

STAFFORD STREET EXTENSION
MONROE, NC 28110

Price: \$494,950



MARK BURDETTE
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263009 / 81917 / 423850, NC / SC

PROPERTY SUMMARY

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Property Summary

Price:	\$494,950
Lot Size:	2.03 Acres
Price / Acre:	\$243,817
Access:	Front or side
Cross Streets:	Morgan Mill Rd
Permitted Uses:	light industrial uses and compatible uses
Frontage:	270'
Traffic Count:	2600 AADT
Drainage:	Gentle slopping terrain
Signal Intersection:	N Sutherland Ave
Utilities:	electric, gas, water, sewer (coming soon)
Zoning:	4.4.1. GI-GENERAL INDUSTRIAL

Property Overview

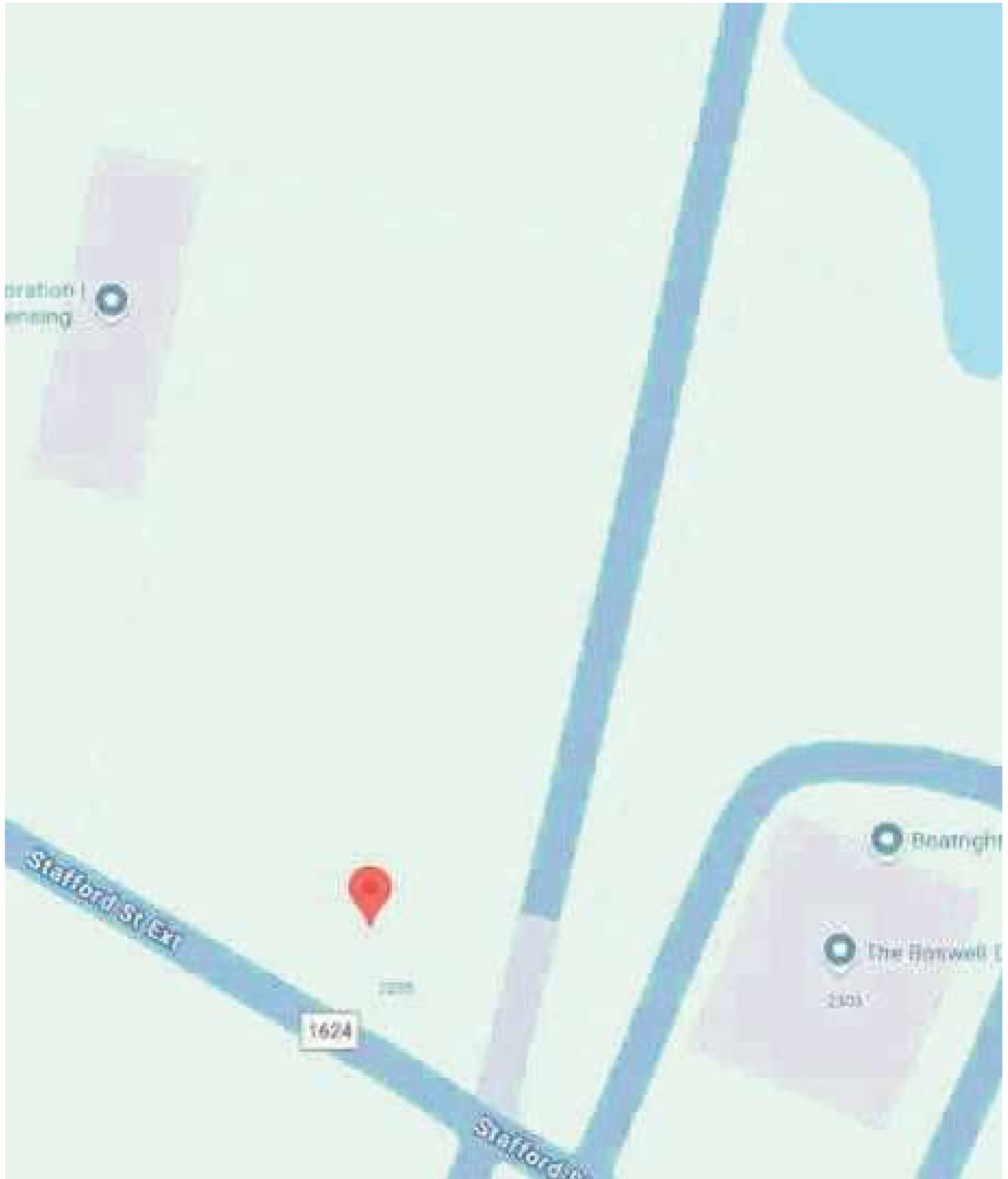
Location Overview

CRE CHARLOTTE INC / KW COMMERCIAL -
14045 Ballantyne Corporate Pl #500
Charlotte, NC 28277

