

STALLINGS RD & MATTHEWS-INDIAN TRAIL RD
STALLINGS, NORTH CAROLINA



Trade Area

Northern Union County
Southeast Mecklenburg County

Demographics

2022 Est. Population

1 mile	2,388
3 mile	46,059
5 mile	131,770

*6/2022 AGS

Average Household Income

1 mile	\$63,829
3 mile	\$98,454
5 mile	\$116,143

*2022 Estimate

Traffic Counts

Stallings Rd	13,900
Hwy 74	84,100

*2022 Inrix

Site

± 3.6 ac

Site Highlights

- Across the street from new Atrium hospital
- Full movement access off planned Stallings Rd round-about, which also serves as the primary access point for the new hospital
- Excellent vehicular access and visibility to and from Highway 74 and the Monroe Bypass and close proximity to I-485
- Site benefits from the east-west traffic along Stallings Road drawing from rapidly growing, affluent Union County neighborhoods
- Close proximity to proposed Stallings Road Station for CATS LYNX Silver Line extension to Indian Trail, NC

Presented by:

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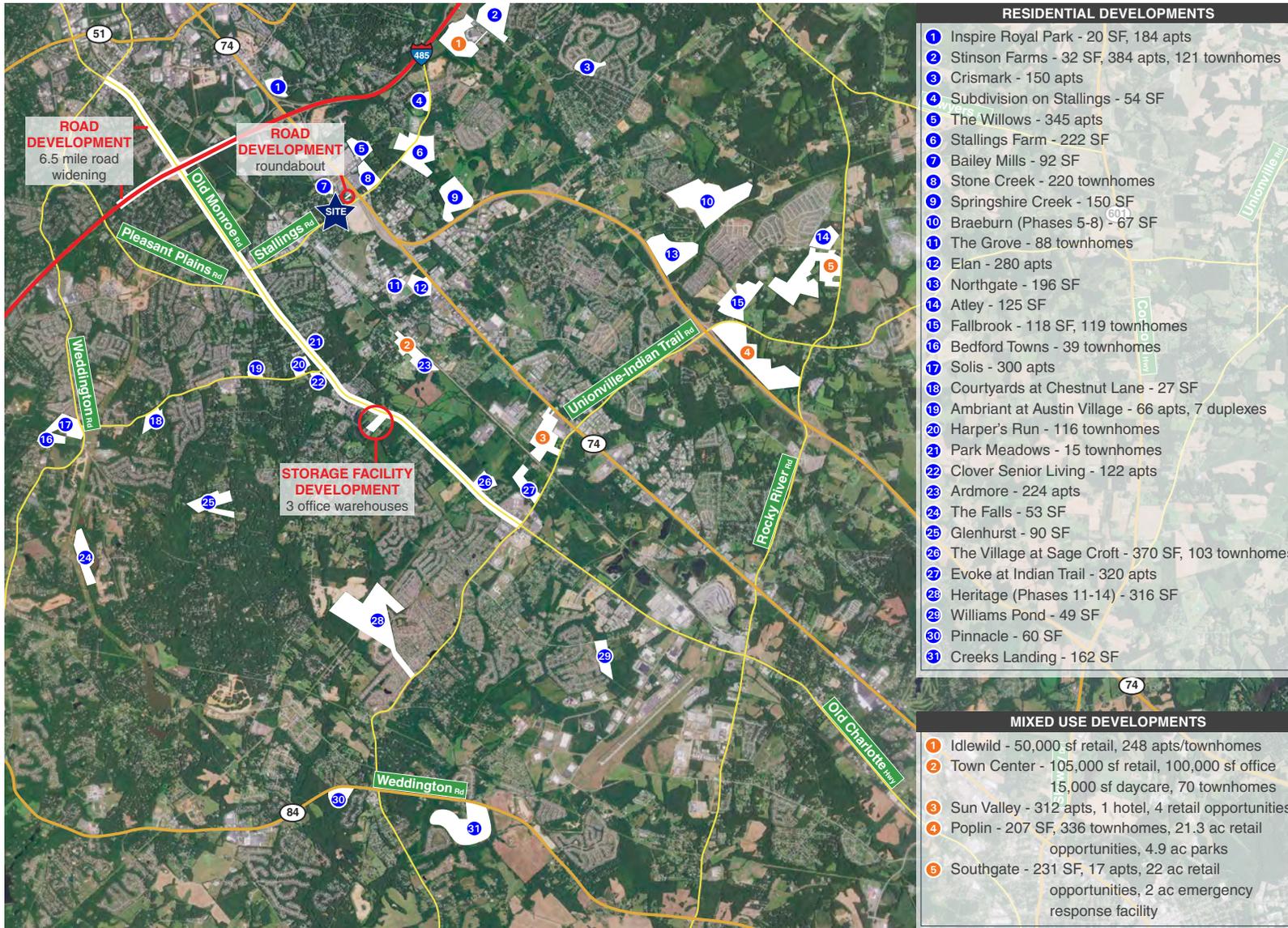
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RESIDENTIAL DEVELOPMENTS

- 1 Inspire Royal Park - 20 SF, 184 apts
- 2 Stinson Farms - 32 SF, 384 apts, 121 townhomes
- 3 Crismark - 150 apts
- 4 Subdivision on Stallings - 54 SF
- 5 The Willows - 345 apts
- 6 Stallings Farm - 222 SF
- 7 Bailey Mills - 92 SF
- 8 Stone Creek - 220 townhomes
- 9 Springshire Creek - 150 SF
- 10 Braeburn (Phases 5-8) - 67 SF
- 11 The Grove - 88 townhomes
- 12 Elan - 280 apts
- 13 Northgate - 196 SF
- 14 Atley - 125 SF
- 15 Fallbrook - 118 SF, 119 townhomes
- 16 Bedford Towns - 39 townhomes
- 17 Solis - 300 apts
- 18 Courtyards at Chestnut Lane - 27 SF
- 19 Ambriant at Austin Village - 66 apts, 7 duplexes
- 20 Harper's Run - 116 townhomes
- 21 Park Meadows - 15 townhomes
- 22 Clover Senior Living - 122 apts
- 23 Ardmore - 224 apts
- 24 The Falls - 53 SF
- 25 Glenhurst - 90 SF
- 26 The Village at Sage Croft - 370 SF, 103 townhomes
- 27 Evoke at Indian Trail - 320 apts
- 28 Heritage (Phases 11-14) - 316 SF
- 29 Williams Pond - 49 SF
- 30 Pinnacle - 60 SF
- 31 Creeks Landing - 162 SF

MIXED USE DEVELOPMENTS

- 1 Idlewild - 50,000 sf retail, 248 apts/townhomes
- 2 Town Center - 105,000 sf retail, 100,000 sf office
15,000 sf daycare, 70 townhomes
- 3 Sun Valley - 312 apts, 1 hotel, 4 retail opportunities
- 4 Poplin - 207 SF, 336 townhomes, 21.3 ac retail
opportunities, 4.9 ac parks
- 5 Southgate - 231 SF, 17 apts, 22 ac retail
opportunities, 2 ac emergency
response facility