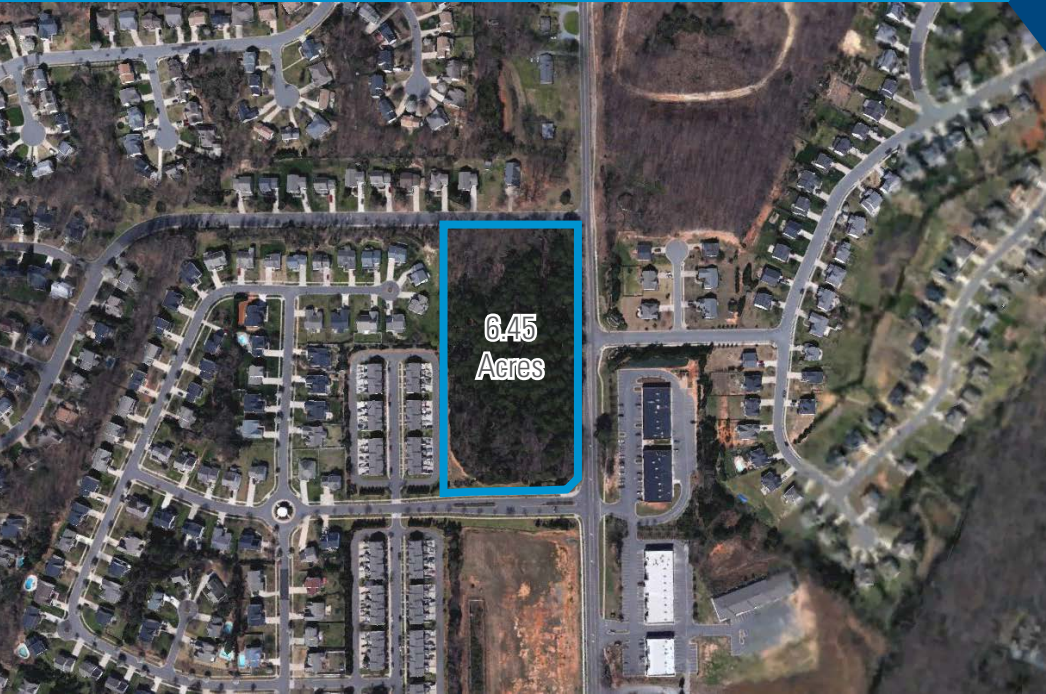


6.45 ACRES OF LAND

PROVIDENCE ROAD S. & RED OAKS TRAIL
WAXHAW, NC 28173

FOR SALE



6.45 Acre site located on Providence Road South (Highway 16) and Red Oaks Trail in Waxhaw, NC.

Asking price of \$1,500,000.
Zoned C-1, conditional use.

ADVANTAGES

- Located 1.5 Miles north of downtown Waxhaw
- Union County, NC is the fastest growing county in NC
- Surrounded by multi-family and retail
- Unparalleled access and visibility off Providence Road South
- 5.0 Miles to North Carolina/South Carolina Border

Highway / Interstate Access:

Hwy. 521.....	6.5 Miles
I-485.....	9.4 Miles
I-77.....	21.3 Miles
Hwy. 74.....	15.8 Miles