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PROPERTY PHOTOS

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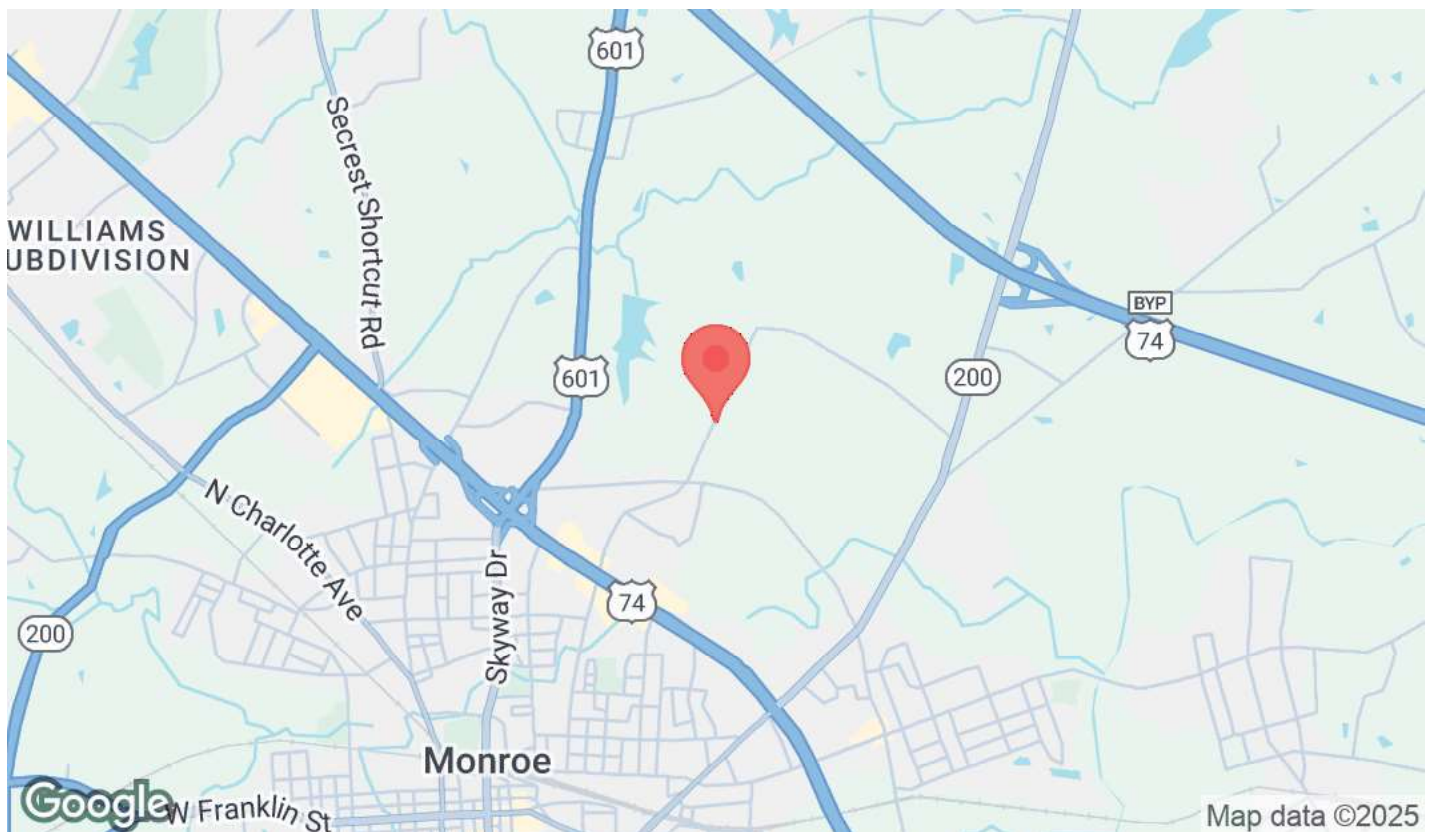
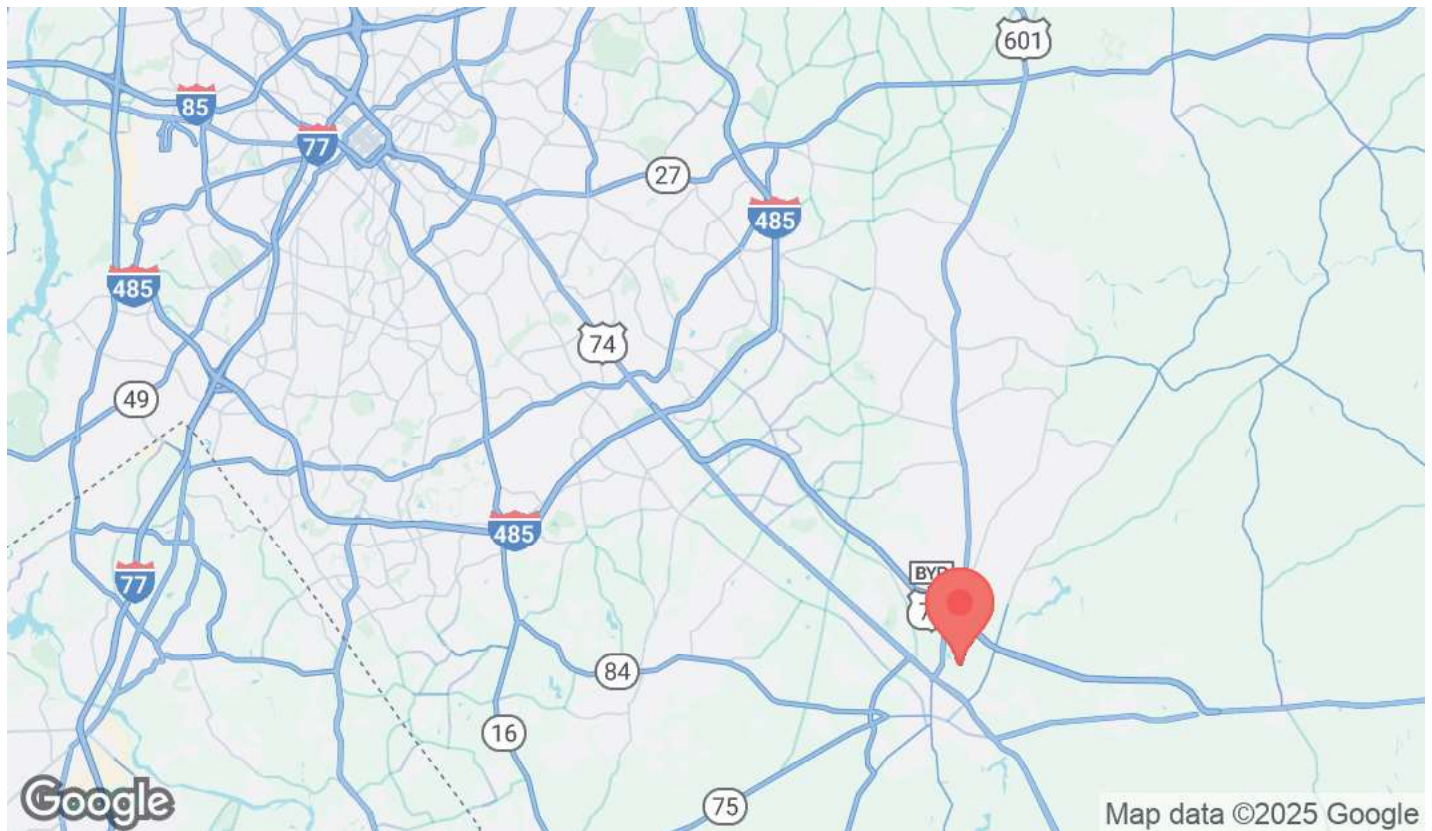


