

# Land Representation Services



**Bailey W. Patrick**  
*Managing Partner*  
(704) 248 2102  
bpatrick@mpvre.com

**Justin P. Holofchak**  
*Managing Partner*  
(704) 248 2107  
jholofchak@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

# Land Services Overview

## MPV Land Services

The Land Advisory Team at MPV Properties engages with property owners, developers, builders, and investors. We are experts in Site Selection/Acquisition, Disposition, Land Assemblage, and Entitlement Consultation across all land product types. Our team's strength is our collective experience in identifying the most appropriate buyers and sellers for a given assignment and effectively negotiating deals that meet the goals of our clients using strong industry relationships and propriety market intelligence.

The Land Advisory Team has established a strong market presence throughout the Carolinas and can be counted on to deliver successful outcomes.

## LAND ADVISORY TEAM SERVICES & QUALIFICATIONS

### Analysis

Site selection/disposition projects involving; strategic real estate planning in land assemblage, development, zoning and entitlement consultation, highest and best use analysis, and environmental issues.

### Property Valuation

With extensive property valuation and using available project feasibility studies; we collectively determine the best and most favorable terms available for your real estate requirement.

### Marketing Expertise

Sophisticated marketing methodology and pricing along with continuous communication and reporting.

### Best in Class Technology

MPV Subscribes to leading analytic tools such as Zonda™ and Esri™ to have the latest data intelligence on hand.

### Connected

Combines a long history of business relationships and reputation for outstanding performance across a broad spectrum of real estate services with our market and industry knowledge, state-of-the-art technological skills and our transactional expertise provide clients creative real estate solutions and value added results.

### Reputation

Proven track record of success and has earned a reputation within the commercial real estate community as advisors who produce timely results both professionally and ethically.

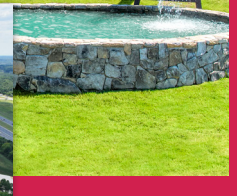


# Our Business

## Where We Do Business

Our primary focus is the greater Charlotte MSA and we have knowledge, relationships, and the experience covering both the Carolinas.

In addition, our reach and capabilities span throughout much of the Southeast.



## WHY CHOOSE MPV PROPERTIES

Proficient and accomplished with many years of experience

Over \$1 billion in closed land transactions since 2015

MPV has experience handling 1-acre to 2,000+ acre land assemblages

Understands the development needs of end-users across all asset types

Advanced and Innovative Technology

Professional Associations & Extensive Networking in the community

'Legacy' relationships with both sellers and buyers

Time Proven Best Practices



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# Marketing Capabilities

## Meeting Your Audience Where they Are

In addition to marketing your property on our own website, we publish all listings locally with leading national commercial real estate databases Crexi, CoStar, Moody's and others to guarantee maximum exposure to a targeted audience. We also send monthly focused emails with top notch marketing materials.

**CREXi**

**CoStar**

**MOODY'S**

**SiteIndex**

**CommercialCafe**

**CommercialSearch**

**PropertyShark**

## Advanced Mapping Intelligence

Analyzing the land and surrounding area is an important step in any land transaction. MPV Properties has mapping capabilities to identify critical components such as:

Flood Plains

Parcel Data

Topography

Traffic Patterns

Nearby Development

High-quality and  
Current Aerial Imagery

Our marketing is effective  
because we target the right people  
with the right information.

# Notable Clients

## A Long History of Success

We've worked with local and national clients in our many years of business in the Carolinas.

Here are just a few:



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# Our Team



## Bailey W. Patrick

### MANAGING PARTNER

(704) 248 2102

bpatrick@mpvre.com

[View Full Bio](#)

Bailey W. Patrick has spent more than 30 years in all facets of commercial real estate. His areas of specialty encompass all types of brokerage including land, office, industrial, and investment transactions in addition to suburban office and flex space development. Bailey has been awarded the #1 Top Producing Land Broker in the Charlotte Region by the Charlotte Region Commercial Board of REALTORS (CRCBR) on many occasions and he offers extensive knowledge and experience in providing commercial real estate services.



## Chad Pyke

### BROKER

(704) 561 5238

cpyke@mpvre.com

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Chad Pyke joined MPV Properties as a brokerage associate in January 2025. Prior to MPV, Chad enjoyed a successful career in the insurance industry working for Unum Group and Amwins Group. Chad began investing in real estate in 2023 and decided to make it his full-time career in 2024 after building a book of business with several local builder and developer clients.

