

UPTOWN CHARLOTTE
33 min drive

THE RESIDENCES AT MONROE

IDEALLY SITUATED ±52.28 ACRE SINGLE-
FAMILY DEVELOPMENT OPPORTUNITY
MONROE, NC | CHARLOTTE MSA

74

REDWOOD LIVING

Single Family For Rent Community
Under Construction

WOODLANDS CREEK

Homes from \$320k+
Taylor Morrison

FLOWER SECRET RD

THE RESIDENCES AT MONROE

UNIQUE ±52.28 ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY IN THRIVING UNION COUNTY

CHARLOTTE MSA

Jones Lang LaSalle, a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for The Residences at Monroe, a ±52.28 acre single family residential development opportunity that is located right off Highway-74 (Independence Blvd) with easy access to Uptown Charlotte along with Ballantyne, South Park and Monroe, this is an excellent opportunity for a developer to engage in a thriving community that has recently witnessed a flurry of investment. Recent development activity right next door to The Residences at Monroe is the Woodlands Creek Neighborhood (A Taylor Morrison Development with homes from \$320k+) and a single-family for rent development under construction by Redwood Living.

- UTILITIES IN PLACE TODAY

- 3 MIN TO COUNTLESS RETAIL AMENITIES:
TARGET, TJMAXX, STARBUCKS

- EXCELLENT HIGHWAY-74 ACCESS

PROPERTY DETAILS	
ADDRESS	Fowler Secrest Rd Monroe, NC
UNION COUNTY PINS	09298067D, 09295012E, 09295012C
ACREAGE (APPROX.)	±52.28
CURRENT MUNICIPALITY	City of Monroe
CURRENT USE	Vacant
CURRENT ZONING	R-40
BY – RIGHT USES	Single Family
RECOMMENDED ZONING	R-10 (10,000 SF Lots)
AVAILABILITY	Available immediately
PRICING	Unpriced

HERITAGE - TRADITIONS
Pricing from \$310k+
M/I Homes

BALLANTYNE
20 min drive

HARKEY CREEK TOWNHOMES
Pricing from \$270k+
Ryan Homes

Harris Teeter
DISTRIBUTION CENTER

Lowe's
Home Improvement Warehouse

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
40 min drive

UPTOWN CHARLOTTE
33 min drive

MONROE NISSAN
Auto dealer

ATRIUM HEALTH URGENT CARE
CMC union west surgery center
10 min drive

ALDI
WELLS FARGO

HOMES FROM \$275K - \$340K+

CHARLOTTE PIPE & FOUNDRY

CHARLOTTE-MONROE EXECUTIVE AIRPORT

WOODBROOK APARTMENT HOMES
168 units

SITE LOCATION

74

ACCESS EASEMENT IN PLACE TO I-74

TARGET **TJ-maxx**
BIG LOTS! **PETSMART**
Atrium Health
Levine Children's
STARBUCKS COFFEE
FIVE GUYS
BURGERS and FRIES
3 MIN DRIVE