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LOCATION MAPS

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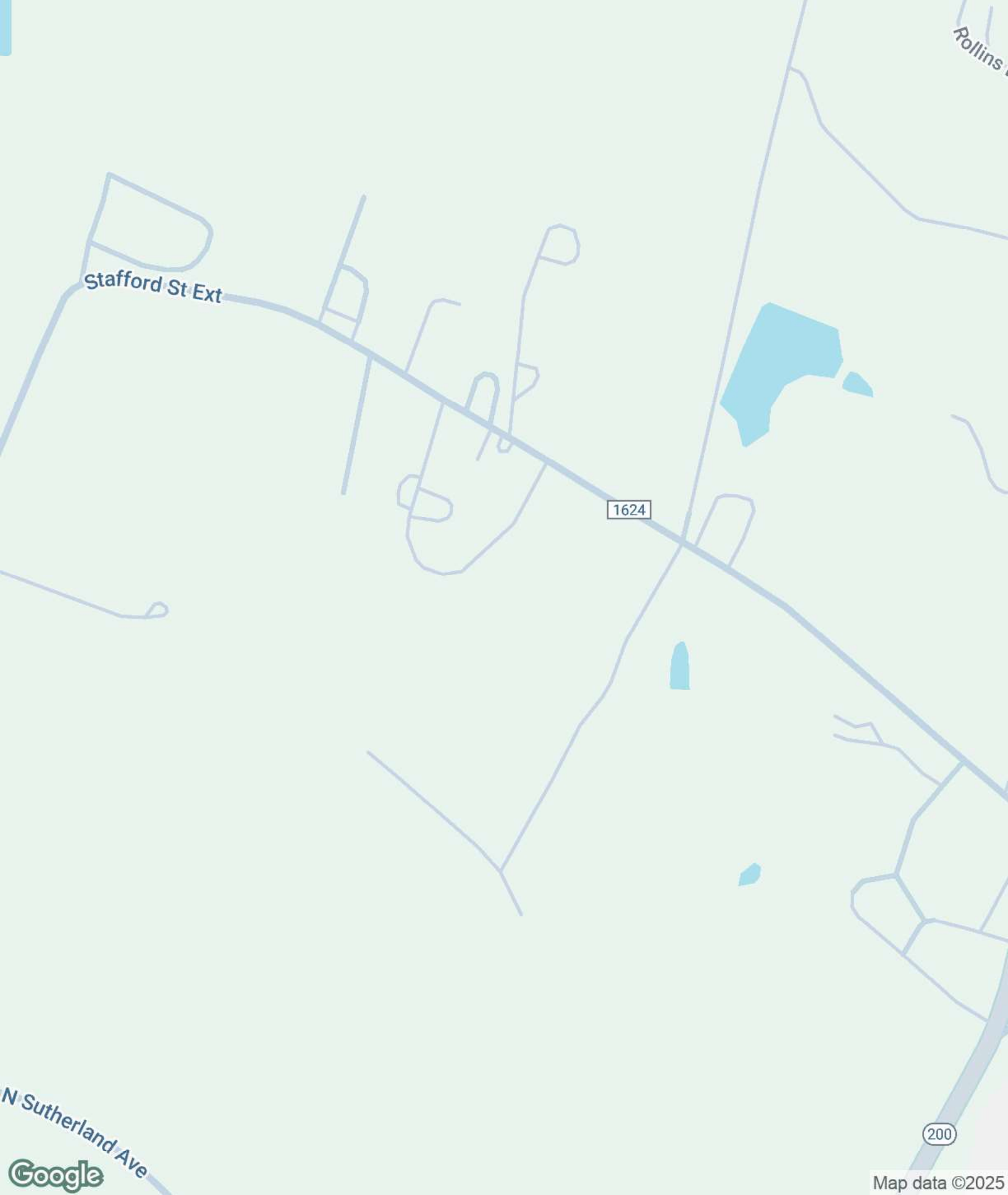


