

LAND FOR SALE

507 E ROOSEVELT BLVD (HWY 74)



PRICE: \$2,200,000
CITY: Monroe
AREA: City of Monroe, Union County across from hospital (Atrium Health Union West)
ROADS: City of Monroe maintained
COMMENTS: -Environmental information provided upon request
 -Billboard lease provided upon request
 -Daily traffic count 2022 (CoStar) 39,500
 -Future Land Use Plan:

SURVEY REFLECTS ACERAGE AS: 4.40+/-
COUNTY: Union
TAX ID: 09-156-027
ZONING: GB (General Business)
FENCING: No
UTILITY PROVIDERS: City of Monroe Utilities-Electric and Gas
 City of Monroe-Water & Sewer located near site. No sewer moratorium in the City of Monroe.

<https://www.monroenc.org/Portals/0/Departments/Planning/Documents/Planning/Adopted%20Version-%20August%202018.pdf>
 -Permitted uses Unified Development Ordinance page 194:
<https://www.monroenc.org/Portals/0/Departments/Planning/Documents/Planning/UDO%20Text%20Amendments/3-%20UDO%20Master%20Copy%20w%20Amend%201-10-23.pdf>
 -Located in Opportunity Zone: <https://public.nccommerce.com/oz/#section-zones>
 -The address in use for taxation purposes is 507 E Roosevelt Blvd
 -Property conditions subject to verification by interested parties.



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