



9140 Blair Road

Mint Hill, NC 28227

Sonata at Mint Hill
by Mattamy Homes
Single Family & Townhomes

58,000 VPD



Site

Available for Sale

+/- 48.5 AC Residential Land in Mint Hill

Blair Rd

Blair Rd

11,000 VPD

Property Overview

9140 Blair Road

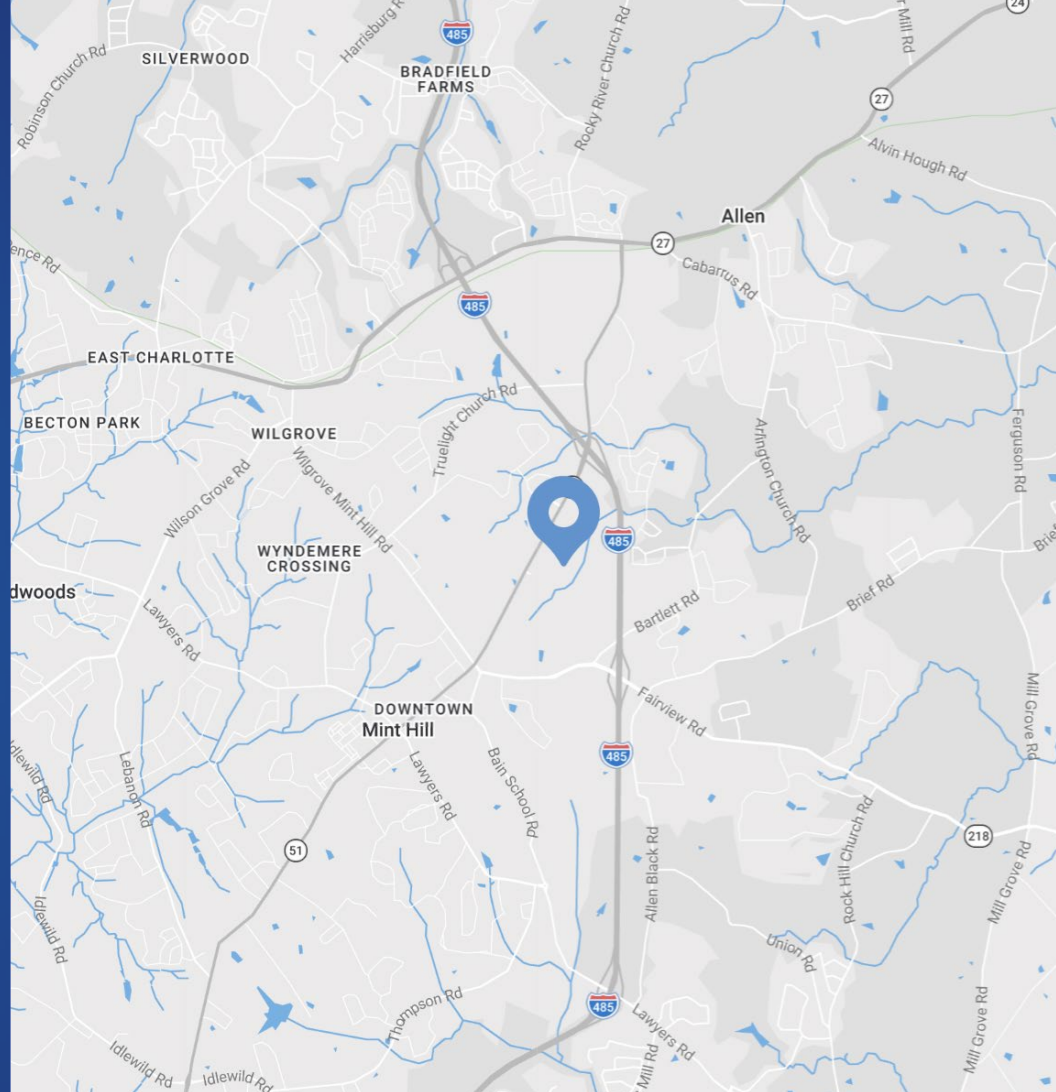
Available for Sale

A rare opportunity to acquire +/- 48.5 AC in the growing Mint Hill submarket, positioned along Blair Road (NC Hwy 51) with convenient access to I-485 and surrounding residential and commercial nodes.

The property offers flexibility for a variety of development approaches, including residential communities, institutional users, or select commercial uses, subject to Town of Mint Hill approvals. With strong population growth and continued expansion in the surrounding area, the site is well-positioned to support new development that complements the corridor. Buyers are encouraged to evaluate the opportunity based on their intended use, infrastructure strategy, and entitlement approach.