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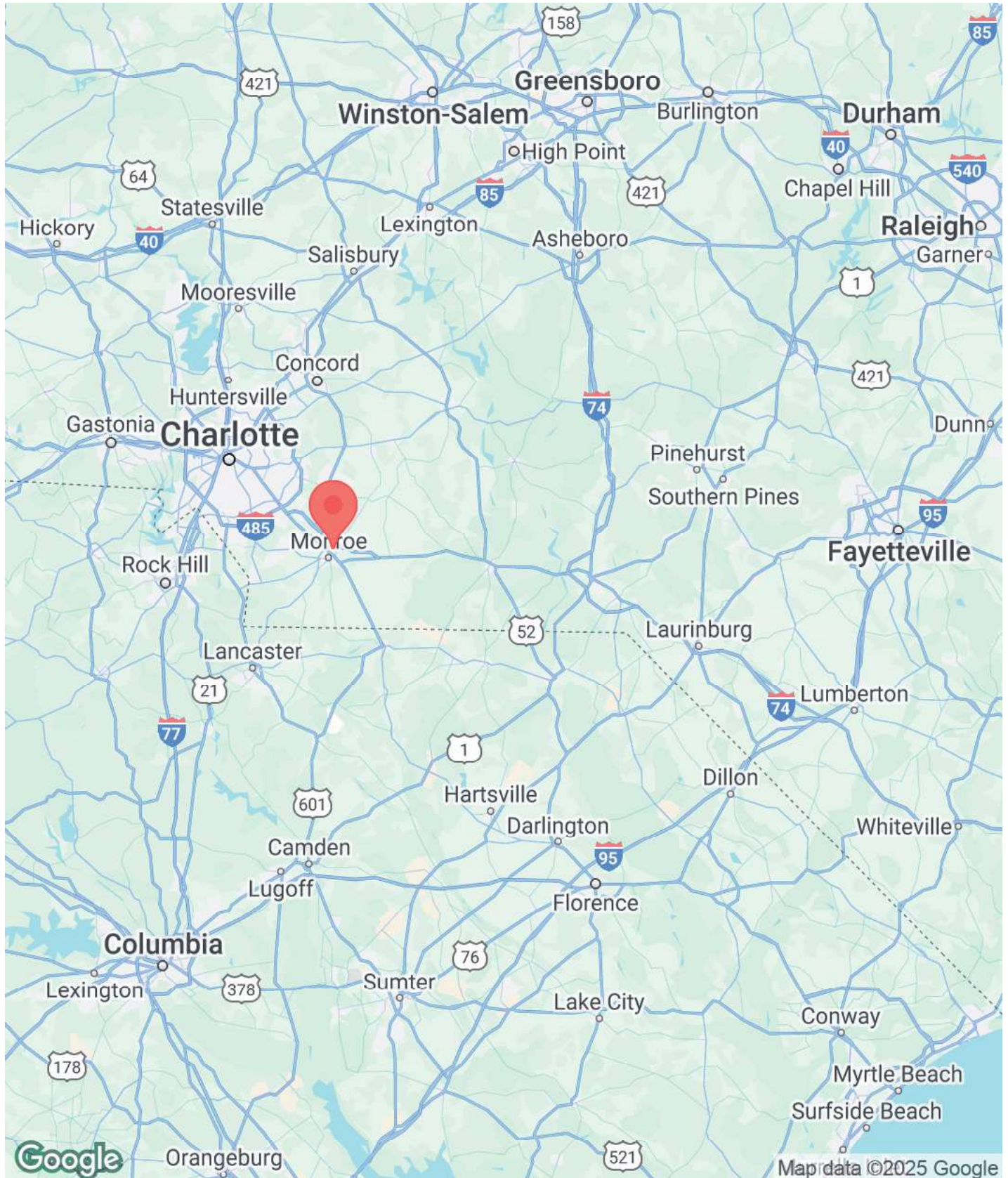
BUSINESS MAP