Chad is a licensed real estate broker in North and South Carolina. He is a member of Charlotte Regional Commercial Board of Realtors (CRCBR) and the Urban Land Institute (ULI).

Chad is a native of Atlanta, Georgia, and lives in Mint Hill with his wife and daughter. He is an elder at Life Church in South End and enjoys mentoring fatherless boys through Truth in Nature. He graduated from North Carolina State University with a finance degree in 2017 and completed his MBA at the University of Tennessee-Chattanooga in 2019.

# Our Team



**Bailey W. Patrick Jr.**

**DEVELOPMENT PARTNER**

(704) 367 5020  
bwpatrick@mpvre.com  
[View Full Bio](#)

Bailey joined MPV Properties in September 2015 as an Associate and was promoted to Development Partner in 2023. Prior to becoming a member of MPV's team, Bailey graduated from the University of North Carolina, Chapel Hill, where he received a BA in Economics. At UNC, Bailey was also a 4-year starter for the Men's Golf team and was named an Academic All-American in 2014. At MPV, Bailey has extensive experience representing buyers and sellers in land transactions, and he has also sourced several new acquisition and development projects for MPV. Bailey prides himself on being an honest and straight-forward communicator with clients.



**Clark Alcorn**

**BROKER**

(704) 367 5005  
calcorn@mpvre.com  
[View Full Bio](#)

Clark joined MPV Properties as a brokerage associate in November 2017. Prior to MPV, Clark was a Capital Markets Analyst at Wells Fargo Securities. He graduated from UNC-Chapel Hill in 2016 with a bachelor's degree in Economics. Clark began his career at MPV on the retail team, where he specialized in tenant and landlord representation. After developing a strong foundation of leasing, site selection/acquisition, and disposition of retail assets, he transitioned to the land team at MPV where he now focuses on land brokerage. Clark has a rapidly growing portfolio of landowner, builder, developer, and investor clients that he represents in the Charlotte MSA.

# Our Team



**Justin P. Holofchak**

**MANAGING PARTNER**

(704) 248 2107  
jholofchak@mpvre.com  
[View Full Bio](#)

Justin's responsibilities at MPV Properties include leading MPV's brokerage team and sourcing new development opportunities for the firm. Justin is a native Charlottean and has nearly 25 years of land brokerage experience in the Charlotte region. Justin has a comprehensive knowledge of all facets of land brokerage, including site selection/acquisition, disposition, land assemblage and entitlement acquisition consultation. He has built a large portfolio of clients through representing landowners, builders, developers and investors with listings and transactions that vary in size and type.



**Nolan Mills**

**SENIOR VICE PRESIDENT**

(704) 248 2133  
mills@mpvre.com  
[View Full Bio](#)

Nolan's professional real estate career has spanned more than a decade in Charlotte and the surrounding area. As a Charlotte native, Nolan has a unique understanding of the intricacies and trends of the local markets for Mecklenburg and the surrounding counties.

Nolan started his commercial real estate career as a sales associate with McGuire Properties specializing in land brokerage. He was awarded the Top Commercial Producer Award by the Business Property Magazine in 1988. His transactions have ranged from 1,000 square foot retail leases to more than 1,000-acre land sales. Nolan has worked hard to build long term relationships and as a result, many of his transactions are with repeat clients.

# Our Team



**Mike Chatham**

**BROKER**

(704) 367 5010  
mchatham@mpvre.com  
[View Full Bio](#)

Mike brings over 35 years of real estate experience in hotel and student housing community development to MPV. In his career he has overseen projects of these specialties from site acquisition through entitlements, including market analysis, site selection, land assemblages and contract negotiations. Upon joining MPV Properties in 2015, Mike leads activity in the hospitality sector of real estate sales and acquisitions, and identifies opportunities in the senior housing market with his multi-family background.

Mike's experience in hospitality includes the development of Choice Hotels, Hilton, and Marriott hotels. He was formerly Vice-Chair of the Executive Board on Choice Hotels Owners Council, which represented over 4,000 franchisees. Today Mike is a licensed real estate broker in both North and South Carolina, and also a member of Charlotte Regional Commercial Board of Realtors (CRCBR).



**Ali McNeely**

**SENIOR TRANSACTION MANAGER**

(704) 248 2110  
amcneely@mpvre.com  
[View Full Bio](#)

Ali serves as MPV's Broker-in-Charge and is an integral part of the MPV Land Advisory team. Ali's focus includes market research and analysis, regulatory compliance, and property reporting. She also specializes in applying powerful GIS tools to complete new business pursuits and site selection assignments. Ali has a B.A. from University of North Carolina at Charlotte and is a licensed Broker in North Carolina and South Carolina.

