

FOUNDRY
COMMERCIAL

BEATTIES FORD RD

NORTH HOSKINS ROAD

NI-85 SERVICE RD



1412 NORTH HOSKINS RD

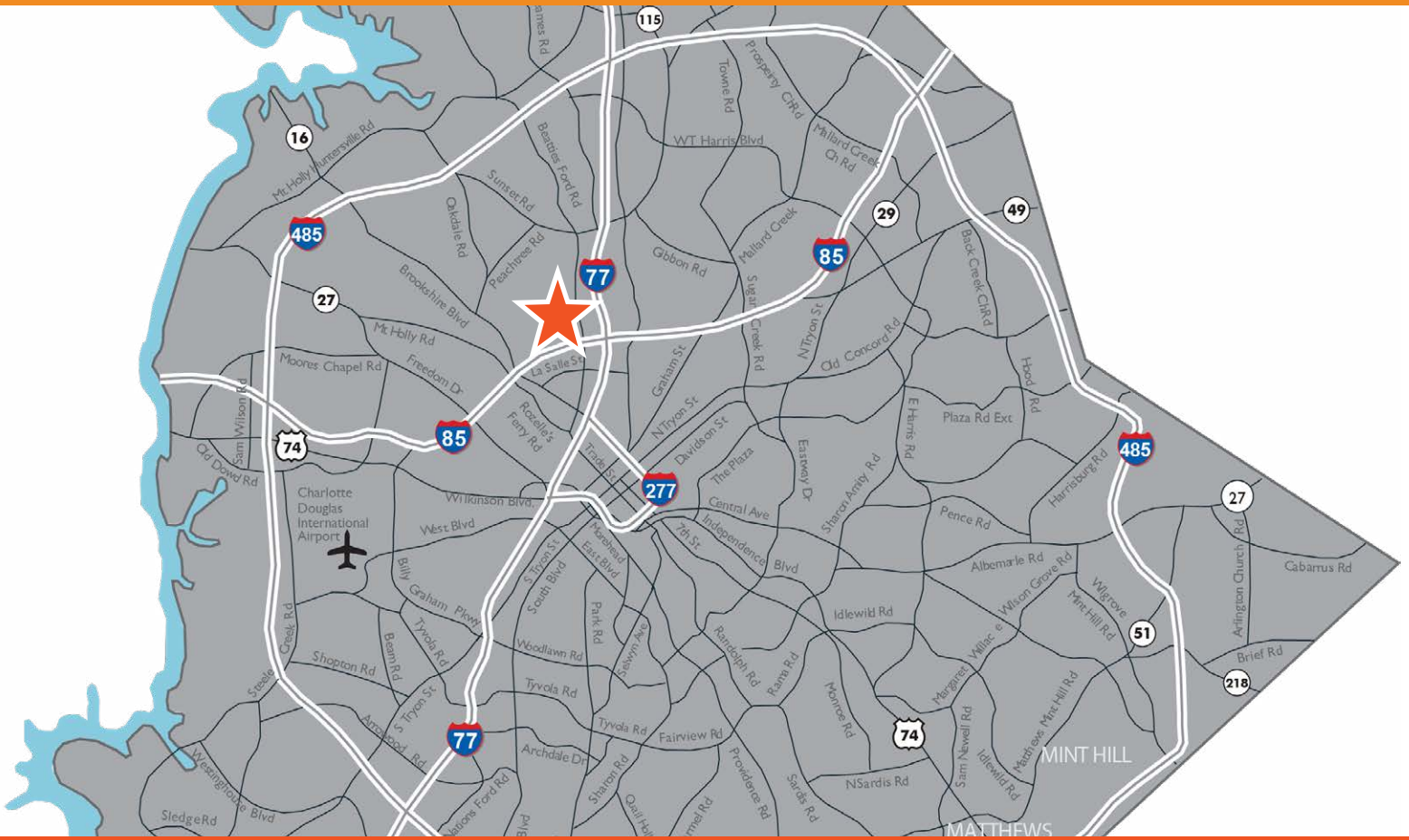
CHARLOTTE, NORTH CAROLINA

LAND FOR SALE

±8.16 ACRES

NORTH HOSKINS RD

LAND FOR SALE



PROPERTY OVERVIEW

Foundry Commercial is pleased to present approximately 8.159 acres of land located in Northwest Charlotte, North Carolina. Ideally located minutes from both I-77 and I-85, 1412 North Hoskins is just over 10 minutes from Uptown Charlotte and Charlotte International Airport.

PROPERTY FEATURES	
LAND SIZE	±8.16 Acres
PIN #	03906117
ZONING	O-1
UTILITIES	Available
PRICING	\$650,000.

