

Sale

9621 Northeast Parkway

9621 Northeast Parkway Matthews, NC 28105



PROPERTY DESCRIPTION

9621 Northeast Parkway offers just over an acre of undeveloped commercial land in one of the most established retail and office corridors in Matthews. The site sits less than 0.2 miles from Independence Boulevard (I-74), the primary east-west arterial connecting Matthews and Union County to Uptown Charlotte, giving a future user immediate access to regional traffic counts without paying for frontage on the highway itself. Northeast Parkway carries local traffic off Independence through an established commercial block, so access and circulation are already in place rather than something a buyer has to create.

The parcel occupies a genuine transition position between two demand drivers. To one side is the big-box and national retail cluster anchored by Kohl's, Sam's Club, and Ross, supported by a deep restaurant lineup that includes McDonald's, Outback Steakhouse, Applebee's, Cracker Barrel, and Showmars. To the other is the Windsor Professional Center and the surrounding professional office condo community, which delivers a steady weekday base of business owners, staff, and their clients. That

PROPERTY DESCRIPTION CONT

pairing is what makes the location work for more than one business plan: a user drawing on retail traffic gets the rooftops and the highway, and a user serving the professional community gets proximity without the rent and parking constraints of condos themselves.

Physically the site is straightforward. It is relatively flat, undeveloped, and free of existing structures that would require demolition, which shortens the path from closing to permitting for a build-to-suit user, an owner occupier, or developer pursuing a small commercial or office pad. Utilities are available in the corridor and surrounding parcels are fully developed and served.

At \$600,000 for just over an acre, the site is priced for a user who wants ownership in an infill Matthews location where comparable developed frontage rarely trades and remaining land inventory along the Independence corridor is limited.

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PROPERTY HIGHLIGHTS

- Zoning: C (Conditional), Town of Matthews Unified Development Ordinance
- Land Use Plan Designation: Employment place type-Envision Matthews Comprehensive Plan, adopted May 13, 2024 (P. 43, attached)
- Topography: Relatively flat, no existing improvements
- County / Municipality: Mecklenburg County, Town of Matthews
- Highway Access: Less than 0.2 miles to Independence Boulevard (I-74)
- Submarket: Matthews / Southeast Charlotte
- Utilities: Available in the corridor – to be verified by buyer
- Positioned directly between an established national retail cluster and the Windsor Professional Center office condo community
- Surrounded by fully developed, occupied commercial and professional inventory – a proven, stabilized trade area
- Daytime population supported by both retail traffic and weekday professional office employment
- Infill Matthews location where remaining developable commercial land along the corridor is limited
- Parcel ID: 19343128

OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	±1 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	164	565	2,118
Total Population	437	1,467	5,341
Average HH Income	\$122,223	\$112,748	\$105,458

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ZONING AND LAND USE PLAN DESIGNATION

- Current Zoning: C (Conditional), Town of Matthews Unified Development Ordinance
- Comprehensive Plan Place Type: Employment - Envision Matthews, adopted May 13, 2024
- Uses and building types called for by Employment Place type:
 - - Small, medium, and large-scale offices
 - - Medical and professional service offices
 - - Corporate offices
 - - Small-scale manufacturing
- Rezoning to current use is required via Town of Matthews
- By January 1, 2027 Town of Matthews will no longer require parking minimums.
- Buyer should confirm the current Employment future plan district use schedule, dimensional standards, and any rezoning or conditional plan requirements directly with the Town of Matthews Planning Development

DEVELOPMENT OPPORTUNITY

- Small, medium, or large-scale office- directly supported by the Employment place type
- Medical or professional service office, consistent with the adjacent Windsor Professional Center use pattern
- Corporate office or single-user headquarters building
- Small-scale manufacturing or light flex, as contemplated by the Employment place type
- Build-to-suit or owner-occupier development on flat, unencumbered pad
- Commercial uses permitted under the Employment future plan district
- Long-term land hold in a supply-constrained infill corridor

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Employment

Employment areas emphasize concentrations of employment uses in both large-scale and small-scale buildings, which may be stand-alone or multi-tenant structures. Though compatible with residential development, they are often separate and typically buffered from surrounding development by transitional uses or landscaped areas. Buildings are oriented toward major highways and thoroughfares from which the sites gain access. Some supporting uses may be integrated into the architecture, but generally all of the building space is devoted to corporate tenants, medical and professional services, and some manufacturing.



