



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE INDUSTRIAL SITES

11835 RAMAH CHURCH ROAD SITE
Huntersville, NC 28078

DETAILS

<u>Size:</u>	9.5 acres
<u>Zoning:</u>	CB
<u>Fire District:</u>	18-Huntersville
<u>Park Location:</u>	Mecklenburg County
<u>Inside City?:</u>	Yes (Huntersville)
<u>Topography:</u>	Flat to Rolling
<u>Elevation:</u>	750' to 780'
<u>Water:</u>	CMUD
<u>Sewer:</u>	CMUD
<u>Gas:</u>	Piedmont Natural Gas
<u>Power:</u>	Electricities
<u>Phone:</u>	AT&T
<u>Transportation:</u>	
<u>I-77:</u>	3 miles
<u>I-85:</u>	12 miles
<u>I-40:</u>	28 miles
<u>I-485:</u>	5 miles (u/c)
<u>Airport:</u>	28 miles (CLT/Douglas)
<u>Rail:</u>	N/A
<u>Port:</u>	
Wilmington:	216 miles
Charleston:	227 miles
<u>GIS ID #:</u>	01120130 & 01120130



PRICING

<u>Tax Value:</u>	\$830,000
<u>Starting price:</u>	\$565,000
	Open to offers

CONTACT INFORMATION

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ADDITIONAL INFORMATION

The Ramah Church Road property is zoned CB and provides an important link between industrial, residential, and future planned mass transit. The property sits just north of the East Huntersville Master Plan. Land is fully usable for development, with watershed buffer located only in the far NE corner. Water and sewer are available. Adjoining properties in CB and SP industrial zones are available.

LAKE NORMAN REGION
NORTH CAROLINA

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