Property Details

Address	9140 Blair Rd Mint Hill, NC 28227
Availability	+/- 48.5 AC Available for Sale
Use	Land
Zoning	Residential
Utilities	Sewer access and site work will influence yield and timing
Traffic Counts	Blair Rd 11,000 VPD I-485 58,000 VPD
Sale Price	Call for Pricing



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	3,151	32,684	99,950
Avg. Household Income	\$169,320	\$126,473	\$115,834
Median Household Income	\$143,500	\$101,879	\$91,722
Households	1,122	12,019	36,661
Daytime Employees	765	6,582	14,605



58,000 VPD

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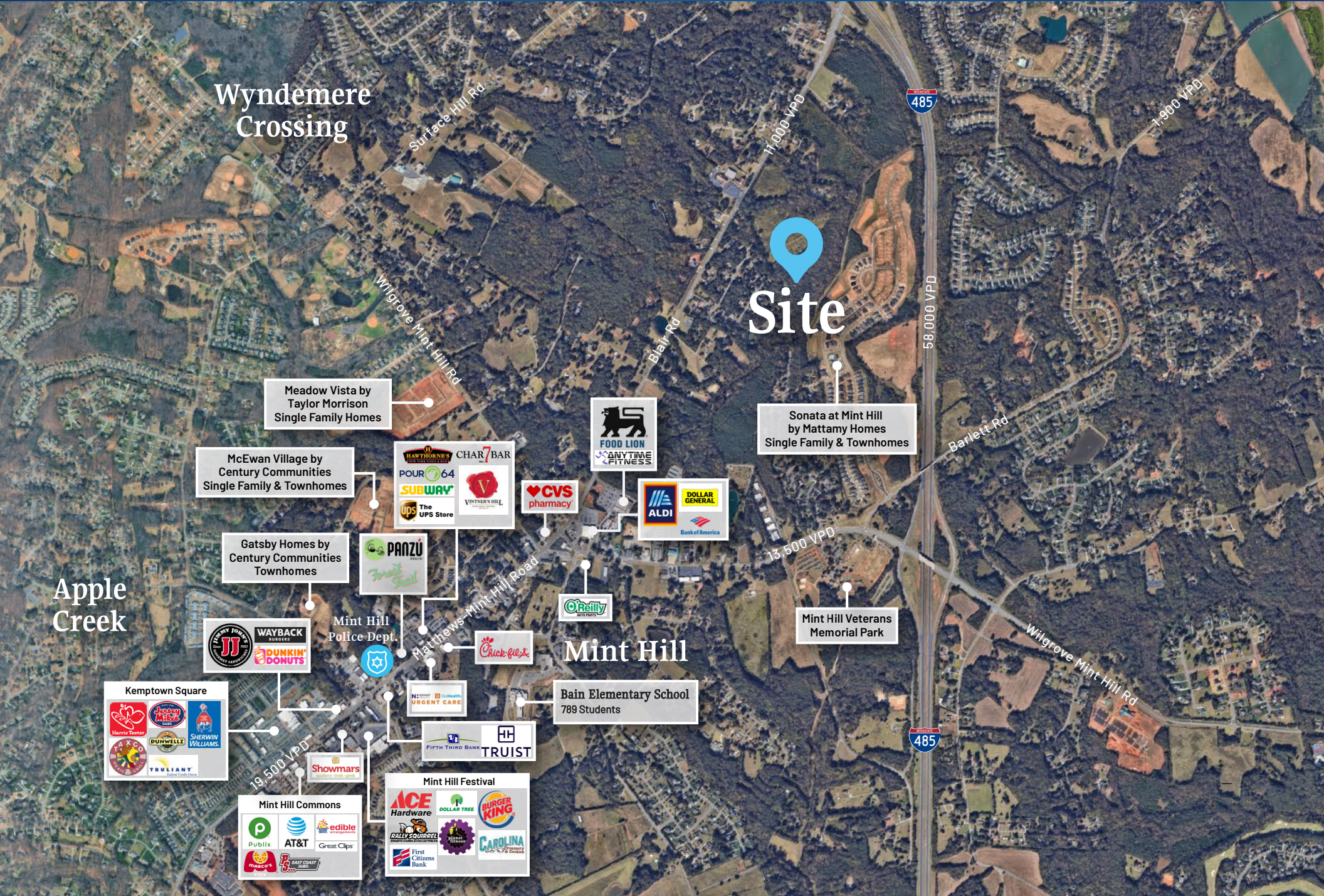
Mint Hill

11,000 VPD

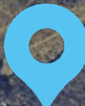
Site

9140 Blair Rd
13936101
+/- 48.5 AC

Blair Rd



Wyndemere Crossing


Site

Meadow Vista by Taylor Morrison
Single Family Homes

Sonata at Mint Hill by Mattamy Homes
Single Family & Townhomes

McEwan Village by Century Communities
Single Family & Townhomes

Gatsby Homes by Century Communities
Townhomes

Mint Hill Police Dept.

Mint Hill

Mint Hill Veterans Memorial Park

Apple Creek

Bain Elementary School
789 Students

Kemptown Square

Mint Hill Commons

Mint Hill Festival

19,500 VPD

13,500 VPD

485

58,000 VPD

485

1,900 VPD

Surface Hill Rd

Wilgrove Mint Hill Rd

Blair Rd

Barlett Rd

Wilgrove Mint Hill Rd



Allen

Blair Rd



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58,000 VPD

Site

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.