

LAND FOR SALE CLEAR CREEK BUSINESS PARK

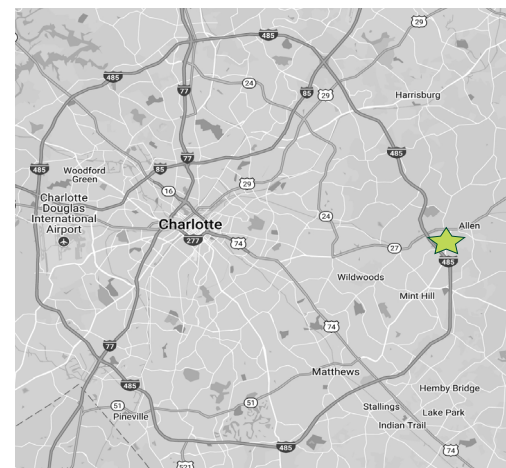
ALBEMARLE ROAD AT I-485 | CHARLOTTE, NC

CBRE



Land for Sale

- Clear Creek is a 177-acre master planned business park with close access to I-485
- Contiguous sites from 1.38 - 25+ Acres
- Zoned IG (CUD) General Industrial under the Town of Mint-Hill Jurisdiction*
**(Provides for limited industrial, retail sales and services, and other compatible uses)*
- List of permitted uses and development standards available upon request



FOR MORE INFORMATION, PLEASE CONTACT:

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Site Plan

PRESBYTERIAN
HOSPITAL

I-485
Interchange

ALBEMARLE ROAD - Hwy
24/27

ROCKY RIVER
CHURCH RD

I-485

SOLD
Aberdeen Wester RR

SOLD

PARCEL 40
2.09 AC

PARCEL 41
2.01 AC

PARCEL 39
3.53 AC

PARCEL 38
2.50 AC

PARCEL 37
2.02 AC

PARCEL 36
2.51 AC

PARCEL 35
2.96 AC

PARCEL 34
2.93 AC

SOLD
CMS
HIGH SCHOOL

SOLD
Nursing & Rehabilitation
~11.9 Acres

SOLD
CHS
MEDICAL CAMPUS

PARCEL 48
14.22 AC

PARCEL 12
10.19 AC

PARCEL 13
2.69 AC

PARCEL 14
2.29 AC

PARCEL 15
1.71 AC

PARCEL 16
1.38 AC

PARCEL 20
4.43 AC

PARCEL 19
2.05 AC

PARCEL 18
1.71 AC

PARCEL 17
1.49 AC

ALLEN STATION DR

BLAIR ROAD - Hwy 51

I-485
Interchange

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PRICING

Parcel	Acreage	Basic Price/ Acre	Total	Comments
12	10.19	\$65,000	\$662,350	Business Park
13	2.69	\$65,000	\$174,850	Business Park
14	2.29	\$95,000	\$217,550	Business Park
15	1.71	\$95,000	\$162,450	Business Park
16	1.38	\$95,000	\$131,100	OUTPARCEL
17	1.49	\$95,000	\$141,550	OUTPARCEL
18	1.71	\$95,000	\$162,450	Business Park
19	2.05	\$95,000	\$194,750	Business Park
20	4.43	\$65,000	\$287,950	Business Park
34	2.93	\$65,000	\$190,450	Business Park
35	2.96	\$65,000	\$192,400	Business Park
36	2.51	\$65,000	\$163,150	Business Park
37	2.02	\$65,000	\$131,300	Business Park
38	2.50	\$65,000	\$162,500	Business Park
39	3.53	\$65,000	\$229,450	Business Park
40	2.09	\$65,000	\$135,850	Business Park
41	2.01	\$65,000	\$130,650	Business Park
48	14.22	\$65,000	\$924,300	Business Park

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