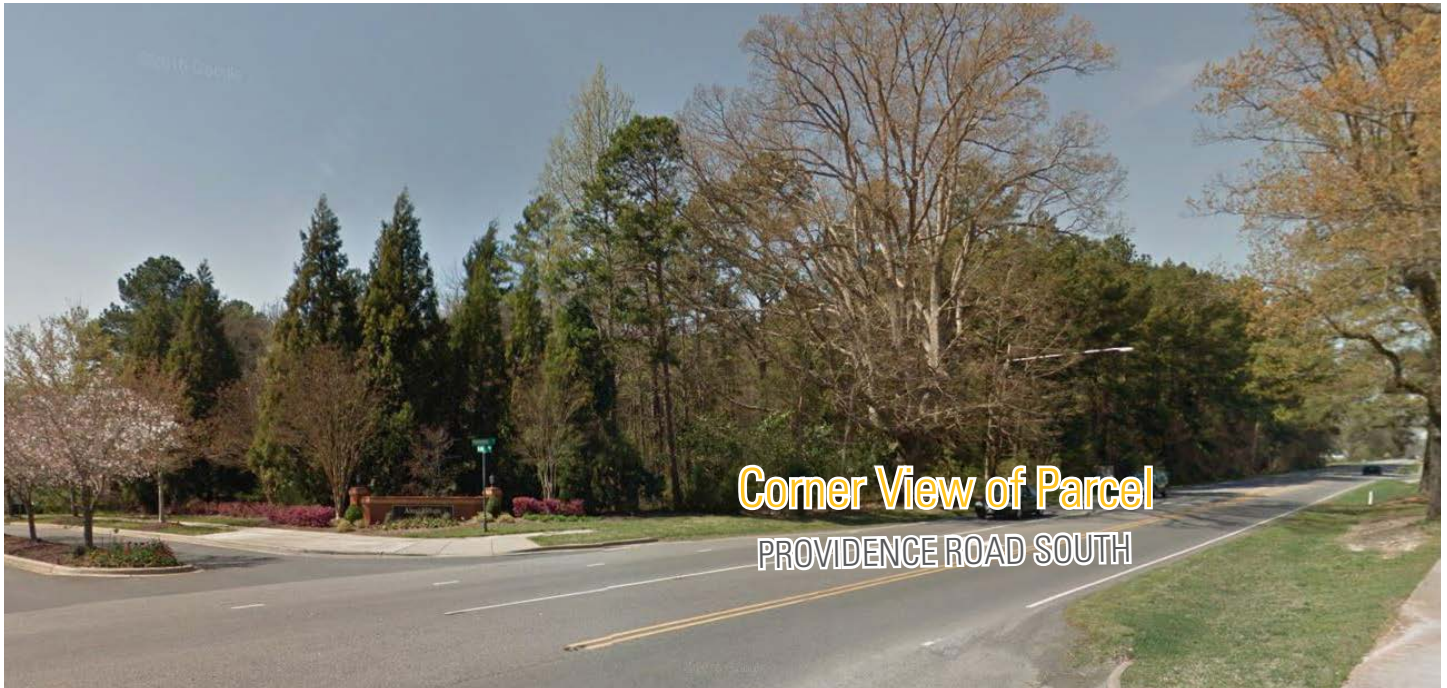
www.colliers.com/charlotte

6.45 ACRES OF LAND



PROVIDENCE ROAD S. & RED OAKS TRAIL
WAXHAW, NC 28173

STREET VIEW



NEIGHBORHOOD AERIAL



PROVIDENCE ROAD S. & RED OAKS TRAIL
WAXHAW, NC 28173



PROPERTY DETAILS

Total Acreage:	6.45 Acres
Address:	Providence Road South & Red Oaks Trail Waxhaw, NC
County:	Union County
Water:	Union County Public Works
Sewer:	Union County Public Works
Electric:	Duke Energy
Natural Gas:	Piedmont Natural Gas
Zoning:	C-1, Conditional Use
Tax Parcel IDs:	06141001
Asking Price:	\$1,500,000

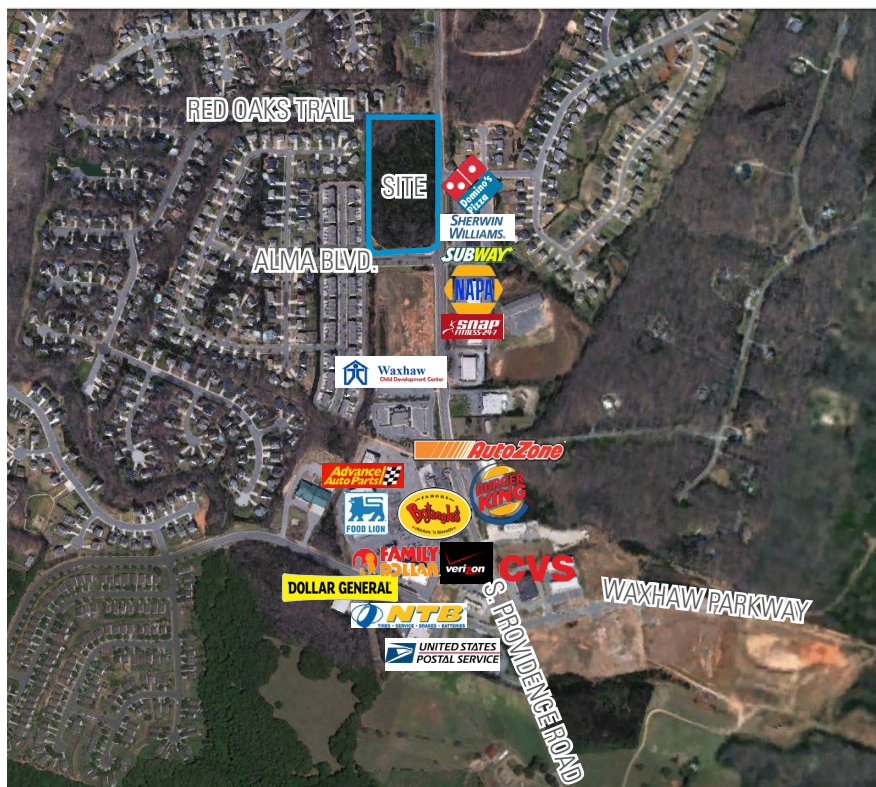
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AMENITIES MAP



SAMPLE SITE PLAN

