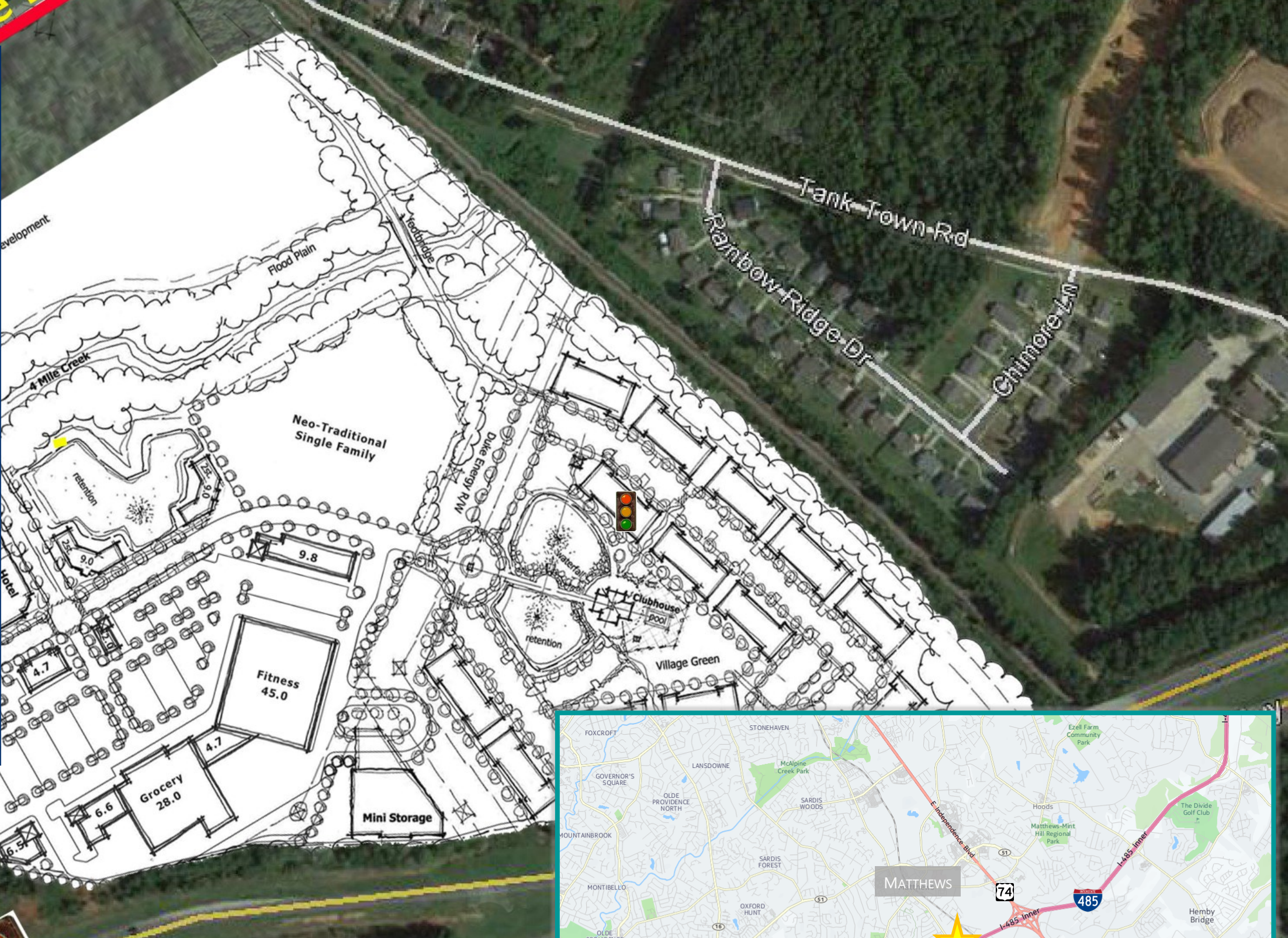


# MATTHEWS GATEWAY

East John St. @ I-485 · Matthews, NC

## MULTIFAMILY & COMMERCIAL LAND FOR SALE

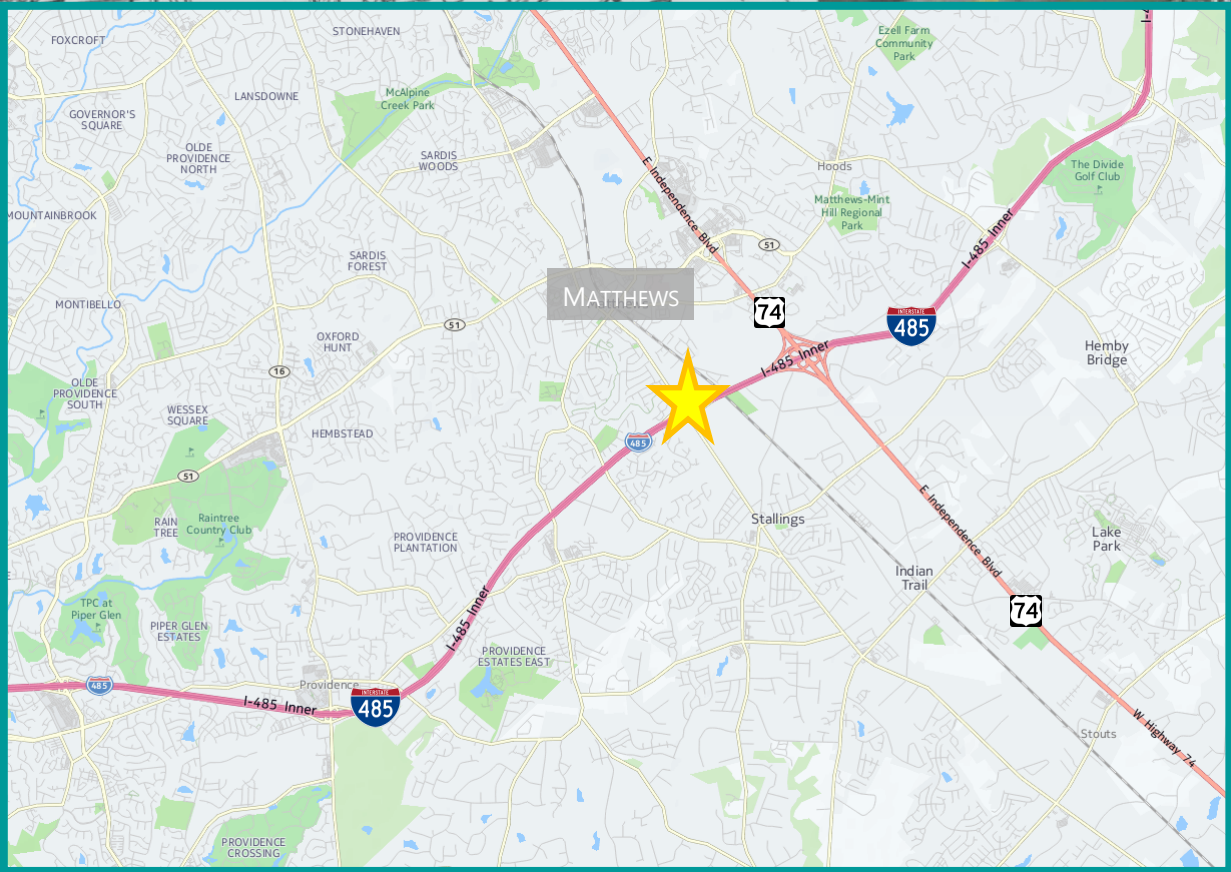
- ±63.93 ACRES
- MIXED-USE DEVELOPMENT SITE LOCATED IN AN AREA WITH STRON DEMOGRAPHICS SUPPORTED BY BOTH FAMILY AND BUSINESS ORIENTED DAYTIME POPULATIONS
- TRACTS CAN BE SUBDIVIDED AND SOLD SEPARATELY
- ZONED: MUD (MIXED USE DEVELOPMENT)
- FULL INGRESS/EGRESS ON EAST JOHN WITH ADDITIONAL ACCESS POINTS AROUND THE SITE
- SITE CURRENTLY ENTITLED FOR: COMMERCIAL AND RETAIL, LIMITED SERVICE HOTEL, MULTIFAMILY, DAYCARE, BANK, RESTAURANT, 20+ ACRES OF GREENWAY AND OPEN SPACE, SPECIFIC LAYOUTS WILL REQUIRE TOWN OF MATTHEWS REVIEW



**LPA**  
Lat Purser  
& Associates, Inc.

**PHIL CHAMBERS**  
704.519.4273  
PHIL.CHAMBERS@LATPURSER.COM  
WWW.LATPURSER.COM

DEMOGRAPHICS			
	ONE MILE	THREE MILES	FIVE MILES
POPULATION	6,057	49,107	143,010
DAYTIME POP.	2,580	25,890	52,830
AVG. HH INCOME	\$96,776	\$100,859	\$97,583
TRAFFIC COUNTS			
EAST JOHN ST	24,000 VPD		
I-485	67,000 VPD		







## The Area in Brief

- ◇ The town of Matthews is approximately 14 square miles with a population of 28,000 in 10,600 households. Public schools are among the county's top rated. Principal employers in the area include Family Dollar Corporate Headquarters (900 employees), Harris Teeter (700 employees), Conbraco (300 employees), Novant Health Matthews, (250 employees), Hendrick Automotive Group (2,400 employees), and Central Piedmont Community College (7,000 students, 200 employees). The area offers many opportunities for dining, family entertainment and worship.\*
- ◇ According to recent ESRI demographics, from 2013 to 2018 the population of the area is expected to increase approximately 1.5 % annually while the median income is trending to increase over 2.5% annually.
- ◇ Northeast of the site off Tank Town Road is the Mecklenburg County Sportsplex, an athletic complex for field sports and a family entertainment venue. This \$32 million complex is expected to have an economic impact of \$78-85 million over the life of the direct expenditure and to support approximately 235 employees.
- ◇ In 2011, the Town of Matthews & Mecklenburg County jointly completed the Four Mile Creek Greenway, a two-mile paved greenway trail with a boardwalk, across the street from the Matthews Gateway site, linking downtown Matthews with Squirrel Lake Park and neighborhoods from E. John Street to S. Trade Street.

\* Employee and population counts are rounded.