# Transaction Summary

## Land Brokerage Transaction Summary Year-to-Date

### UNDER CONTRACT TRANSACTIONS (CONFIDENTIAL)

| Est. Closing Date | Approx. Acres | Sales Price | Location                            | Type/Use    |
|-------------------|---------------|-------------|-------------------------------------|-------------|
| 2026              | 7             | —           | Red River, Locust, NC               | Retail      |
| 2026              | 32            | —           | Hwy 27, Stanley, NC                 | Commercial  |
| 2026              | 4.5           | —           | Fort Mill Parkway, Fort Mill, SC    | Commercial  |
| 2026              | 37            | —           | New Hope Rd. S, Gastonia            | Residential |
| 2026              | 2.38          | —           | Hwy 29, Salisbury, NC               | Commercial  |
| 2026              | 8.5           | —           | Hwy 521, Charlotte, NC              | Civic       |
| 2026              | 6.2           | —           | Fort Mill Parkway, Fort Mill, SC    | Commercial  |
| 2026              | 7.5           | —           | Fort Mill Parkway, Fort Mill, SC    | Commercial  |
| 2026              | 15            | —           | 7553 Charlotte Hwy, Indian Land, SC | Retail      |
| 2026              | 3.2           | —           | Monroe Road, Charlotte              | Retail      |
| 2026              | 19            | —           | Blair Rd. at I-485, Mint Hill, NC   | Industrial  |
| 2026              | 6             | —           | Startown Rd, PH 2, Hickory, NC      | Residential |
| 2026              | 0.842         | —           | Whitley Commons, Mint Hill, NC      | Retail      |
| 2027              | 2.672         | —           | Hwy 21, Fort Mill, SC               | Retail      |
| 2027              | 34.5          | —           | Hambright at 77, Huntersville, NC   | Industrial  |
| 2027              | 53            | —           | Hwy 74, Monroe, NC                  | Industrial  |

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# Transaction Summary

## UNDER CONTRACT TRANSACTIONS (CONFIDENTIAL)

| Est. Closing Date | Approx. Acres | Sales Price | Location                              | Type/Use    |
|-------------------|---------------|-------------|---------------------------------------|-------------|
| 2027              | 12.5          | —           | Hwy 73 at Little Egypt Rd, Denver, NC | Retail      |
| 2027              | 12            | —           | Farmington                            | MF          |
| 2027              | 14.5          | —           | Farmington                            | Residential |
| 2027              | 11            | —           | NCRC, Kannapolis, NC                  | Residential |
| 2027              | 11.5          | —           | River Road, Hickory, NC               | Residential |
| 2027              | 620           | —           | Highway 521, Lancaster, SC            | Residential |
| 2027              | 10.83         | —           | Coltharp Rd., Fort Mill, SC           | Residential |
| 2027              | 16            | —           | Woodruff Rd., Simpsonville, SC        | Residential |
| 2027              | 31.38         | —           | Startown Rd, Hickory, NC              | Residential |
| 2028              | 495           | —           | Longview at I-77, Rock Hill, SC       | Industrial  |
| 2028              | 28.7          | —           | Foot Hills Way, Fort Mill, SC         | Industrial  |
| 2028              | 165           | —           | PH 2 Hwy 901, Lando, SC               | Residential |
| 2028              | 355           | —           | Highway 521, Lancaster, SC            | Residential |
| 2028              | 236           | —           | Edmund Highway, Lexington, SC         | Residential |
| 2028              | 13            | —           | Harrisburg Rd., Indian Land, SC       | Commercial  |
| 2028              | 14.5          | —           | E. John Street, Matthews, NC          | MF          |
| 2028              | 154           | —           | Hickory Ridge Rd., Harrisburg, NC     | Residential |
| 2028              | 42            | —           | Highway 29, Harrisburg, NC            | Mixed-Use   |
| 2028              | 12            | —           | Fort Mill Parkway, Fort Mill, SC      | Commercial  |

