



# RARE 21.3-ACRE DEVELOPMENT OPPORTUNITY

11531 BEATTIES FORD ROAD | HUNTERSVILLE, NC 28078



## 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)



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**William Hatcher**

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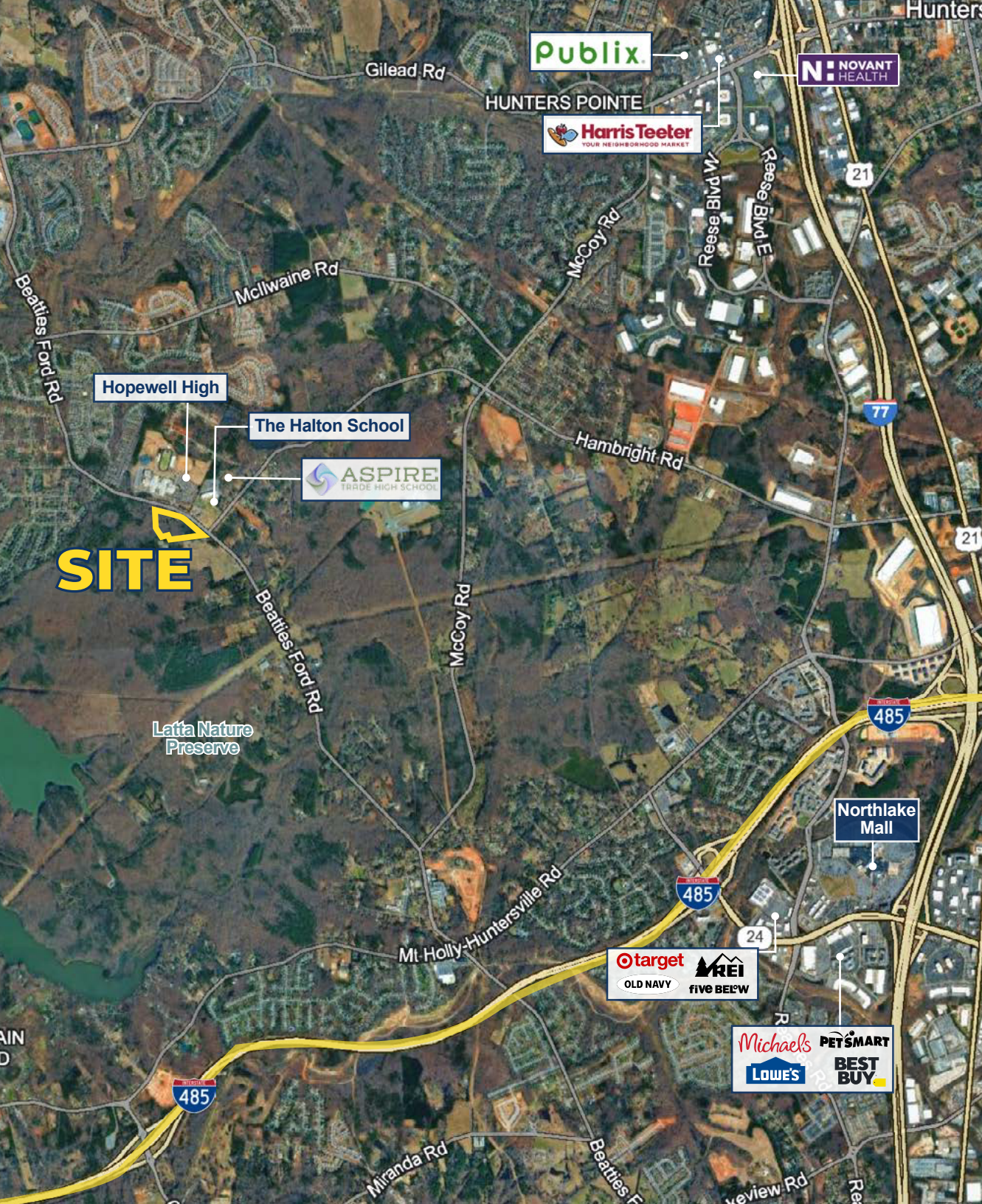
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## LOCATION HIGHLIGHTS

- **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.



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