Use + Buildings Types

- Small, medium, and large-scale offices
- Medical and professional service offices
- Corporate offices
- Small-scale manufacturing

Street/Block Pattern

- Street pattern: Varies
- Max block length: N/A
- Connectivity:
 - Moderately connected externally (to adjacent development and roadways)
 - Limited internal connectivity
- Street types:
 - Local 2-lane, Local 2-lane divided, Collector



Open Space

- Small greens
- Plazas
- Courtyards



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Retailer Map

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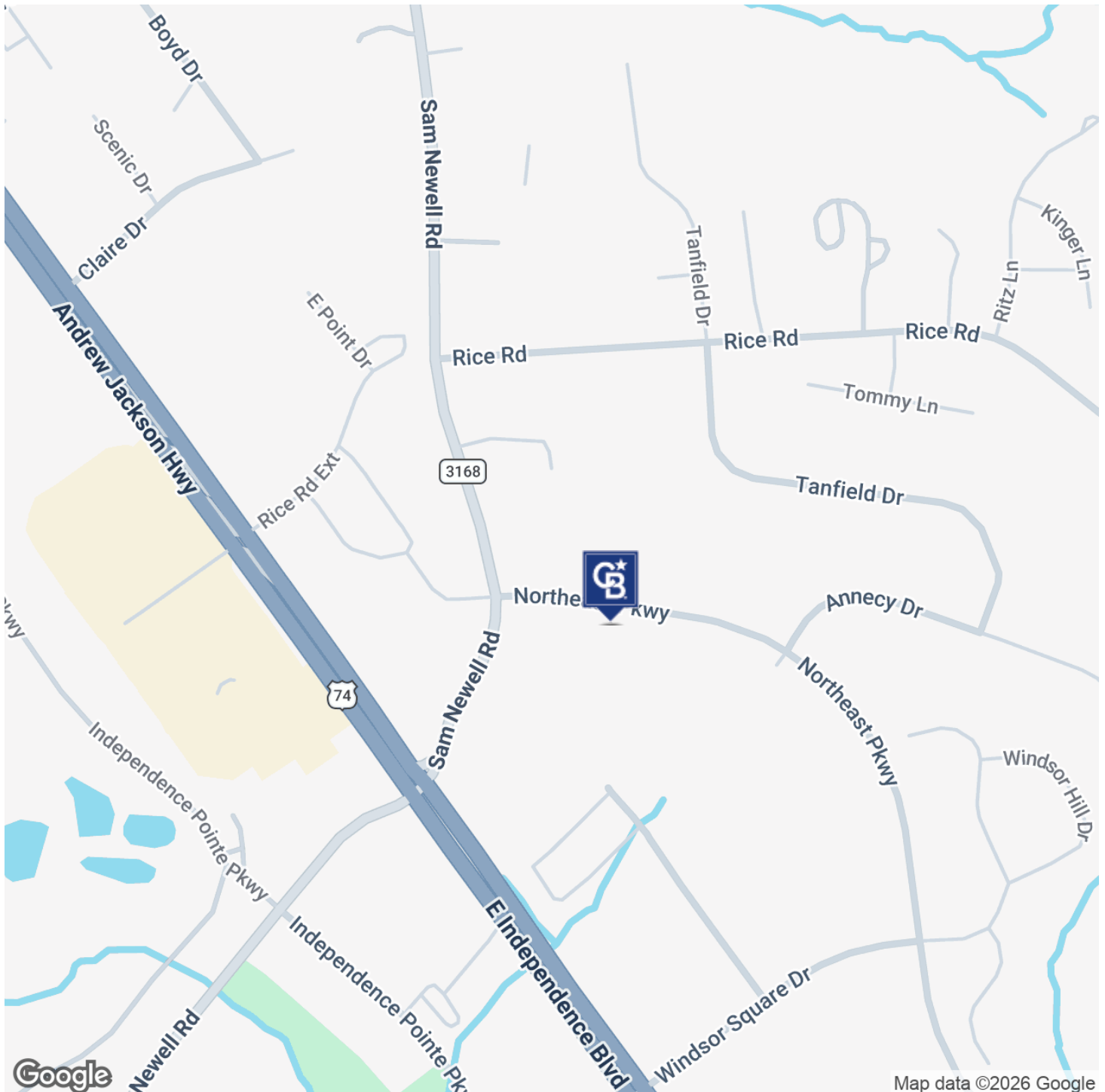