SITE DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 EST POPULATION	6,573	64,869	212,152
2023 EST POPULATION	7,123	70,468	228,898
DAYTIME EMPLOYEES	3,757	27,951	12,875

SITE TRAFFIC COUNTS	
BEATTIES FORD RD	27,500 VPD
BROOKSHIRE BLVD	37,500 VPD
NORTH HOSKINS RD	7,500 VPD

For more information, please contact:

TOMMY TRIMBLE
 Vice President / Broker
 704.414.7460
 tommy.trimble@foundrycommercial.com

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NORTH HOSKINS RD LAND FOR SALE

LOCATION



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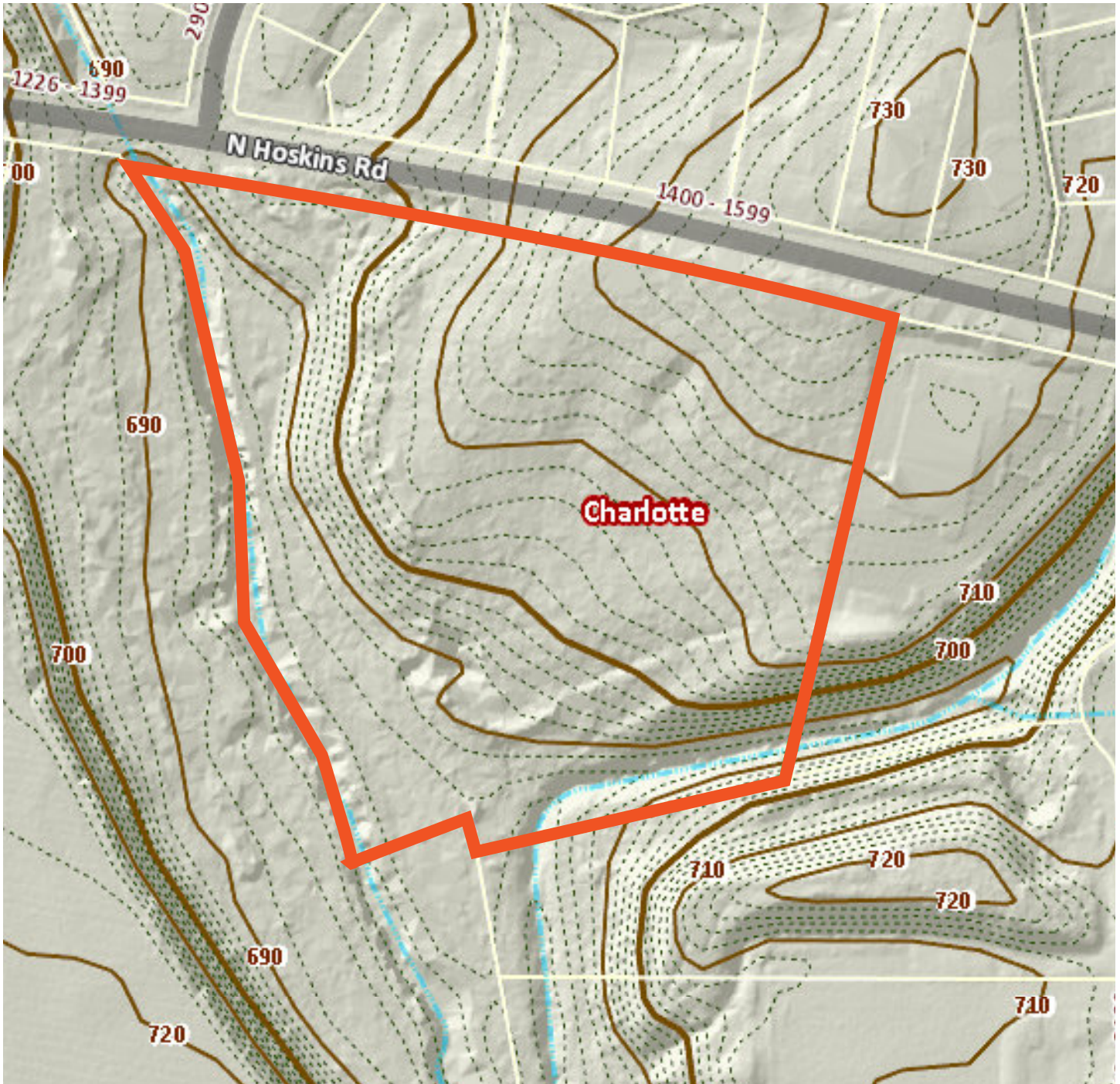
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NORTH HOSKINS RD LAND FOR SALE

TAX MAP



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