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REGIONAL MAP

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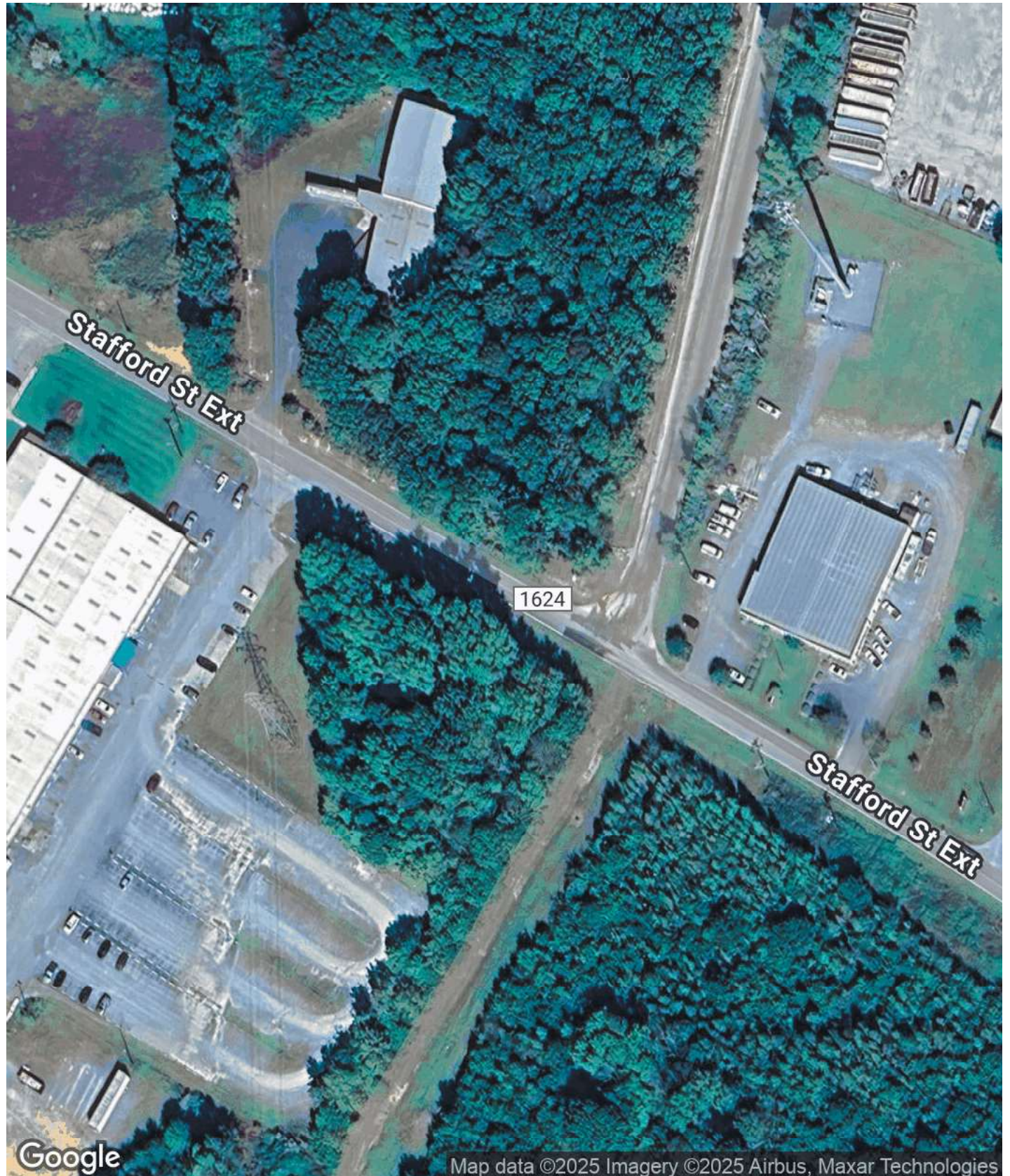


