



3.00 ACRES AVAILABLE FOR SALE

3102 CAMPUS RIDGE ROAD | MATTHEWS, NC 28105



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

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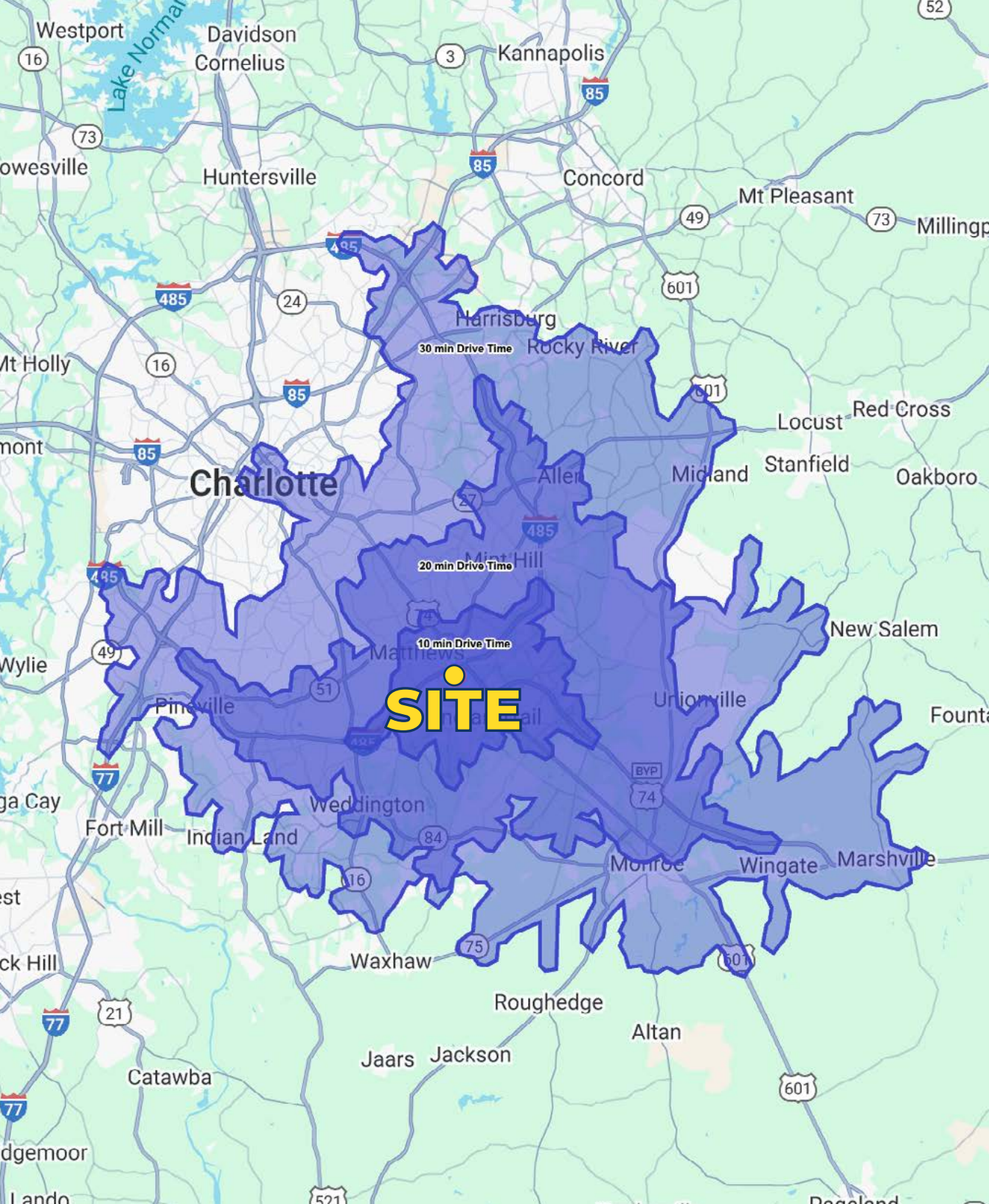
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LOCATION HIGHLIGHTS

- 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 dual-enrollment 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.



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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