

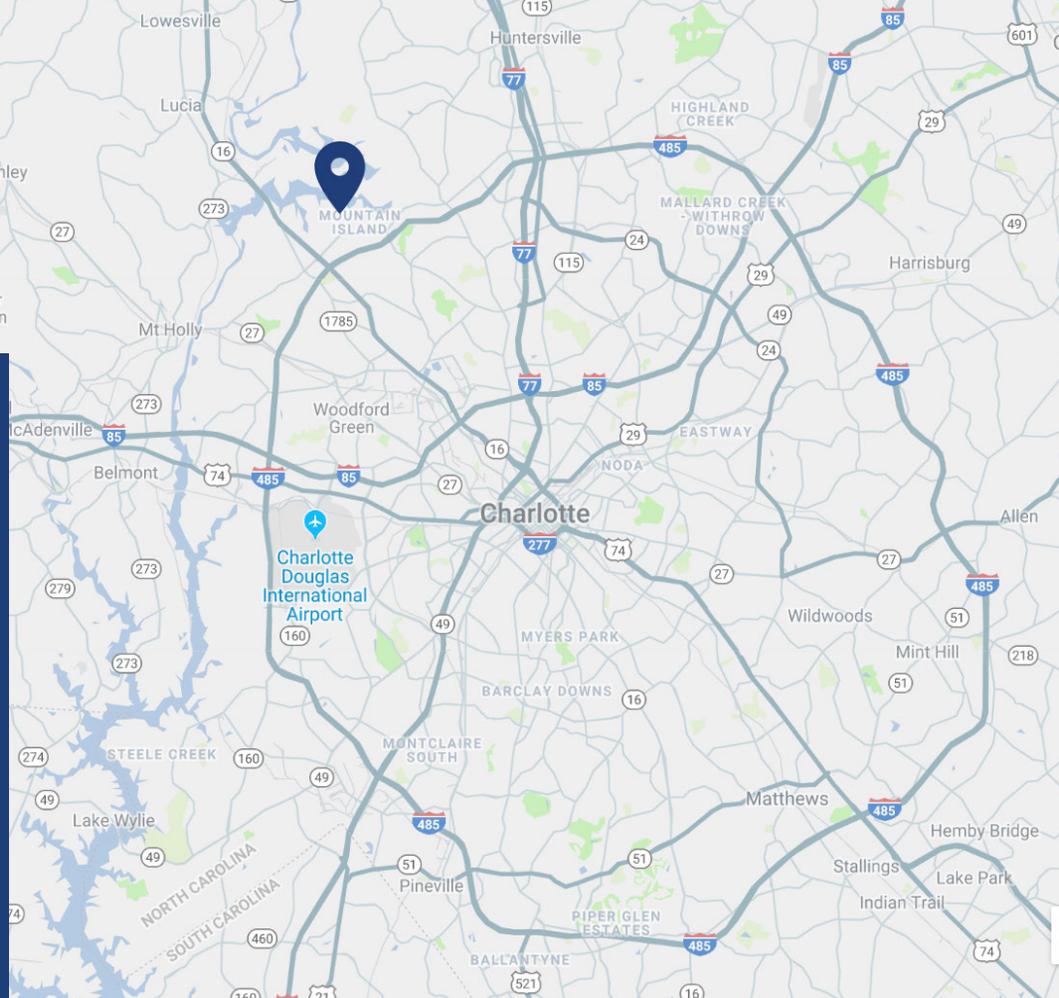
# ABERNATHY RD. LAND

11800 Abernathy Rd. | Charlotte, NC 28216

AVAILABLE LAND FOR SALE

**SITE**





## EXECUTIVE SUMMARY

# ABERNATHY RD. LAND

Good development opportunity in well established neighborhood at beautiful Mountain Island Lake. Site is just blocks for Mountain Island Lake, and just over a mile from Riverbend Village Shopping Center anchored by Harris Teeter Grocery, multiple restaurants, and other retail stores. Short distance to both I-485 and Highway 16 (Brookshire Blvd.).

## PROPERTY DETAILS

<b>Address</b>	11800 Abernathy Rd. Charlotte, NC 28216
<b>Acreage</b>	+/- 7.5 AC
<b>Zoning</b>	R-5
<b>Traffic Counts</b>	I-485   83,000 VPD Hwy 16 (Brookshire Blvd)   31,000 VPD
<b>Sale Price</b>	\$44,750/AC

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2018 Population</b>	2,247	23,247	88,402
<b>Avg. Household Income</b>	\$126,516	\$101,975	\$84,667
<b>Median Household Income</b>	\$103,097	\$80,294	\$65,863
<b>Households</b>	758	8,356	32,401
<b>Daytime Employees</b>	323	3,357	18,422

