



14421 Lawyers Road

Matthews, North Carolina 28104



61,000 VPD



On Ramp

Can be combined with adjacent properties for up to +/- 11.1 AC

+/- 4.6 AC

+/- 2.5 AC

Lawyers Rd

Allen Black Rd

21,500 VPD

+/- 4 AC Available

Pleasant Run Drive

Available for Sale

+/- 4 AC Assemblage near I-485

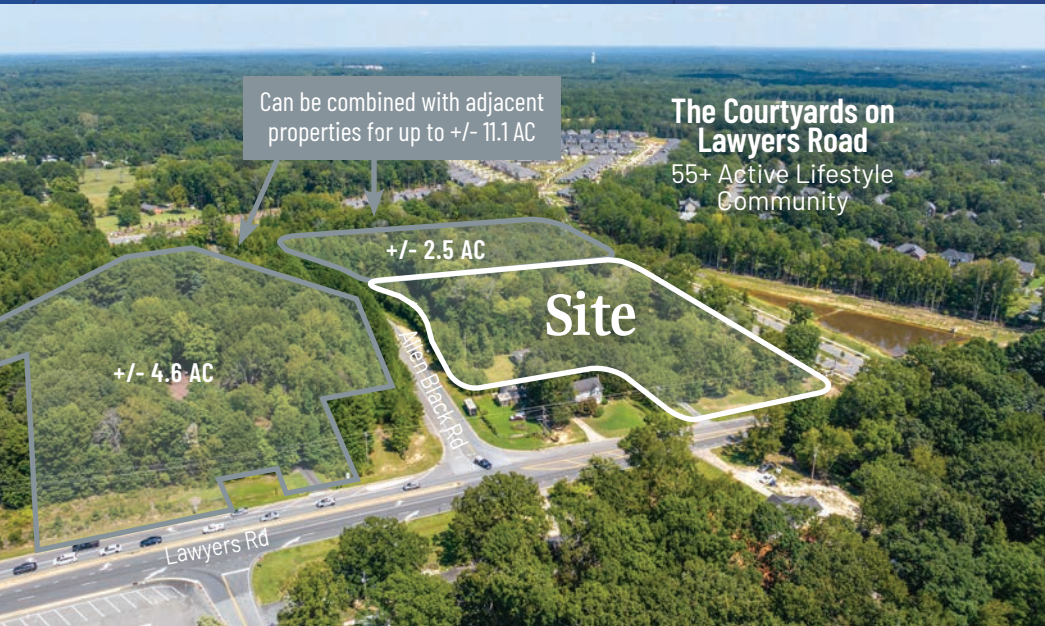
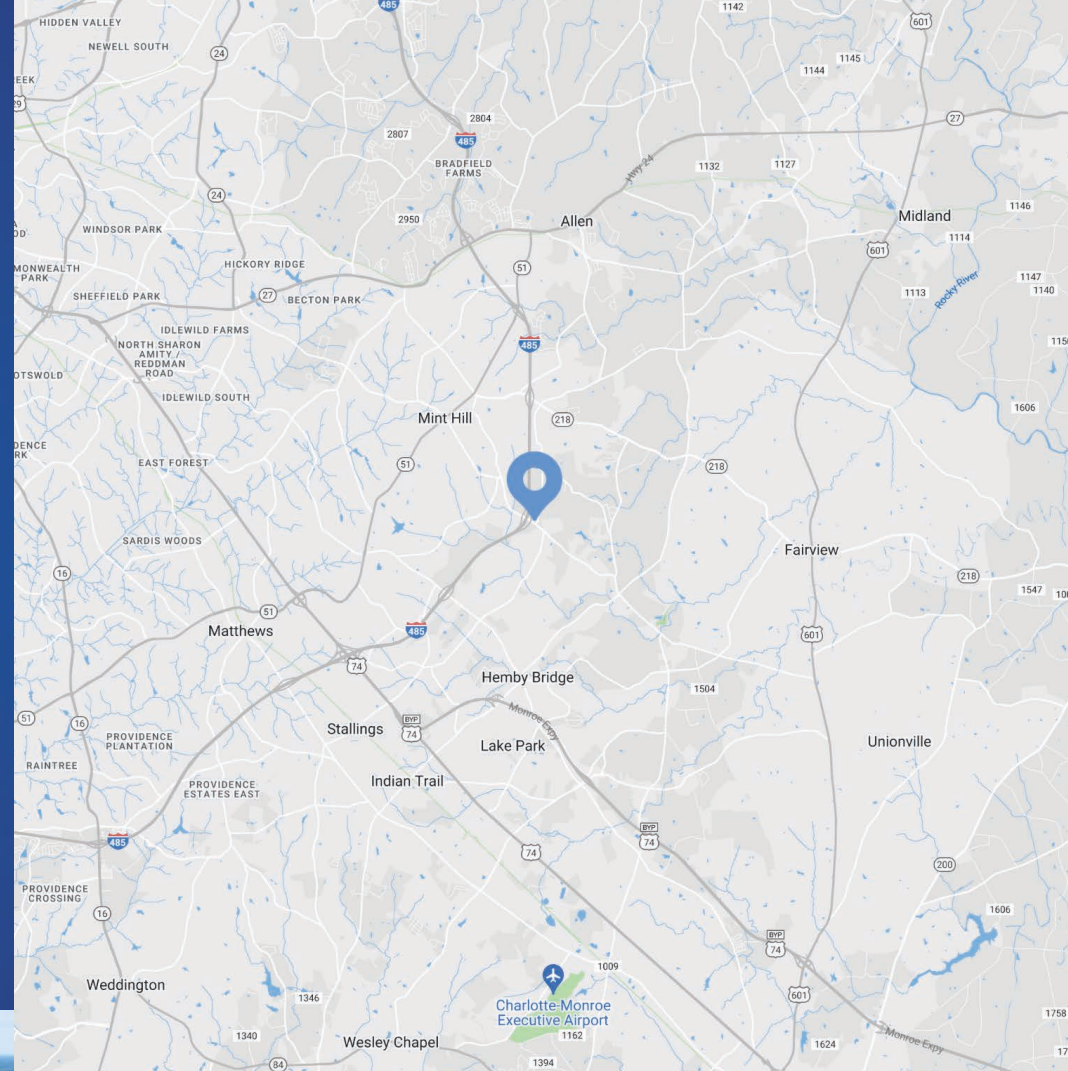
Property Overview

