



FARMS & ESTATES

Realty, Inc.

Real Estate Brokerage ♣ Land Development

~ PROPERTY REPORT ~

Compiled specifically for the property known as:

Old Waxhaw Monroe



Old Waxhaw Monroe Rd.
Waxhaw, North Carolina
Union County
61.563 acres

Tax Parcels : 05087009E, 05087009F, 05087010 & 05087011A

101 W. South Main Street
P. O. Box 808
Waxhaw, NC 28173
Off: 704.843.1107 ~ Fax: 704.843.1470



Field Notes

♣ Land Parcel Fact Sheet ♣

Property Description: A land tract assemblage consisting of 4 parcels comprising 61.563 acres on Old Waxhaw Monroe Road near downtown Waxhaw in southwestern Union County.

Tax Map #'s: Union County, NC Parcel 1: 05087009E
Parcel 2: 05087009F
Parcel 3: 05087010
Parcel 4: 05087011A

Location: 8624 Old Waxhaw Monroe Rd, Waxhaw, NC 28173

Details:

Size: 61.563 acres (+/-) total

Specifics: Includes open and forested portions with a pond. Power line ROW . The parcel with the house provides access to the property. Public sewer across the property is pending. Preliminary studies indicate a probable development of 110 (+) lot subdivision. A change from the current R1 zoning to a more dense zoning of R3 or more would be required and appears reasonable based on past requests/approvals.

Utilities: County water is located within 400' of the property. County is working with the owner to locate sewer across the property.

Pricing: \$2,154,000 (\$35,000/acre)

Terms: Cash at closing

Disclaimer: Due to the highly volatile nature of the real estate market, as well as the subjective nature of individual property owners, Farms & Estates Realty, Inc. cannot guarantee the accuracy of the above statements, or the current status as to the availability of the represented property. The information contained herein has been gathered from heretofore reliable sources and is deemed accurate at the time of printing.

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Farms & Estates Realty, Inc. P.O. Box 808 ~ 101 W. South Main Street Waxhaw, North Carolina 28175 ph: 704-843-1107 ~ fax: 704-843-1470	
Aerial Photo Map for: <i>Old Waxhaw Monroe Rd</i>	
Size: 61.563 acres	
Location: 8624 Old Waxhaw Monroe Rd, Waxhaw, NC	

Additional Maps – *Old Waxhaw Monroe*

Floodplain Map



Current Water Lines Map



Location Maps – *Old Waxhaw Monroe*

