

PROPERTY DETAILS

Address: 11531 Beatties Ford Road, Huntersville, NC 28078

Availability: For Sale

Pin: 2303105

County: Mecklenburg County

Acreage: 21.3 acres

Zoning: Rural (R)



SIMPSON COMMERCIAL

William Hatcher

704.413.4890 William@SimpsonCRE.com

Wells Herndon

336.407.2181

Wells@SimpsonCRE.com



LOCATION HIGHLIGHTS

- Utilities: City water is available along Beatties Ford Road. Electric service provided by ElectriCities
- Access: Less than 2 miles to NC-73 and approximately 3 miles to I-77—providing direct access to Charlotte, Lake Norman, and surrounding growth areas
- Natural Amenities: Adjacent to Latta Nature
 Preserve and near Mountain Island Lake—
 offering abundant recreation, hiking, and
 conservation lands
- Schools: Located near highly rated public and charter schools in the Huntersville and Mountain Island areas
- Residential Context: Surrounded by a mix of estate homes and new large-acreage residential development along the Beatties Ford corridor

DEVELOPMENT OPPORTUNITY

This site is an excellent candidate for a Farmhouse Cluster development, a style increasingly supported by the Town of Huntersville, within R zoning. These developments preserve open space and rural character, providing the developer flexibility for large lot development or cluster development with dedicated open space.

Statesville 40 70 40 Claremont Troutman Newton 321 esville 85 Kannapolis Lincolnton Concord 10 Minute Drive Time 20 Minute Drive Time Dallas semer City Lowell Gastonia 601 Belmone ain **30 Minute Drive Time** Charlotte Mint Hill Matthews 557 Clover Lake Wylie 485 Tega Cay Indian Land York Monroe

DRIVE TIME MAP & DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	2,382	29,126	93,215
Households	853	10,939	35,483
Median HH Income	\$103,488	\$101,822	\$88,331
Average HH Income	\$133,515	\$118,495	\$112,989
Median Home Value	\$311,500	\$304,781	\$331,685



SIMPSON COMMERCIAL

William Hatcher

704.413.4890 William@SimpsonCRE.com

Wells Herndon

336.407.2181 Wells@SimpsonCRE.com