# Transaction Summary

## SOLD TRANSACTIONS — 2025

| Closing Date | Approx. Acres | Sales Price | Location                             | Type/Use    |
|--------------|---------------|-------------|--------------------------------------|-------------|
| 2025         | 42.45         | \$1,100,000 | 906 Monbo Rd., Statesville, NC       | Residential |
| 2025         | 60            | \$1,000,000 | Poole Road, Salisbury, NC            | Residential |
| 2025         | 28.39         | \$3,250,000 | Truck Ave. at I-85, Salisbury, NC    | MF          |
| 2025         | 8             | \$2,175,000 | Rocky River Rd., Monroe, NC          | Commercial  |
| 2025         | 7             | \$7,500,000 | NCRC, Loop Rd., Kannapolis, NC       | MF          |
| 2025         | 8.6           | \$2,475,000 | NCRC, Loop Rd., Kannapolis, NC       | Mixed-Use   |
| 2025         | 4.5           | \$360,000   | Cloninger Mill Rd., Hickory, NC      | Residential |
| 2025         | 12 SF Lots    | \$350,000   | Blaize Ridge, Greer, SC              | Residential |
| 2025         | 43            | \$515,000   | Lore Road, Lincolnton, NC            | Residential |
| 2025         | 2.5           | \$3,200,000 | Cabelas Drive, Fort Mill, SC         | Hotel       |
| 2025         | 13.5          | \$1,500,000 | Kannapolis Pkwy, Kannapolis, NC      | Residential |
| 2025         | 33.95         | \$5,800,000 | Albemarle Rd. at I-485, Charlotte    | Residential |
| 2025         | 4.86          | \$677,600   | 9596 Yarborough Rd., Indian Land, SC | Industrial  |
| 2025         | 14            | \$3,600,000 | Startown Rd, Hickory, NC             | Residential |
| 2025         | 2.6           | \$1,350,000 | Wade Ardrey Road, Charlotte, NC      | Daycare     |
| 2025         | 15.38         | \$1,300,000 | 16710 Youngblood Rd., Charlotte, NC  | Commercial  |

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# Transaction Summary

## SOLD TRANSACTIONS — 2025 (CONT.)

| Closing Date | Approx. Acres | Sales Price | Location                              | Type/Use       |
|--------------|---------------|-------------|---------------------------------------|----------------|
| 2025         | 27            | \$4,200,000 | Union - New Hope Rd., Gastonia, NC    | Residential    |
| 2025         | 31            | \$3,700,000 | Pence Road, Charlotte, NC             | Industrial     |
| 2025         | 2.95          | \$1,200,000 | Coldwater Ridge Drive, Kannapolis, NC | Commercial     |
| 2025         | 1.33          | \$182,500   | Chestnut Parkway, Indian Trail, NC    | Commercial     |
| 2025         | 46            | \$1,000,000 | Mill Grove Road, Indian Trail, NC     | Residential    |
| 2025         | 3.55          | \$700,000   | 3749 Pleasant Road, Fort Mill, SC     | Commercial     |
| 2025         | 0.44          | \$750,000   | 3913 Tuckaseegee Rd.                  | Commercial     |
| 2025         | 17 SF Lots    | \$2,339,000 | Nolen Farm PH 3, Gastonia             | Residential    |
| 2025         | 7             | \$4,930,000 | 1030 Huntington Park Dr., Charlotte   | Residential    |
| 2025         | 0.296         | \$335,000   | 2901 Monroe Road, Charlotte           | Retail         |
| 2025         | 48            | \$8,030,678 | Irish Glen Drive, Kannapolis          | Residential    |
| 2025         | 5.3           | \$2,301,000 | Hwy 521 at Marvin Rd, Indian Land, SC | Commercial     |
| 2025         | 3.28          | \$8,160,000 | 428 W. Boulevard, Charlotte           | MF             |
| 2025         | 29.71         | \$2,225,000 | Lawyers Rd, Mint Hill, NC             | Residential    |
| 2025         | 12.8          | \$9,750,000 | Donald Ross Road, Charlotte           | Infrastructure |
| 2025         | 3.12          | \$1,100,000 | Arrowood Rd. at Microsoft Way         | Hotel          |