HENDRICK CHEVROLET CADILLAC
Auto dealer

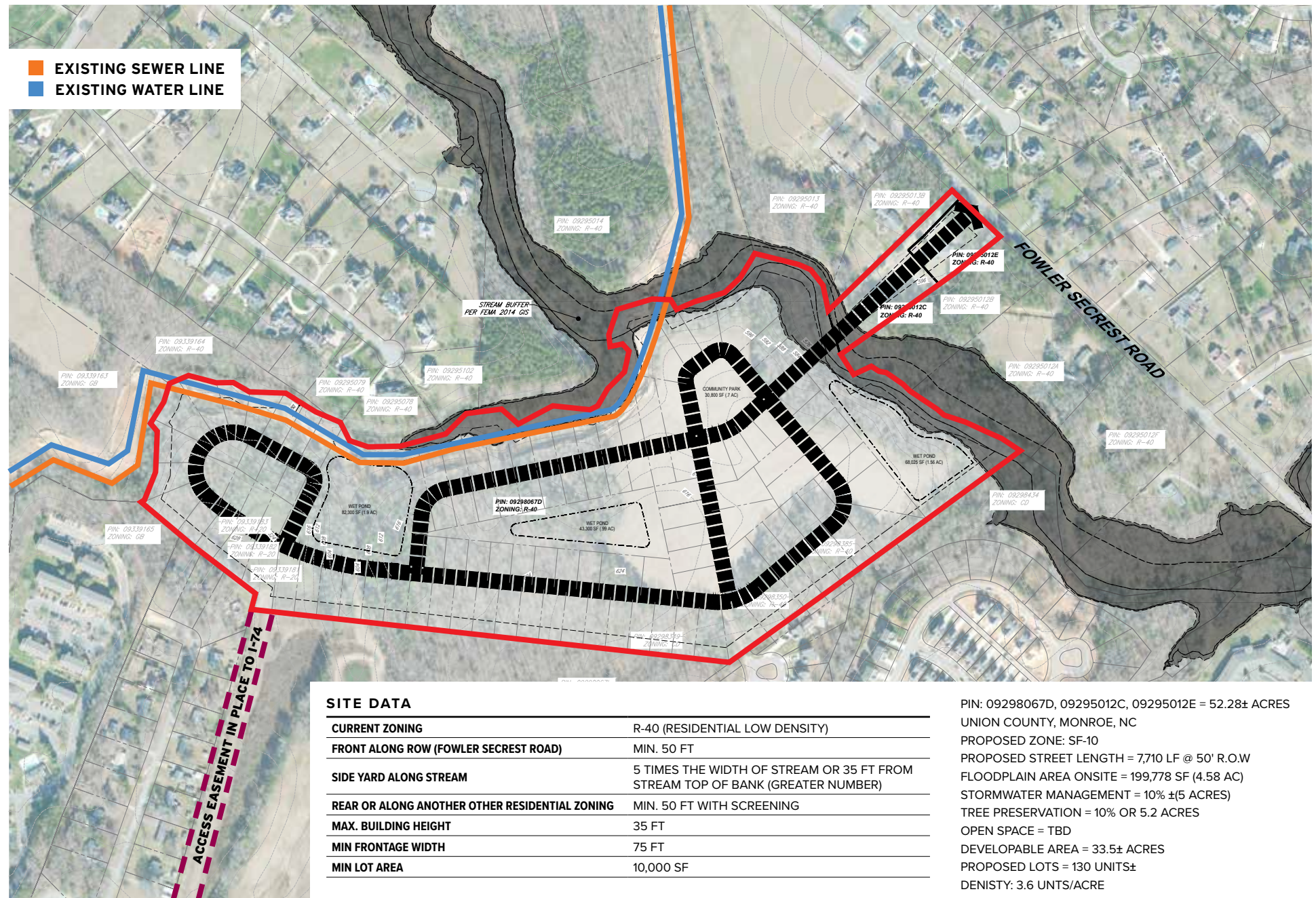
REDWOOD LIVING
Single Family For Rent Community
Under Construction

WOODLANDS CREEK
Homes from \$320k+
Taylor Morrison

FLOWER SECRET RD

DOWNTOWN MONROE
5 min drive

PROVIDED BY BOHLER





DOWNTOWN MONROE – SHOP, DINE & MORE

140

BUSINESSES IN HISTORIC
DOWNTOWN MONROE

2020

MAIN STREET AMERICA
ACCREDITED PROGRAM

The success of Downtown Monroe will be due to a lively mix of quality retail shops, professional services, restaurants, entertainment, and upper-floor residential space, providing a variety of opportunities for a distinct cultural experience. Downtown will retain a safe, friendly, small-town pedestrian-oriented atmosphere for residents and visitors while engaging a positive spirit enhanced by its distinct sense of place built upon its rich agricultural history and architecturally significant buildings.

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