

### **PROPERTY DETAILS**

Address: 3102 Campus Ridge Rd, Matthews, NC 28105

**Availability:** For Sale **Parcel No:** 21506112

**County:** Mecklenburg County

Acreage: 3.00 acres

Zoning: R-20

Future Land Use: Employment Activity Center located within

Transit Activity Center



SIMPSON COMMERCIAL

#### William Hatcher

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# **OTARGET** Future 23 acre CPCC campus for first responder training facility CENTRAL PIEDMONT HIGH SCHOOL 150,000 – 185,000 SF proposed industrial 200 acres owned by Hendrick Automotive rezoned for a future Atrium Health Hospital manufacturing campus Stallings

# **LOCATION HIGHLIGHTS**

- Directly adjacent to the future Telra Institute
  High School, set to open in Fall 2025 at 3130
  Campus Ridge Rd. The school will offer a dualenrollment program in partnership with
  the nearby Central Piedmont Community
  College (CPCC) Levine Campus, providing
  students with integrated college and high
  school experiences.
- Situated adjacent to Central Piedmont Community College's Levine Campus, which offers business, international programs, and general education courses.
- Nearby, Hendrick Automotive Group has donated approximately 23 acres to Central Piedmont for the development of a first responder training facility, set to open in phases starting in 2027.
- Adjacent land is part of a larger 200-acre site rezoned by Hendrick Automotive Group for an advanced manufacturing campus, indicating significant growth and investment in the vicinity.

#### (52) Westport Davidson Kannapolis Cornelius owesville Huntersville Concord Mt Pleasant 73 Millingp (601) 485 (24) Harrisburg 30 min Drive Time RUCKY RIVET At Holly (16) 85 Locust Red Cross nont 85 Stanfield Oakboro. Charlotte 20 min Drive Time New Salem 10 min Drive Time Wylie Unionville Pin Founta ga Cay Weddington Fort Mill Indian Land Wingate Marshville Monroe st Waxhaw ck Hill Roughedge (21) 77 Altan Jaars Jackson Catawba (601 77 dgemoor 1521 Lando

# DRIVE TIME MAP & DEMOGRAPHICS

2025 DEMOGRAPHICS	10 MIN	20 MIN	30 MIN
Population	82,441	341,624	863,253
Households	30,817	130,572	338,402
Median HH Income	\$110,627	\$110,385	\$106,782
Average HH Income	\$139,621	\$142,737	\$141,678
Employees	33,199	143,493	375,582



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