# MOUNTAIN ISLAND LAKE NORTH CAROLINA

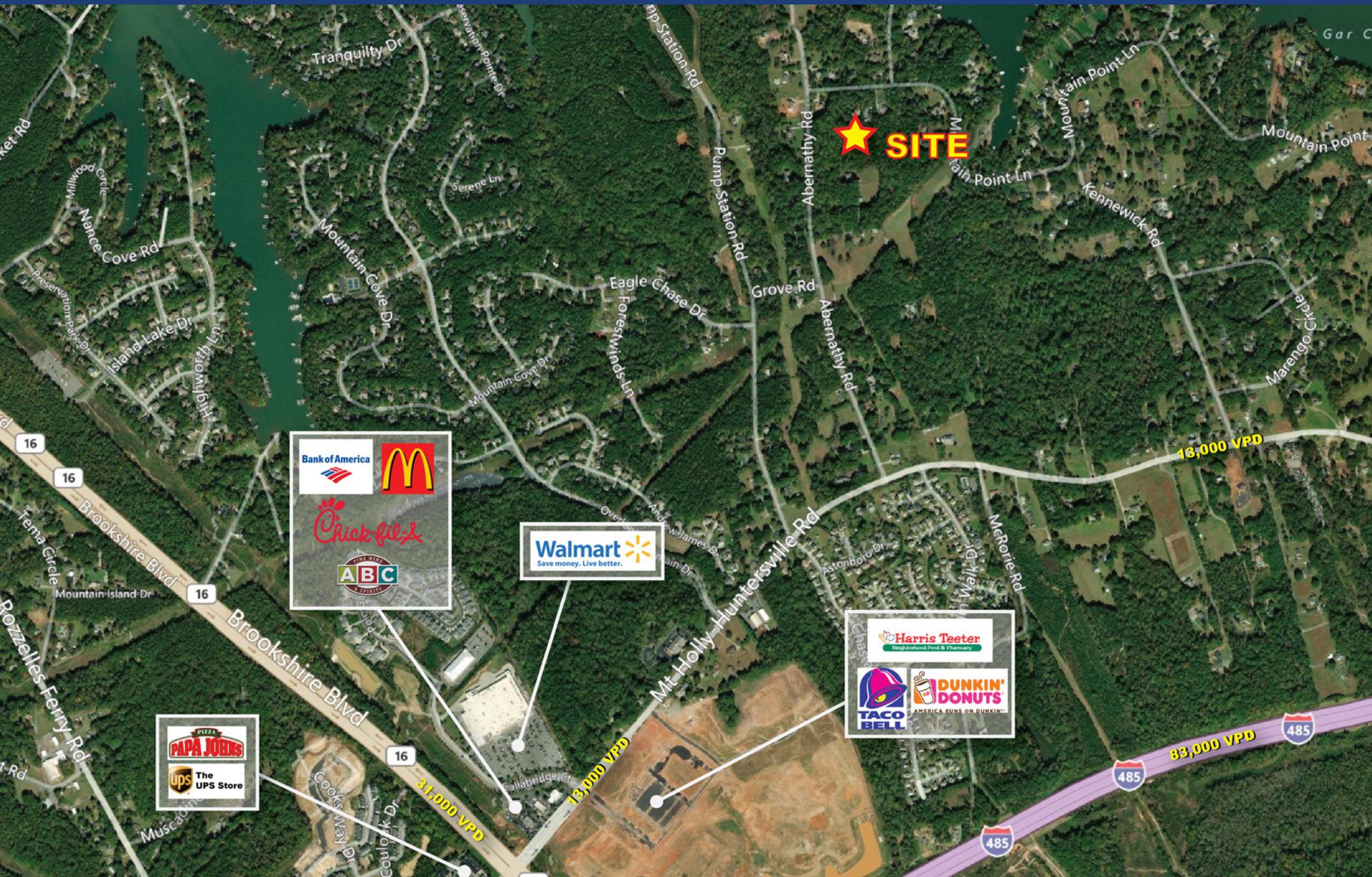
Mountain Island Lake, one of Charlotte's area lake communities, was created in 1924 with the building of the Mountain Island Hydroelectric Station. Riverbend Steam Station is also located on Mountain Island Lake and uses the lake to cool the steam that drives the turbines. Fed by the Catawba River, Mountain Island Lake is the smallest of the three man-made lakes within Mecklenburg County. The three Charlotte lakes, Wylie, Norman and Mountain Island, are managed by Duke Energy, the region's main supplier of power. Mountain Island Lake is approximately 3,281 acres and has 61 miles of shoreline.

Mountain Island Lake's primary function is to provide drinking water for residents of Mecklenburg and Gaston Counties but it is also a popular, public accessible lake for boating and fishing as well. Some of the popular public recreational areas include Hornets Nest Park and Latta Plantation Park, where residents also enjoy horseback riding and fishing.

Divided east and westward, Mecklenburg County to the east and Lincoln and Gaston Counties to the west, both sides of Mountain Island enjoy excellent school assignments.



# MARKET OVERVIEW



## CONTACT

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.