

THE RESIDENCES AT MONROE

IDEALLY SITUATED \pm 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 SECREST 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

UPTOWN CHARLOTTE
33 min drive

CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
40 min drive

CHARLOTTE-MONROE
EXECUTIVE AIRPORT

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

BALLANTYNE
20 min drive

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

Harris Teeter
DISTRIBUTION
CENTER



MONROE NISSAN
Auto dealer

atrium health
URGENT CARE
CMC union west surgery center
10 min drive



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



74

ACCESS EASEMENT IN PLACE TO I-74

WOODBROOK
APARTMENT HOMES
168 units

SITE LOCATION

FLOWER SECREST RD

HENDRICK
CHEVROLET CADILLAC
Auto dealer

REDWOOD LIVING
Single Family For Rent Community
Under Construction

WOODLANDS CREEK
Homes from \$320k+
Taylor Morrison

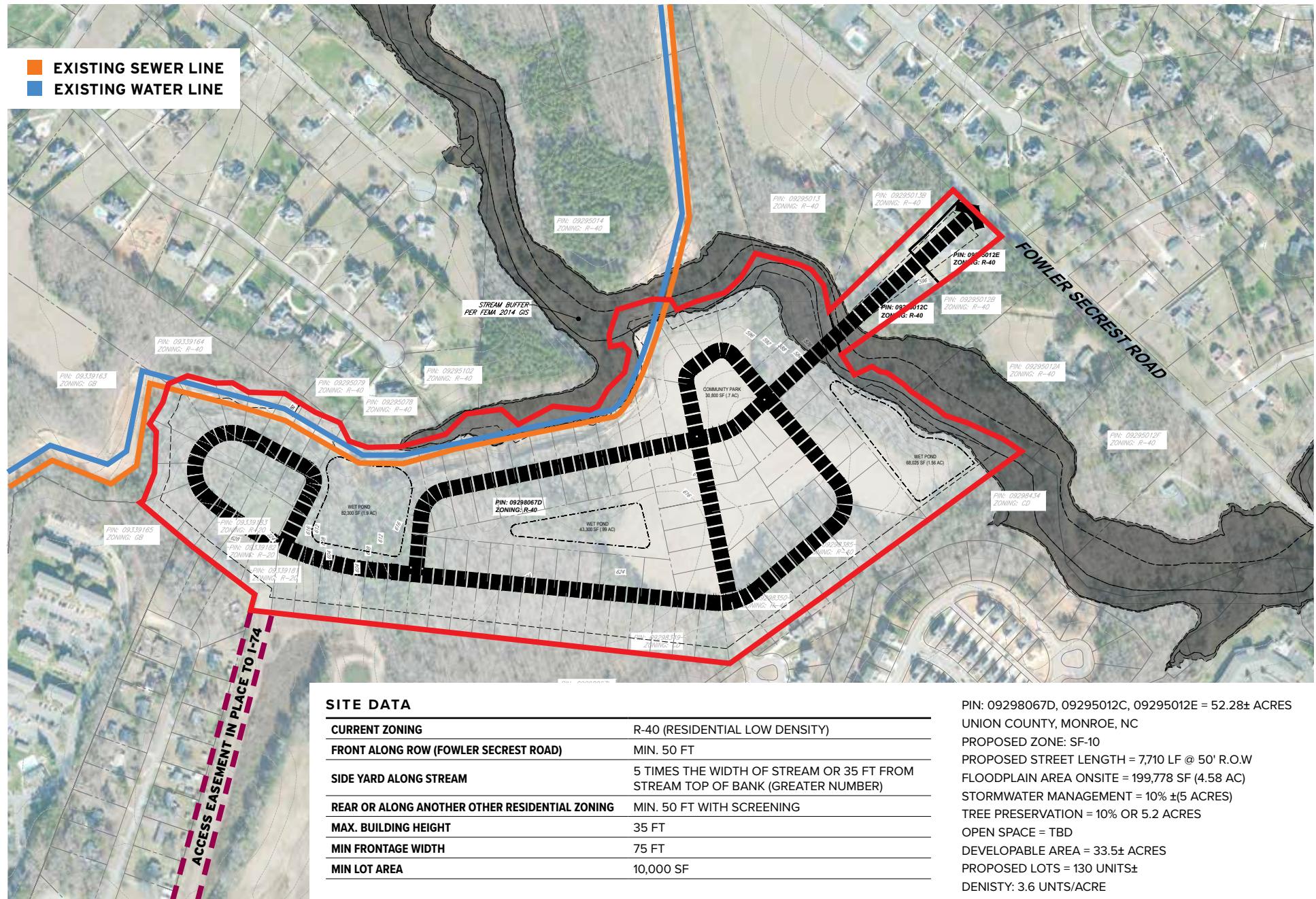
DOWNTOWN MONROE
5 min drive

THE RESIDENCES AT MONROE | 3



CONCEPT SITE PLAN | REZONE TO SF-10 | 130 LOTS PROPOSED

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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