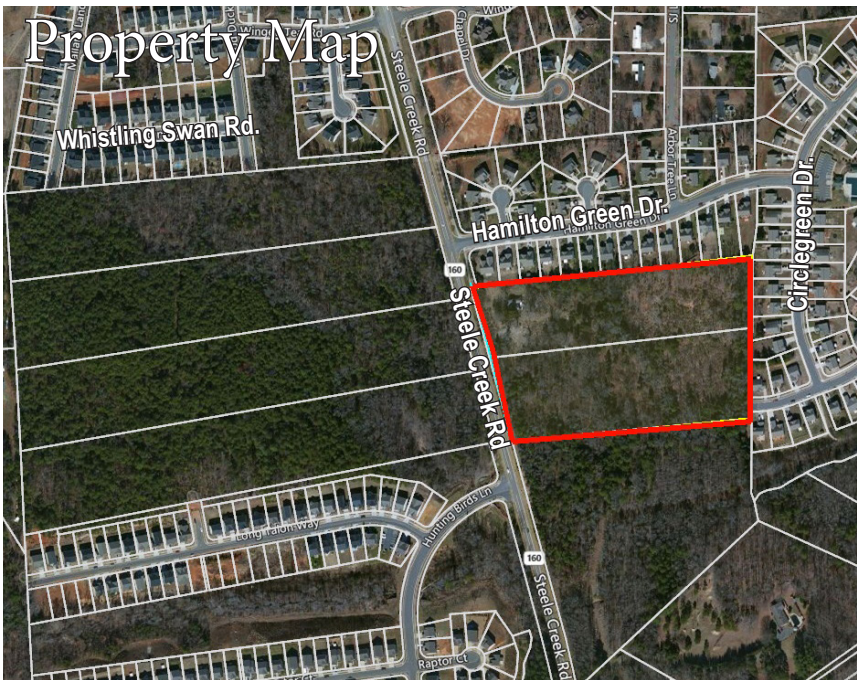
Bob Taylor

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Land For Sale  
11.9 Acres

16101 & 16121 Steele Creek Rd.  
Charlotte, NC 28273



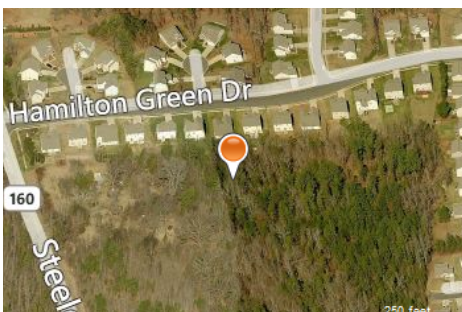
## Property Features

- Excellent location close to commercial, medical, and entertainment:
  - 1.5 miles to NC Hwy 49- Rivergate
  - 4.4 miles to Carowinds Theme Park
  - 4.5 miles to Tega Cay and Lake Wylie
  - 6.5 miles to I-77/Steele Creek-Baxter Village
- Easily accessible to local schools
- Growing new single-family home market
- Limited land remaining for new housing developments
- Zoning in place for residential, with all available utilities

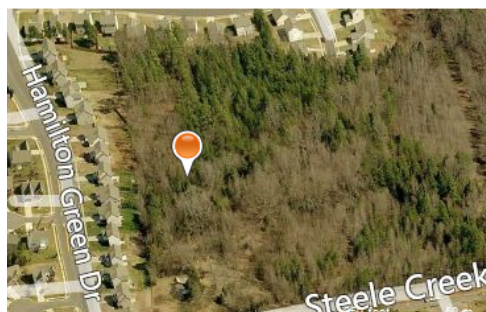
Single-Family Residential  
or Institutional Uses Zoned: R-3

Listed At: \$800,000  
Bring All Offers

## Property Images



North



East



West

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

Land Brokerage Services  
Since 1982



## Land For Sale 11.9 Acres

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## Property Details

- Property Type: Land
- Property Sub-type: Single Family Residential
- Additional Sub-type: Institutional
- Total Acres: 11.9
- Zoning: R-3
- Parcel ID: 219-082-40 and 219-082-21
- Property User: Developer; Home Builder; Church; Private School
- Primary Best Use: Single Family Residential
- Secondary Best Use: Private School
- Water Type: Public
- Sewer Type: Public
- Gas Type: Private Utility
- Electric Type: Private Utility
- Topography: Sloping
- Price: \$800,000

## Regional Map



## Demographics

Data	1 mi.	3 mi.	5 mi.
Current Population	5,419	34,417	84,347
Households	1,896	12,906	28,407
Median HH Income	\$69,867	\$79,570	\$80,246