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AERIAL MAP

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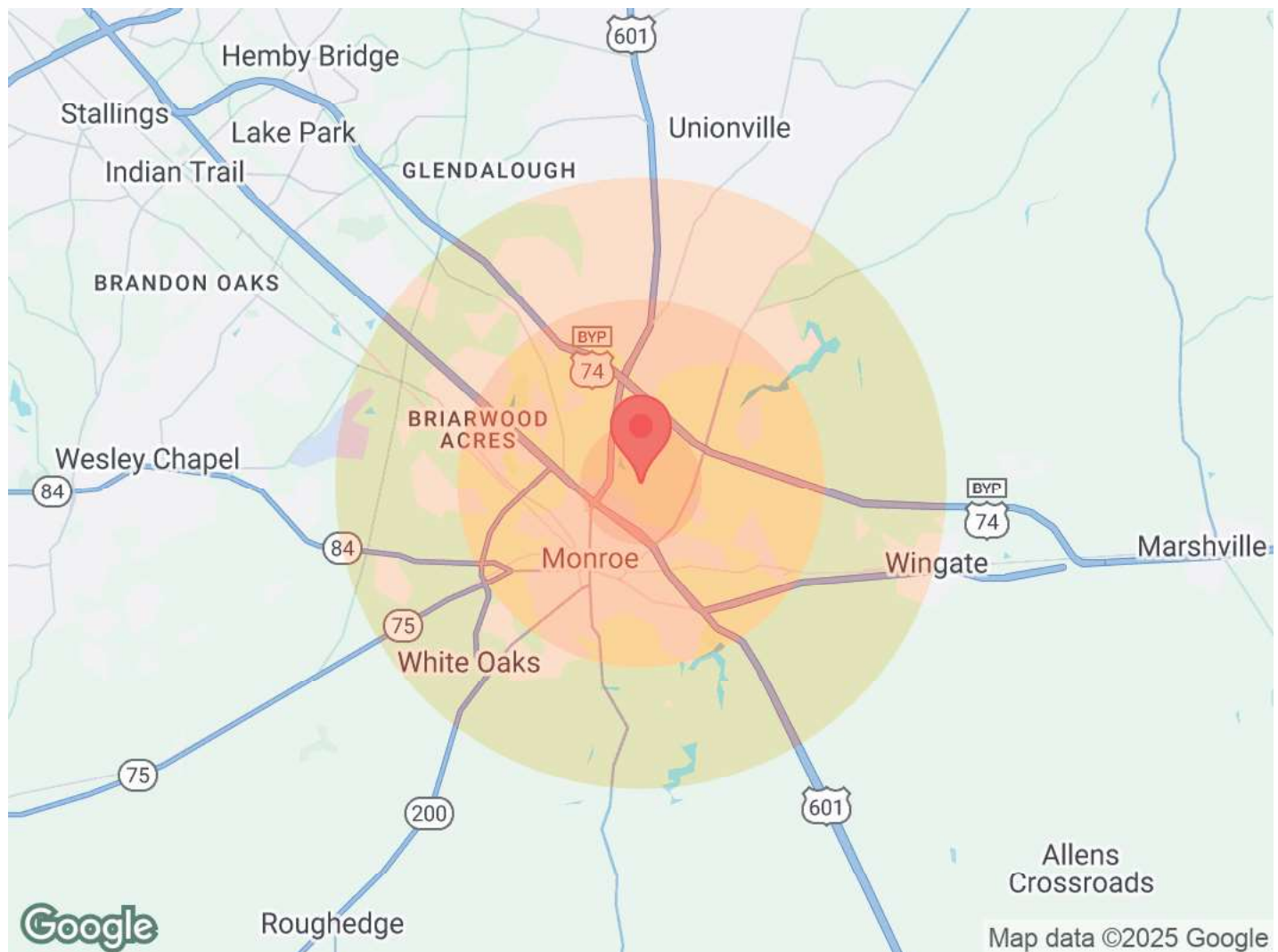