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Location Map

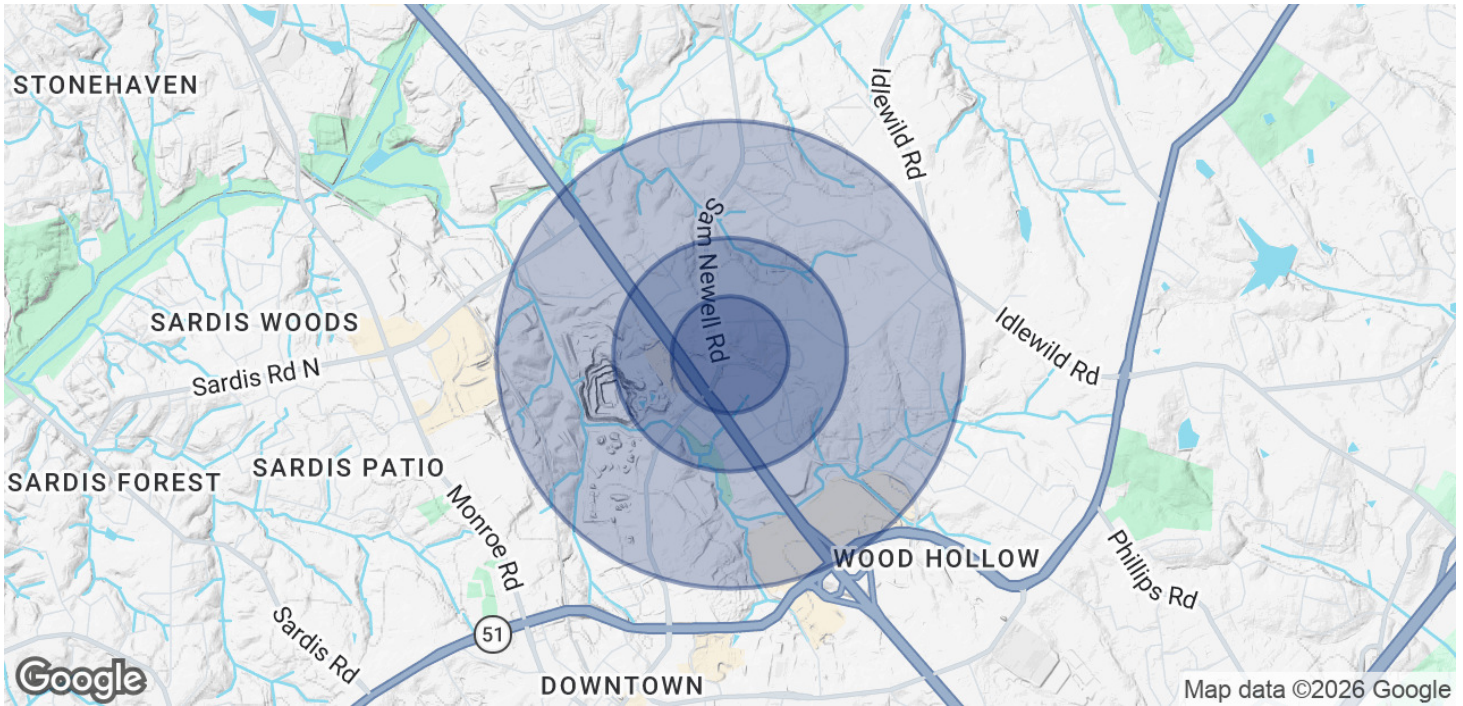
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	437	1,467	5,341
Average Age	42.5	40.5	37.9
Average Age (Male)	48.2	44.8	40.6
Average Age (Female)	38.7	37.4	35.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	164	565	2,118
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$122,223	\$112,748	\$105,458
Average House Value	\$401,114	\$386,394	\$372,686

2023 American Community Survey (ACS)

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