14421 Lawyers Road Available for Sale

Land available for sale at the corner of Lawyers Rd with additional access to Allen Black Rd. Site is suitable for retail redevelopment and sellers will allow time for a rezoning. All rezoning will likely be handled by the Town of Stallings. There is an opportunity to acquire an additional +/- 7.1 AC next to the site.

Property Details

Address	14421 Lawyers Road Matthews, NC 28104
Availability	+/- 4.0 AC Available for Sale Can be combined with adjacent properties for up to +/- 11.1 AC
Parcel IDs	D8321005D, K8321005D
Zoning	Residential
Traffic Counts	Lawyers Rd 21,500 VPD
Sale Price	\$1,850,000



Can be combined with adjacent properties for up to +/- 11.1 AC

The Courtyards on Lawyers Road
55+ Active Lifestyle Community

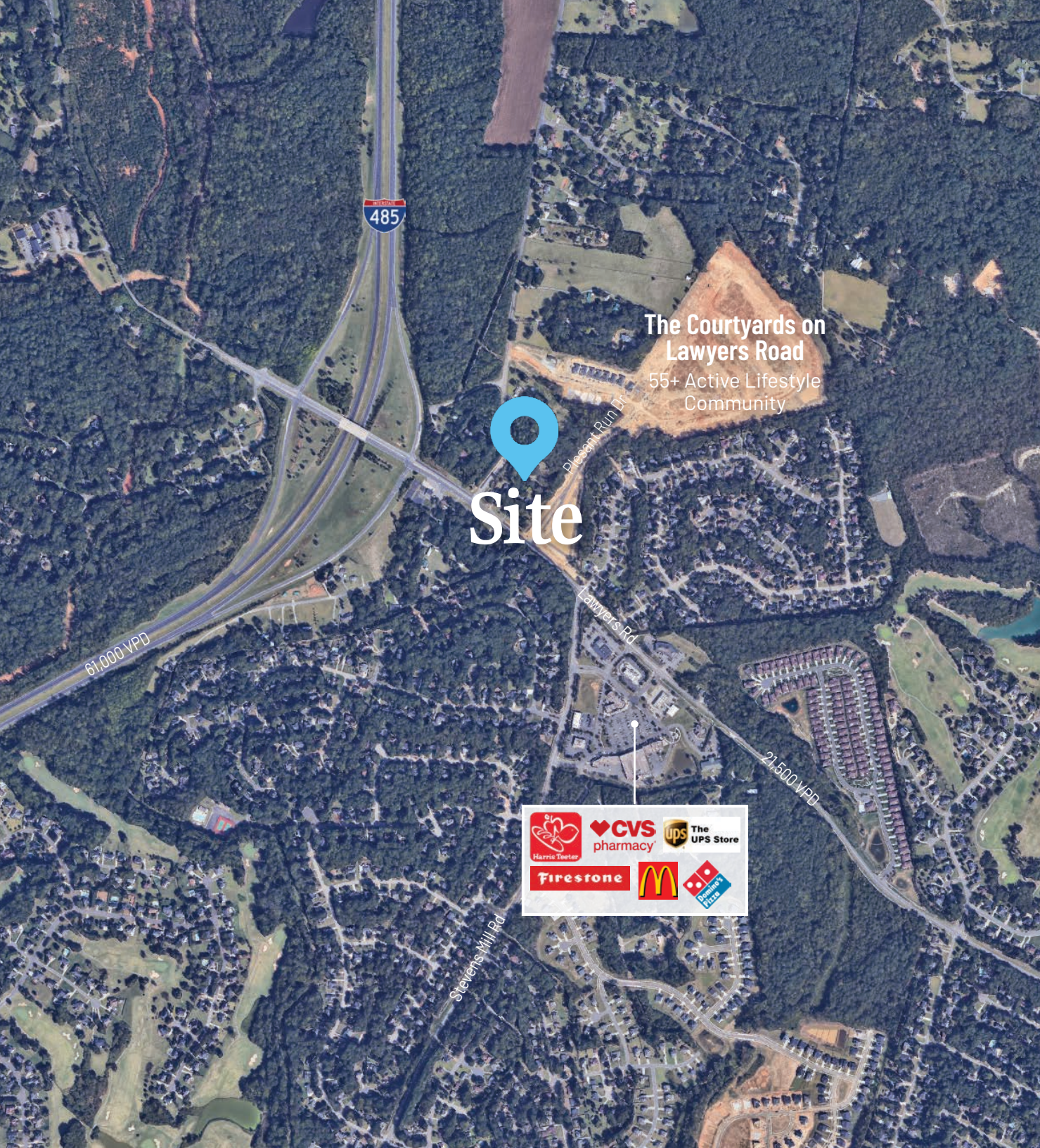
+/- 2.5 AC

Site

+/- 4.6 AC

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	3,596	25,514	74,411
Avg. Household Income	\$144,885	\$133,610	\$118,315
Median Household Income	\$111,862	\$102,442	\$91,490
Households	1,228	8,749	25,217
Daytime Employees	617	5,051	22,746



Contact for Details

Rusty Gibbs

(704) 373-9797

rusty@thenicholscompany.com

Site

The Courtyards on
Lawyers Road
55+ Active Lifestyle
Community



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

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.