# Transaction Summary

## SOLD TRANSACTIONS — 2024

| Closing Date | Approx. Acres | Sales Price  | Location                           | Type/Use    |
|--------------|---------------|--------------|------------------------------------|-------------|
| 2024         | 10            | \$1,875,900  | Highway 73, Kannapolis, NC         | Retail      |
| 2024         | 53.8          | \$2,800,000  | Highway 51, Pineville, NC          | Park        |
| 2024         | 8.5           | \$550,000    | Winecoff School Rd, Kannapolis, NC | Industrial  |
| 2024         | 287           | \$4,600,000  | Gaston Farm Rd, Richburg, SC       | Residential |
| 2024         | 30            | \$5,000,000  | Steel Creek Rd., Charlotte         | Townhomes   |
| 2024         | 178           | \$5,637,590  | Highway 274, Lake Wylie            | Residential |
| 2024         | 113           | \$4,770,000  | Highway 521, Lancaster             | Residential |
| 2024         | 12.3          | \$2,700,000  | Rocky River Road                   | Residential |
| 2024         | 13.65         | \$2,610,000  | Steel Creek Rd., Charlotte         | Senior      |
| 2024         | 15.51         | \$1,300,000  | Winston-Container Rd, CLT Airport  | Industrial  |
| 2024         | 1.77          | \$850,000    | 2101 McKee Rd, Matthews            | Townhomes   |
| 2024         | 19            | \$5,000,000  | Stumptown Rd, Huntersville         | School      |
| 2024         | 37 SF Lots    | \$5,125,000  | Nolen Farm PH 1                    | Residential |
| 2024         | 5.25          | \$540,544    | Clear Creek Business Park          | Industrial  |
| 2024         | 3.86          | \$1,215,000  | Sledge Road                        | MF          |
| 2024         | 40 Units      | \$17,634,040 | NoDa Junction, Charlotte           | Townhomes   |
| 2024         | 2.8           | \$2,500,000  | 7708 University City Blvd.         | Hotel       |

# Transaction Summary

## SOLD TRANSACTIONS — 2023

| Closing Date | Approx. Acres | Sales Price | Location                            | Type/Use    |
|--------------|---------------|-------------|-------------------------------------|-------------|
| 2023         | 10.6          | \$1,550,000 | 1525 Jake Alexander, Salisbury      | Commercial  |
| 2023         | 68            | \$4,135,950 | Sledge Road PH 3                    | Residential |
| 2023         | 77 TH Lots    | \$7,900,000 | Nolen Farm PH 1 - takedown          | Residential |
| 2023         | 210.5         | \$6,190,000 | Highway 205, Oakboro                | Industrial  |
| 2023         | 6.16          | \$1,800,000 | Windhaven Road, Fort Mill           | Flex Office |
| 2023         | 29.71         | \$3,000,000 | Blair Road, Mint Hill               | Park        |
| 2023         | 177           | \$3,600,000 | Shue Road, China Grove              | Residential |
| 2023         | 65            | \$4,842,000 | Hwy 73 & Kannapolis Parkway         | MF          |
| 2023         | 9.2           | \$7,752,500 | Johnston-Oehler Road                | MF          |
| 2022         | 4.8           | \$3,850,000 | North Tryon Street, University      | MF          |
| 2023         | 2.84          | \$875,000   | Highway 421, Boone                  | Hotel       |
| 2023         | 22            | \$3,000,000 | Highway 73 Northbrook, Huntersville | Commercial  |
| 2023         | 106           | \$8,634,000 | Bakers Creek, Kannapolis            | Residential |
| 2023         | 15.7          | \$4,850,000 | Elizabeth- Fort Mill Parkway        | MF          |
| 2023         | 53.5          | \$6,000,000 | Rocky River Rd, at 485              | Park        |

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# Transaction Summary

## SOLD TRANSACTIONS — 2023 (CONT.)

| Closing Date | Approx. Acres | Sales Price  | Location                                  | Type/Use      |
|--------------|---------------|--------------|-------------------------------------------|---------------|
| 2023         | 33.42         | \$4,000,000  | Fairview Road, Mint Hill                  | Residential   |
| 2023         | 3.82          | \$1,528,000  | Old Statesville Road, Huntersville        | MF            |
| 2023         | 18            | \$825,000    | Harris Blvd. at District Drive, Charlotte | Institutional |
| 2023         | 102           | \$12,219,347 | Mount Holly Road, Charlotte               | Mixed-Use     |
| 2023         | 4.783         | \$1,000,000  | Nations Ford Road, Charlotte              | Institutional |
| 2023         | 12.2          | \$1,700,000  | Julian Road, Salisbury                    | MF            |
| 2023         | 63.82         | \$1,355,000  | Forest Drive, Union County                | Residential   |
| 2023         | 37 lots       | \$3,279,445  | Nolen Farms PH 2, Gastonia                | Residential   |
| 2023         | 154           | \$14,400,000 | Hwy 73 & Kannapolis Parkway               | Industrial    |
| 2023         | 0.53          | \$525,000    | W. Sugar Creek Road, Charlotte            | Residential   |
| 2023         | 9.6           | \$1,270,000  | WT Harris Blvd. at District Drive         | Residential   |
| 2023         | 33            | \$8,200,000  | Ridge Road, Charlotte                     | Park          |
| 2022         | 6.3           | \$1,450,000  | Bishop Madison Lane, Charlotte            | Industrial    |
| 2023         | 30.73         | \$2,268,000  | Pence Road, Charlotte                     | Industrial    |
| 2023         | 7.2           | \$2,740,000  | Monroe Road, Charlotte                    | Park          |

