

# Living in Marvin, NC

## *The Relocation Guide*

An editorial guide to neighborhoods, schools, real estate, custom home building, design, and lifestyle in Marvin, North Carolina — South Charlotte's quietly distinguished village.

### THE VILLAGE

## About Marvin

Marvin is a village in Union County, North Carolina, approximately 20 minutes south of uptown Charlotte. Bordered by Weddington and Waxhaw, it sits within South Charlotte's luxury corridor — offering larger lot sizes, mature canopies, and a slower architectural tempo than newer Sun Belt suburbs.

### BY THE NUMBERS

## Marvin at a Glance

<b>Population</b>	~7,800 (2020 Census)
<b>Median household income</b>	~\$220,000
<b>Median home value</b>	\$1.1M+
<b>School district</b>	Union County Public Schools
<b>Marvin Ridge High ranking</b>	Top 10 NC public high schools
<b>Distance to Uptown CLT</b>	~20 miles / 30 min
<b>Distance to CLT Airport</b>	~22 miles / 35 min

Sources: U.S. Census Bureau (2020), Union County tax records, U.S. News & World Report school rankings.

## NEIGHBORHOODS

### Where Families Settle

**Providence Downs South** — Gated, architecturally curated, the benchmark for Marvin luxury.

**Firethorne Country Club** — Tom Jackson golf course, family amenities, and established estates.

**Rose Hill** — Equestrian feel with larger acreage and rolling topography.

**Marvin Creek** — Stone-and-shingle estates around a private lake.

**Highgate** — Newer custom builds with European-influenced architecture.

## SCHOOLS

### The Marvin School Corridor

Marvin Elementary, Marvin Ridge Middle, and Marvin Ridge High are consistently ranked among the strongest public schools in North Carolina. For relocating families, school zoning often determines the neighborhood search before the home search begins.

## GETTING HERE

### Commute & Access

Ballantyne Corporate Park	18 min
SouthPark	25 min
Uptown Charlotte	30 min
Charlotte Douglas Airport (CLT)	35 min
Lake Norman	90 min

## CLIMATE

### Weather in Marvin

Marvin enjoys a humid subtropical climate with four distinct seasons. Summers are warm and humid; winters are mild with occasional light snow. Average annual rainfall is approximately 43 inches, with roughly 218 sunny days per year.

**Avg. July high:** 90°F · **Avg. January low:** 32°F · **Annual rainfall:** ~43 in.

Source: NOAA National Centers for Environmental Information, Charlotte/Monroe climate normals (1991–2020).

## LOCAL EXPERTS

# A Network of Marvin Specialists

**Peters & Associates** — Luxury real estate · [yourleaderinluxury.com](http://yourleaderinluxury.com)

**Peters Custom Homes** — Custom home builder · [peterscustomhomes.com](http://peterscustomhomes.com)

**Emerald & Oak Design** — Interior design studio · [emeraldoakdesign.com](http://emeraldoakdesign.com)

**Peters Audio Video** — Smart home & AV · [petersaudiovideo.com](http://petersaudiovideo.com)

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