

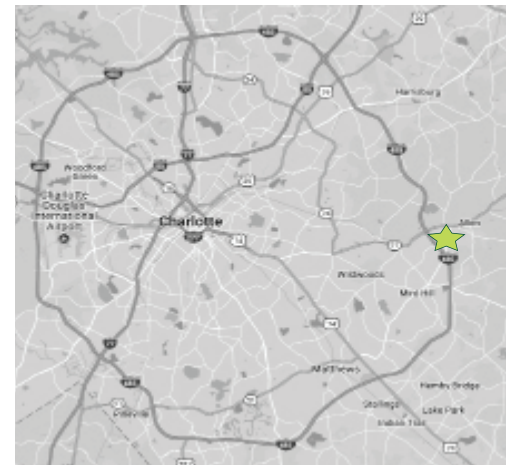
LAND FOR SALE CLEAR CREEK BUSINESS PARK

ALBEMARLE ROAD AT I-485 | CHARLOTTE, NC



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:

FRANK LARSEN

First Vice President
704 331 1254
frank.larsen@cbre.com

STEWART HASTY

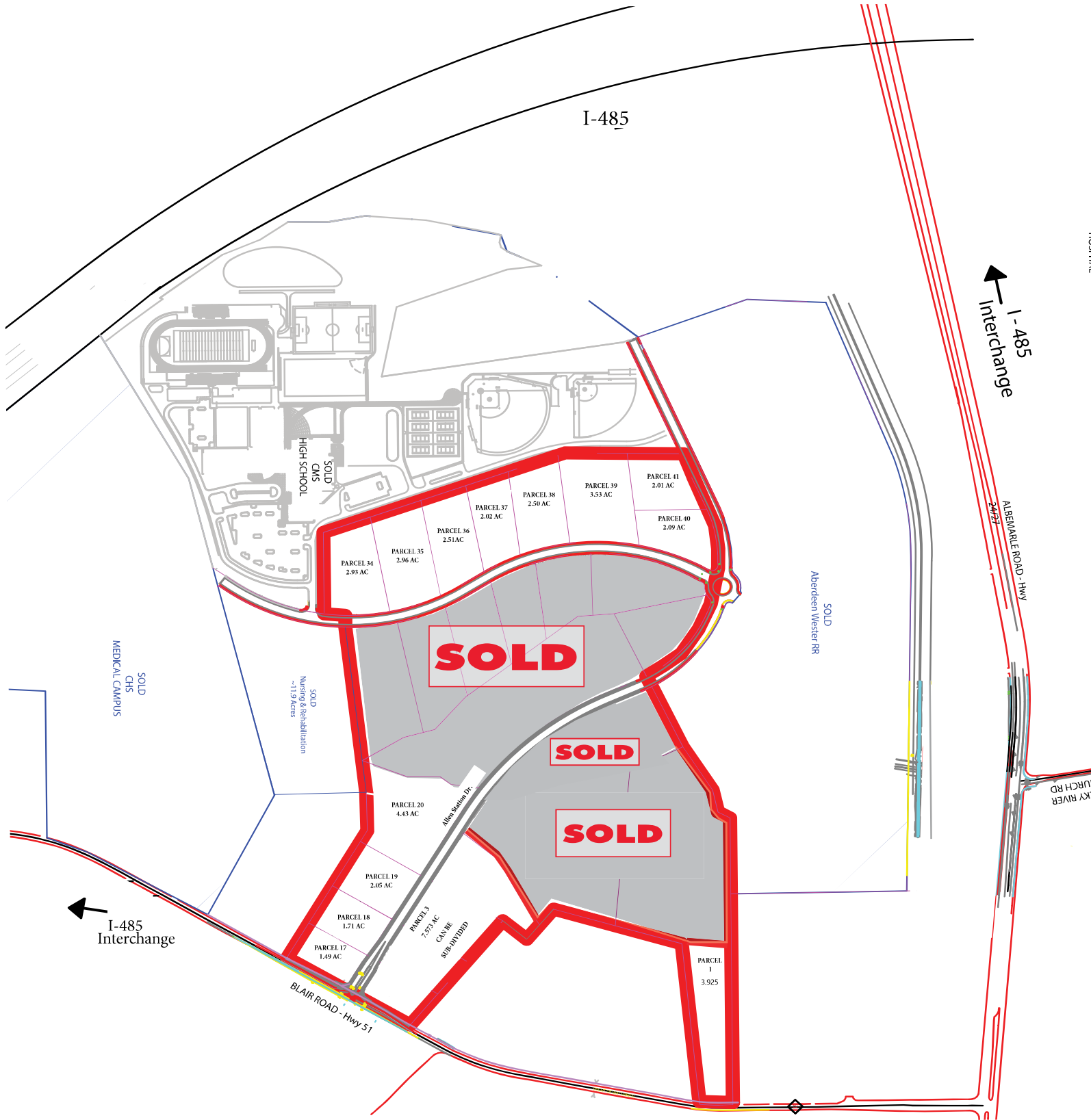
Senior Associate
704 264 3641
stewart.hasty@cbre.com

STEVE LOWE

First Vice President
704 331 1262
steve.lowe@cbre.com

CBRE

SITE PLAN



FRANK LARSEN
 First Vice President
 704 331 1254
 frank.larsen@cbre.com

STEWART HASTY
 Senior Associate
 704 264 3641
 stewart.hasty@cbre.com

STEVE LOWE
 First Vice President
 704 331 1262
 steve.lowe@cbre.com



PRICING

Parcel	Acreage	Basic Price/ Acre	Total	Comments
1	3.78	\$95,000	\$359,100	Business Park
3	7.57	\$125,000	\$946,250	Business Park
17	1.49	\$125,000	\$186,250	Business Park
18	1.71	\$125,000	\$213,750	Business Park
19	2.05	\$125,000	\$256,250	Business Park
20	4.43	\$125,000	\$553,750	Business Park
34	2.93	\$95,000	\$278,350	Business Park
35	2.96	\$95,000	\$281,200	Business Park
36	2.51	\$95,000	\$238,450	Business Park
37	2.02	\$95,000	\$191,900	Business Park
38	2.50	\$95,000	\$237,500	Business Park
39	3.53	\$95,000	\$335,350	Business Park
40	2.09	\$95,000	\$198,550	Business Park
41	2.01	\$95,000	\$190,950	Business Park

© 2020 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited. REVISED: 08/11/20

FRANK LARSEN

First Vice President
704 331 1254
frank.larsen@cbre.com

STEWART HASTY

Senior Associate
704 264 3641
stewart.hasty@cbre.com

STEVE LOWE

First Vice President
704 331 1262
steve.lowe@cbre.com

CBRE