



6797 & 6621 HUDSPETH ROAD AND MALLARD CREEK ROAD LAND

The property is located at 6797 & 6621 Hudspeth Road and Mallard Creek Road in both Concord, Mecklenburg County, North Carolina and Harrisburg, Cabarrus County, North Carolina.

The combined site measures approximately 74.20 acres.

Summary of Facts

Sales Price \$4,085,000  
Property Name 6797 Hudspeth Road and Mallard Creek Road Land  
Address 6797 & 6621 Hudspeth Road and Mallard Creek Road Harrisburg, Cabarrus County, North Carolina, Concord, Mecklenburg County, North Carolina, 28075

Approx. Latitude & Longitude 35.337005, -80.689612

Assessor's Parcel Number(s) 05108127, 4598-62-1358-0000, 4598-52-8658-0000

Zoning R-3 Single-family Residential & I-1 Light Industrial District

R-3

Development Standard R-3 Maximum Residential Density (dwelling units per 3 acre)

Maximum floor area ratio for non-residential 0.50 buildings

Minimum Lot Area (square feet)

Detached Dwellings 10,000

Duplex Dwellings 16,000

Non-Residential Buildings 12,000

Minimum Lot Width (feet)

Residential Dwellings 70

Non-Residential Buildings 70

Minimum Setback (feet) 30

Minimum Side Yard (feet) 6

Minimum Rear Yard (feet) 45

Minimum Open Space (%) 65

Maximum Height (feet) 40



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I-1 Light Industrial District

Development standards for the I-1 district are as follows:

Allowable Uses: Mixture of light manufacturing uses, office park and limited retail and service uses that service the industrial uses in an attractive business park setting.

Zoning Jurisdiction

Mecklenburg County & Town of Harrisburg

Flood Zone

Zone X and Zone AE  
Flood Map Panel: 3710459800K, dated 03-02-2009  
Zone X and Zone AE; a portion of the subject lies within a flood plain as mallard creek runs through the south side of the property. This does not negatively impact the subject.

Land Area

74.20 acres



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## Disclaimer

Novus Commercial Real Estate ( the “Agent”) has been engaged as the exclusive agent for the sale of approximately 74.20 acres of land zoned Single Family Residential (R-3) and Planned Unit Development (PUD) located at 6797 & 6621 Hudspeth Road and Mallard Creek Road in both Concord, Mecklenburg County, North Carolina and Harrisburg, Cabarrus County, North Carolina.

6797 & 6621 Hudspeth Road and Mallard Creek Road land, as designated by Tax Parcel identification numbers 05108127, Concord, Mecklenburg County and 4598-52-8658-0000, 4598-62-1358-0000, Harrisburg, Cabarrus County, North Carolina (the “Property”). The information Offering Memorandum was prepared by Agent and is based in part upon information supplied by Seller, and in part upon information obtained by Agent from sources it deems reasonably reliable. The material summaries of any documents are not intended to be comprehensive or all inclusive, but rather only an outline of some of the provisions contained therein. No warranty of representation, expressed or implied, is made by Seller, Agent or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own completeness of the information contained herein or as to engineering or environmental matters.

Graphics are only a representation of property features, and may not be to scale and subject to change. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

Prospective purchasers should make their own projections and conclusions without reliance upon materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at this site. The Property is being offered for sale in an “as-is, where-is” condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Agent or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest of offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and any conditions to Seller’s obligations hereunder have been satisfied or waived. Agent is not authorized to make any representations or agreements on behalf of Seller.

The Seller will be responsible for any commission due the Agent in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any buyer’s agent must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

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