

SOUTH CHARLOTTE DEVELOPMENT OPPORTUNITY | 82+ ACRES – WAXHAW, NC 28173 | PROPERTY OVERVIEW

HIGHLIGHTS

The Charlotte MSA continues to thrive as the financial hub of the South with positive economic and social dynamics. Population growth in 2024 jumped to 2.38%, up from 1.7% in 2023, and a 5.41% increase since 2013. The metropolitan area draws attention to both residential and business opportunities.

MARKET OVERVIEW

- Waxhaw and Union County have experienced consistent population growth, with a 15%+ increase over the past decade.
- Over 2,000 residential units proposed and approved within a 10-mile radius.
- 1,000+ new homes under construction in Waxhaw and surrounding areas, driven by demand for suburban living with proximity to Charlotte.
- Nearby corporate hubs in Charlotte (30-minute drive) make Waxhaw a popular residential choice for professionals.
- Union County employers include Atrium Health, Tyson Foods, and South Piedmont Community College, as well as thriving small businesses in Waxhaw's historic downtown.

DEVELOPMENT INFORMATION

- **Zoning:** RA 40
- **Utilities:** No utilities, septic needed, well water only
- **Access:** Two points of access of Davis Road
- **Subdivision:** Through Union County
- **Ideal Uses:** Large lot residential subdivision

2023 SUMMARY

	3 MILE	10 MILES	20 MILES
Population	4,153	111,502	727,460
Average Income	\$104,814	\$125,043	\$132,516



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