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,173	10,791	22,829	Median	\$40,748	\$39,472	\$46,755
Female	2,380	11,272	23,532	< \$15,000	213	1,311	1,981
Total Population	4,553	22,063	46,361	\$15,000-\$24,999	175	984	1,833
				\$25,000-\$34,999	268	1,136	2,054
				\$35,000-\$49,999	233	1,325	2,952
				\$50,000-\$74,999	286	1,441	3,433
				\$75,000-\$99,999	130	499	1,852
				\$100,000-\$149,999	156	533	1,415
				\$150,000-\$199,999	N/A	35	450
				> \$200,000	N/A	15	172
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,243	6,464	11,787	Total Units	1,571	8,716	18,546
Ages 15-24	657	3,265	6,571	Occupied	1,409	7,745	16,811
Ages 25-54	1,685	8,154	17,157	Owner Occupied	786	3,419	10,247
Ages 55-64	395	1,819	4,575	Renter Occupied	623	4,326	6,564
Ages 65+	573	2,361	6,271	Vacant	162	971	1,735
Race	1 Mile	3 Miles	5 Miles				
White	2,163	9,060	27,233				
Black	1,302	6,114	9,640				
Am In/AK Nat	20	81	88				
Hawaiian	N/A	N/A	N/A				
Hispanic	1,540	9,611	13,400				
Multi-Racial	2,090	13,410	18,402				

PROFESSIONAL BIO

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Personal Bio

Mark has lived in the Charlotte area since early childhood while wife Judy is a native Charlottean. Mark and Judy have two adult children who are married; Jen and her husband Chris live near Rutherfordton NC and are proud parents of our oldest grandson Gideon. Jen recently obtained her Ph.D. in psychology. Her practice is in Morganton NC.

Younger daughter Mamie and her husband Jon live near Winston Salem NC. and are proud parents of our grandson Jameson. Mamie is a General Surgeon and served previously with United States Air Force.

Mark is active in his church and community. He is the co-founder of an Auto Repair Ministry for Single Moms. Mark has also has served on several on community boards in various capacities. Currently, Mark and Judy are launching a mobile shower ministry to the homeless population in the Charlotte Metro.

Mark's background is in Information Technology. Mark began his career in Real Estate in 2008 during the depths of the Great Recession at a local commercial/residential firm. His focus is on land, industrial, and income-producing properties.

Mark enjoys spending time with his family and relaxes with an occasional game of golf or watching auto racing but especially enjoys time with grandsons.

DISCLAIMER

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PRESENTED BY:

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