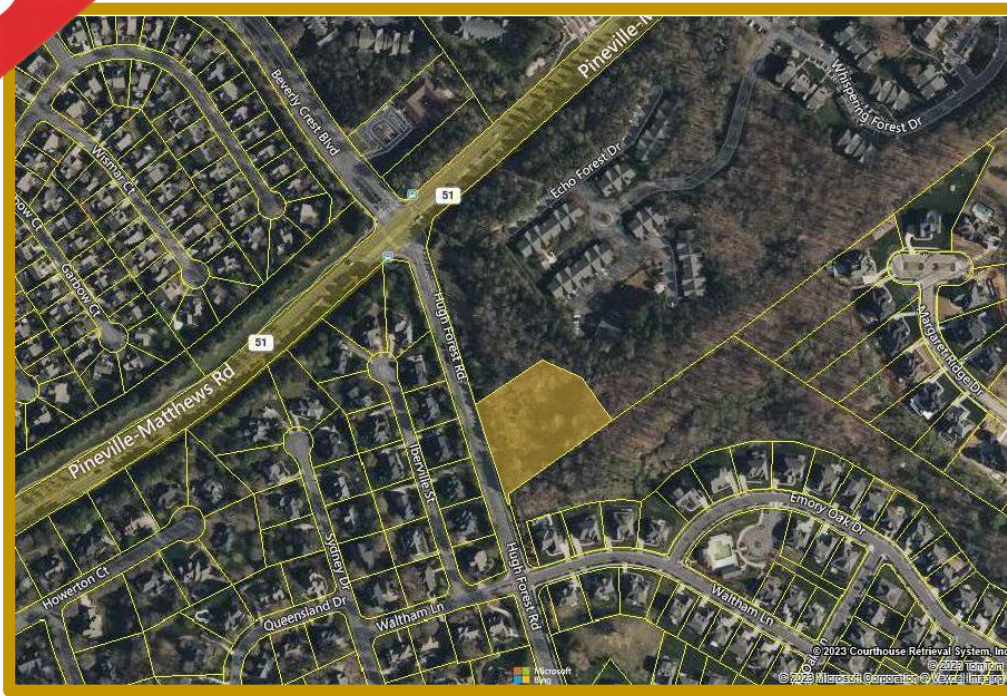


**REDUCED**

# LAND FOR SALE

## 2097 Pineville-Matthews Rd



**PRICE:** \$475,000

**CITY:** Charlotte

**COUNTY:** Mecklenburg

**AREA:** South Charlotte

**COMMENTS:**

[-UDO Zoning](#)

[-Zoning At A Glance](#)

[-Charlotte Future 2040 Policy Map](#)

- No Environmental Report Available
- Property conditions subject to verification by interested parties.
- Rezoning required to remove No Development Rights.

**SURVEY REFLECTS ACREAGE AS:** 1.57+/-

**TAX PARCEL ID:** 22706107

**ZONING:** R-12 MF CD

**UTILITY PROVIDERS:** Water/Sewer-City of Charlotte, Power-Duke Energy, Gas-Piedmont Natural Gas

**ROADS:** Pineville-Matthews Rd is state maintained; Hugh Forrest Rd is city maintained

**BERTOLINA**

*commercial real estate services inc.*

**Ian J. Bertolina, Bertolina Commercial Real Estate Services, Inc.**

**1850 East Third St., Suite 310, Charlotte, North Carolina 28204**

**(704) 333-9881 | [www.BertolinaCRESI.com](http://www.BertolinaCRESI.com) | [IB@BertolinaCRESI.com](mailto:IB@BertolinaCRESI.com)**

Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.