# Transaction Summary

## SOLD TRANSACTIONS — 2022

| Closing Date | Approx. Acres | Sales Price  | Location                           | Type/Use    |
|--------------|---------------|--------------|------------------------------------|-------------|
| 2022         | 37            | \$2,687,300  | Harrisburg Road at Barberville     | Residential |
| 2022         | 5 Lots        | \$1,250,000  | 6300 Providence Road, Charlotte    | Residential |
| 2022         | 0.88          | \$494,000    | Concord Gateway, Concord           | Office      |
| 2022         | 6.62          | \$731,750    | Hucks Road at Old Statesville Road | Commercial  |
| 2022         | 25            | \$1,550,000  | New Hope Road, Gastonia            | Residential |
| 2022         | 8             | \$725,000    | Toddville Road, Charlotte          | Residential |
| 2022         | 35            | \$1,500,000  | Macedonia Church Road, Kannapolis  | Residential |
| 2022         | 2.153         | \$624,000    | 1910 & 1918 West Blvd              | Mixed Use   |
| 2022         | 177           | \$1,561,067  | Shue Road, China Grove             | Residential |
| 2022         | 36            | \$1,150,000  | Hwy 24- Marisposa Road, Stanley    | School      |
| 2022         | 61            | \$14,500,000 | University City Boulevard          | MF          |
| 2022         | 17            | \$1,150,000  | IBM Drive, Charlotte               | MF          |
| 2022         | 5.05          | \$3,300,000  | University City Exec. Drive        | MF          |
| 2022         | 86.84         | \$2,766,730  | Highway 27, Stanley                | Residential |
| 2022         | 1.87          | \$250,000    | WT Harris Blvd.                    | MF          |
| 2022         | 11.5          | \$1,525,000  | Heckle Boulevard, Rock Hill        | Residential |
| 2022         | 94 lots       | \$7,351,275  | Nolen Farms PH 1, Gastonia         | Residential |
| 2022         | 84.5          | \$36,500,000 | Endhaven Road at Johnston Road     | School/MF   |
| 2022         | 1.5           | \$26,889,600 | 1426 South Tryon                   | Office      |

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# Transaction Summary

## SOLD TRANSACTIONS — 2022 (CONT.)

| Closing Date | Approx. Acres | Sales Price  | Location                              | Type/Use    |
|--------------|---------------|--------------|---------------------------------------|-------------|
| 2022         | 5.1           | \$475,000    | Mt. Holly- Huntersville               | Residential |
| 2022         | 113           | \$14,000,000 | Highway 51 at Downs Road              | Residential |
| 2022         | 48 lots       | \$3,642,140  | Irish Creek, Kannapolis               | Residential |
| 2022         | 3.31          | \$895,000    | Mallard Creek Road                    | Residential |
| 2022         | 9.8           | \$695,000    | Highway 21 Flower House Loop          | Residential |
| 2022         | 3.59          | \$525,000    | Grier-Newell                          | MF          |
| 2022         | 4.1           | \$365,000    | Clear Creek Businss Park              | Office/Flex |
| 2022         | 3.25          | \$95,000     | Macedonia Church Road, Kannapolis     | Residential |
| 2022         | 64.35         | \$8,171,493  | Steele Creek Rd & Sledge Rd PH2       | Mixed Use   |
| 2022         | 12.4          | \$1,450,000  | Elizabeth, Fort Mill SC               | Retail      |
| 2022         | 30            | \$3,000,000  | Highway 21, Troutman                  | MF          |
| 2022         | 21            | \$1,725,000  | Highway 115, Mooresville              | Residential |
| 2022         | 15.475        | \$1,456,923  | Lakemont Business Park, Fort Mill SC  | Industrial  |
| 2022         | 10.1          | \$1,350,000  | 521 at Walnut Creek Pkwy, Indian Land | Retail      |
| 2022         | 3.71          | \$1,000,000  | Billy Graham Pkwy                     | Office      |
| 2022         | 7.31          | \$1,400,000  | 4409 Denver Avenue                    | Office      |
| 2022         | 14            | \$1,425,000  | Phase 1, Startown Road, Hickory       | MU          |
| 2022         | 153           | \$910,000    | Highway 24-27, Midland                | Industrial  |

