



BNA Homes LLC
- Charlotte Pines

Charlotte Pines

Singleleaf Lane

Greybriar Forest Ln

Journey Montessori Academy

Christ the King

Tamarack Drive

S Tryon St

Charlotte Fire Department

13731 S TRYON STREET

CHARLOTTE, NC 28278

U-Haul
Neighborhood Dealer

13731 South Tryon Street

Phil Davis
Senior Advisor
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	7.02 Acres
Zoning:	R-3
Market:	Steele Creek
Price / SF:	\$4.58

PROPERTY OVERVIEW

7.016 acres zoned R-3 but rezoning is possible to R-8 or R-12. Great site for Town homes or multi-family. Site will need rezoning for any commercial use. Site has a small creek that cuts across back third of property with minimal impact. There is a home owner and property adjacent to back of property that has a drive access runs along right side of property. Any development will require continued access be tied into any new road for project.

PROPERTY HIGHLIGHTS

- Good frontage and very level on front two thirds of site
- Close to Rivergate Shopping Center and other major retailers
- Multiple Grocery options, Bilo, Harris Teeter, Walmart and Super Target within ten minutes
- Minutes from CMC Steele Creek Medical Center and other Doctors care facilities
- Very near Lake Wylie access at Buster Boyd Bridge
- Lots of new residential growth in area, like The Pallisades, and Minutes from the Fort Mill and Tega Cay
- 20 Minute from downtown Charlotte

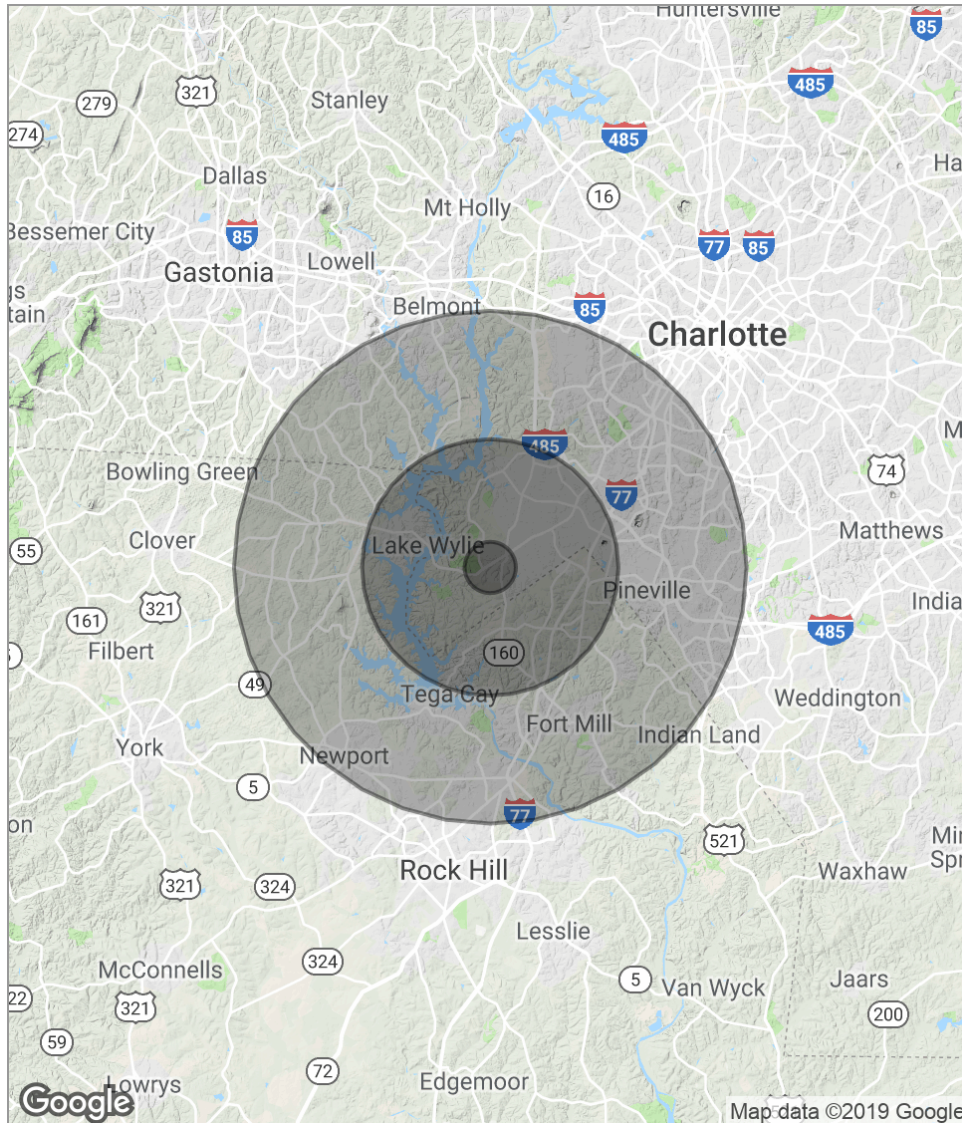
Site Plan



Location Maps



Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,075	72,267	267,872
Median age	32.8	35.7	35.1
Median age [male]	32.9	35.1	34.6
Median age [Female]	32.7	36.2	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,101	26,702	103,803
# of persons per HH	2.8	2.7	2.6
Average HH income	\$81,229	\$85,559	\$71,605
Average house value	\$375,687	\$274,296	\$242,890

* Demographic data derived from 2010 US Census

Aerial Map