# Transaction Summary

## SOLD TRANSACTIONS — 2021

| Closing Date | Approx. Acres | Sales Price | Location                                   | Type/Use     |
|--------------|---------------|-------------|--------------------------------------------|--------------|
| 2021         | 3.53          | \$277,183   | Lot 39 Clear Creek Business Park           | Industrial   |
| 2021         | 1.31          | \$635,000   | Clear Creek Business Park                  | Office       |
| 2021         | 54.4          | \$408,300   | Monroe Expressway, Monroe                  | Agricultural |
| 2021         | 115           | \$5,144,699 | Henry Harris Rd, Lancaster                 | Residential  |
| 2021         | 108           | \$2,283,500 | N. Main Street, Kannapolis                 | Mixed Use    |
| 2021         | 13.5          | \$1,211,000 | Rocky River Rd, Harrisburg                 | Residential  |
| 2021         | 4.7           | \$695,000   | Northeast Parkway, Matthews                | MF           |
| 2021         | 5.59          | \$800,000   | Morrison Plantation Pkwy, Mooresville      | Residential  |
| 2021         | 11            | \$1,000,000 | Sugar Creek Road at Bisaner St.            | Residential  |
| 2021         | 95.9          | \$5,827,027 | Firetower at I-77, Rock Hill SC            | Industrial   |
| 2021         | 23            | \$1,840,000 | Oakdale Road at 485                        | Residential  |
| 2021         | 21.77         | \$2,068,150 | Lot 1 Lakemont Business Park               | Industrial   |
| 2021         | 7.85          | \$790,000   | Johston-Oehler Road, Charlotte             | MU           |
| 2021         | 1.23          | \$525,000   | Mill Creek Commons Outparcel F, Lake Wylie | Retail       |
| 2021         | 1.37          | \$400,000   | Mill Creek Commons Outparcel D, Lake Wylie | Retail       |

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# Transaction Summary

## SOLD TRANSACTIONS — 2021 (CONT.)

| Closing Date | Approx. Acres | Sales Price  | Location                                      | Type/Use    |
|--------------|---------------|--------------|-----------------------------------------------|-------------|
| 2021         | 14            | \$4,800,000  | Farmington, Harrisburg                        | MF          |
| 2021         | 1.63          | \$937,500    | University Boulevard, Charlotte               | Retail      |
| 2021         | 227 lots      | \$17,340,464 | Nolen Farms PH 1, Gastonia                    | Residential |
| 2021         | 5.1           | \$425,000    | Mill Creek Commons Outparcels G&H, Lake Wylie | Retail      |
| 2021         | 50.57         | \$14,562,720 | Langtree MCC, Mooresville                     | MU          |
| 2021         | 32            | \$4,138,200  | Providence Road at Hemby Road, Weddington     | Residential |
| 2021         | 12            | \$3,500,000  | 7553 Charlotte Hwy, Indian Land SC            | Residential |
| 2021         | 3.7           | \$390,000    | Rocky River Rd West                           | Residential |
| 2021         | 9.73          | \$987,500    | 1733 Rama Road                                | Residential |
| 2021         | 98            | \$3,000,000  | Steele Creek Rd & Sledge Rd PH1               | Mixed Use   |
| 2021         | 133           | \$3,675,000  | Hwy 3, Kannapolis                             | Residential |
| 2021         | 5.7           | \$1,349,999  | 170 Marvin Rd, Indian Land SC                 | Commercial  |
| 2021         | 5.63          | \$1,015,000  | 190 Marvin Rd, Indian Land SC                 | Commercial  |
| 2021         | 56            | \$3,750,000  | IBM Drive, University City                    | MF          |
| 2021         | 68            | \$4,550,000  | IBM Drive, University City                    | MF          |

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# Transaction Summary

## SOLD TRANSACTIONS — 2021 (CONT.)

| Closing Date | Approx. Acres | Sales Price | Location                             | Type/Use    |
|--------------|---------------|-------------|--------------------------------------|-------------|
| 2021         | 49            | \$3,275,000 | IBM Drive, Univerisity City          | MF          |
| 2021         | 3.15          | \$337,500   | Hwy 9, Chester SC                    | Retail      |
| 2021         | 1.45          | \$1,425,000 | Golf Links Drive                     | Medical     |
| 2021         | 2.85          | \$277,500   | Clear Creek Business Park, Mint Hill | Industrial  |
| 2021         | 92.46         | \$5,500,000 | Old Dowd Rd & Sam Wilson Rd          | Industrial  |
| 2021         | 0.173         | \$1,300,000 | 131 Winona Street, SouthEnd          | Infill      |
| 2021         | 18.2085       | \$3,700,000 | Providence Road, Waxhaw              | MF          |
| 2021         | 21            | \$1,250,000 | Wilbanks Road Lake Wylie, NC         | Residential |
| 2021         | 3.14          | \$908,000   | Davidson Commons East                | Residential |
| 2021         | 0.191         | \$1,140,000 | 1717 East Blvd                       | Residential |
| 2021         | 41            | \$1,483,000 | Rocky River Road at I-485            | Residential |
| 2021         | 3.65          | \$2,424,355 | 616 E. Woodlawn Road                 | Residential |
| 2021         | 0.198         | \$930,000   | 1720 East Blvd                       | Residential |
| 2021         | 57            | \$1,500,000 | IBM Drive, Univeristy                | Park        |

# Transaction Summary

## SOLD TRANSACTIONS — 2020

| Closing Date | Approx. Acres | Sales Price  | Location                                    | Type/Use           |
|--------------|---------------|--------------|---------------------------------------------|--------------------|
| 2020         | 91.7          | \$3,000,000  | Old Dowd Road, Charlotte, NC                | Industrial         |
| 2020         | 0.205         | \$1,140,000  | 1725 East Boulevard                         | Residential        |
| 2020         | 4             | \$235,000    | Grier Rd & W T Harris Blvd                  | MF                 |
| 2020         | 2.172         | \$8,415,000  | 13 Properties - East Blvd & Lombardy Circle | SF/MF              |
| 2020         | 5.86          | \$4,000,000  | 5525 Albemarle Road                         | Office Dev & Lease |
| 2020         | 25.26         | \$875,000    | Pleasant Road, Fort Mill                    | MF                 |
| 2020         | 21.33         | \$3,901,432  | Farmington, Harrisburg                      | Residential        |
| 2020         | PH 1          | \$4,536,000  | Farmington, Harrisburg                      | Residential        |
| 2020         | 48 lots       | \$3,648,000  | Nolen Farm PH 1, Gastonia                   | Residential        |
| 2020         | 3.5           | \$27,100,000 | 200 East Bland Street                       | Infill             |
| 2020         | 3.688         | \$1,375,000  | 616-62- Woodlawn Road                       | Residential        |
| 2020         | 3.805         | \$637,337    | Spratt Street, Fort Mill SC                 | Retail             |
| 2020         | 0.88          | \$450,000    | Hwy 521 at Marvin Road                      | Retail             |
| 2020         | 37.24         | \$5,246,520  | Johnston-Oehler Rd at I485                  | Residential        |
| 2020         | 10            | \$700,000    | Banner Farm Road Mills River, NC            | Industrial         |

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# Transaction Summary

## SOLD TRANSACTIONS — 2020 (CONT.)

| Closing Date | Approx. Acres | Sales Price | Location                             | Type/Use     |
|--------------|---------------|-------------|--------------------------------------|--------------|
| 2020         | 22            | \$1,980,000 | Ansley Townhome Pod                  | MF           |
| 2020         | 1.26          | \$882,634   | Albemarle Rd & Rocky River Church Rd | Retail       |
| 2020         | 36            | \$1,745,034 | Nixon Road, Belmont NC - Phase 2     | Residential  |
| 2020         | 0.507         | \$460,000   | 2640 S Tryon St                      | Infill       |
| 2020         | 25            | \$1,200,000 | Lake Wylie waterfront                | Commercial   |
| 2020         | 5.77          | \$2,005,000 | Hwy 160, Fort Mill                   | Retail       |
| 2020         | 10.3          | \$1,985,000 | Steele Creek Road                    | MF           |
| 2020         | 1.68          | \$6,304,500 | East Boulevard & Lombardy Circle     | MF           |
| 2020         | 1.63          | \$900,000   | Carrington Square Waxhaw             | Daycare      |
| 2020         | 1.26          | \$882,634   | Albemarle Rd & Rocky River Church Rd | Retail       |
| 2020         | 1.79          | \$975,000   | 6125 Nations Ford Road               | Hotel        |
| 2020         | 59.44         | \$2,075,000 | Hickory View Ln, Steele Creek        | Conservation |



Office | Medical | Industrial | Retail | Land | Investment

| contact

**Bailey W. Patrick**  
*Managing Partner*  
(704) 248 2102  
bpatrick@mpvre.com

**Justin P. Holofchak**  
*Managing Partner*  
(704) 248 2107  
jholofchak@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)