

2600 W TRADE

CHARLOTTE, NC 28208



FOR SALE
LAND

BROOKS WHITESIDE DANIEL MARSHA

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EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	Call For Offers - March 31
Lot Size:	7.4 Acres
Available	+/-3 to +/-5.5 Acres
Price / Acre:	Negotiable
Zoning	I-2

PROPERTY OVERVIEW

Large undeveloped land site only a few miles from Center City in the rapidly growing Smallwood neighborhood. Sonoma Mill, Toucan Louie's Cafe & Roastery, Mecklenburg County Bar, and a greenway are all within walking distance. The LYNX Gold Line Street Car will be located nearby with a stop at Johnson C. Smith University and Historic 5 Points. Great opportunity for townhomes, apartments, and mixed use development.

PROPERTY HIGHLIGHTS

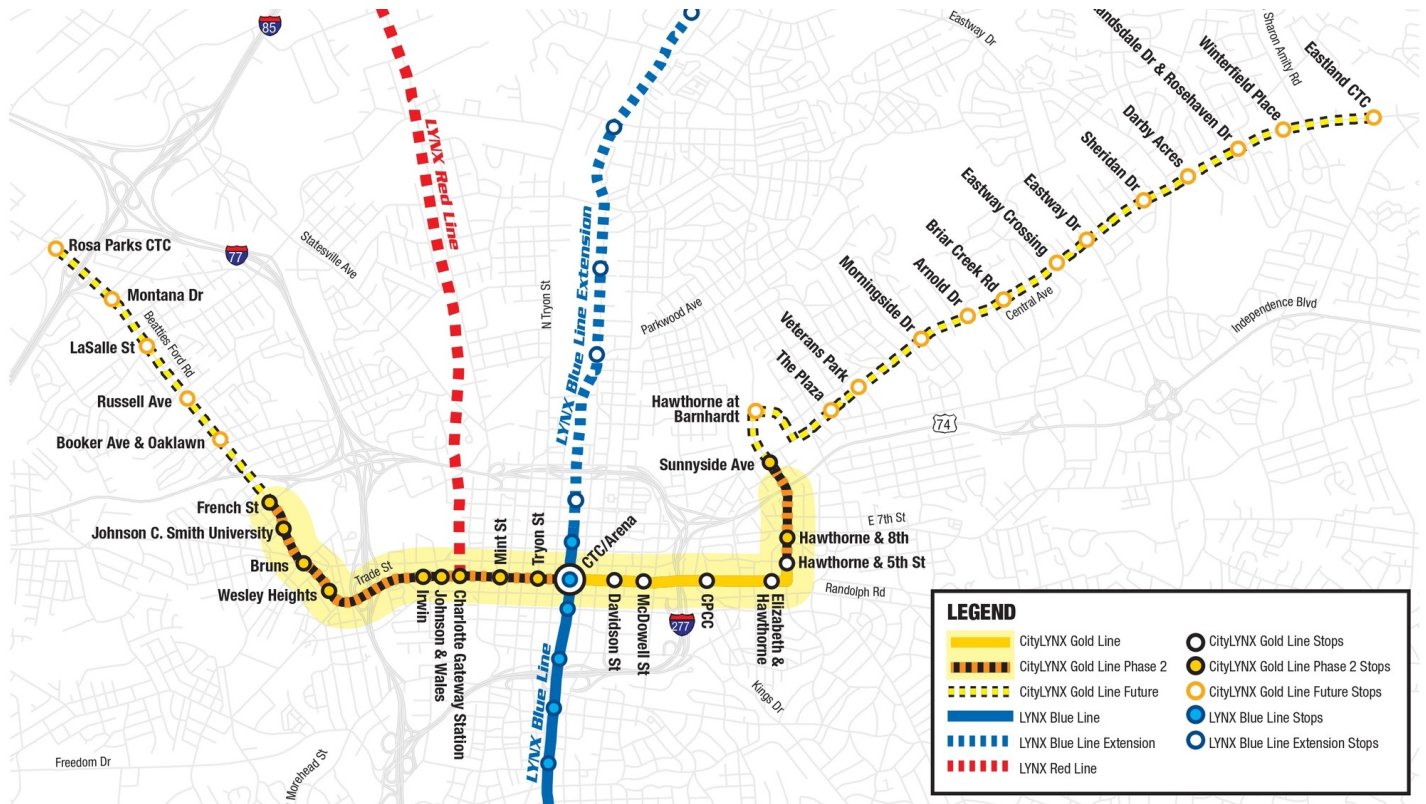
- OWNER INTENDS TO SUBDIVIDE/RETAIN 12,000 SF FACILITY ALONG WITH ADEQUATE PARKING AS REQUIRED PER CODE
- UP TO +/-5.5 ACRES OF RAW LAND WILL REMAIN FOR DEVELOPMENT
- OWNER IS OPEN TO JOINT VENTURE OPPORTUNITIES, AS WELL AS AN OUTRIGHT DISPOSITION OF THE PARCEL
- RELATIVELY FLAT TOPOGRAPHY (PAGE 2)
- WILL SELL SUBJECT TO REZONING

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WHITESIDE PROPERTIES

Est. 1991

ADDITIONAL PHOTOS



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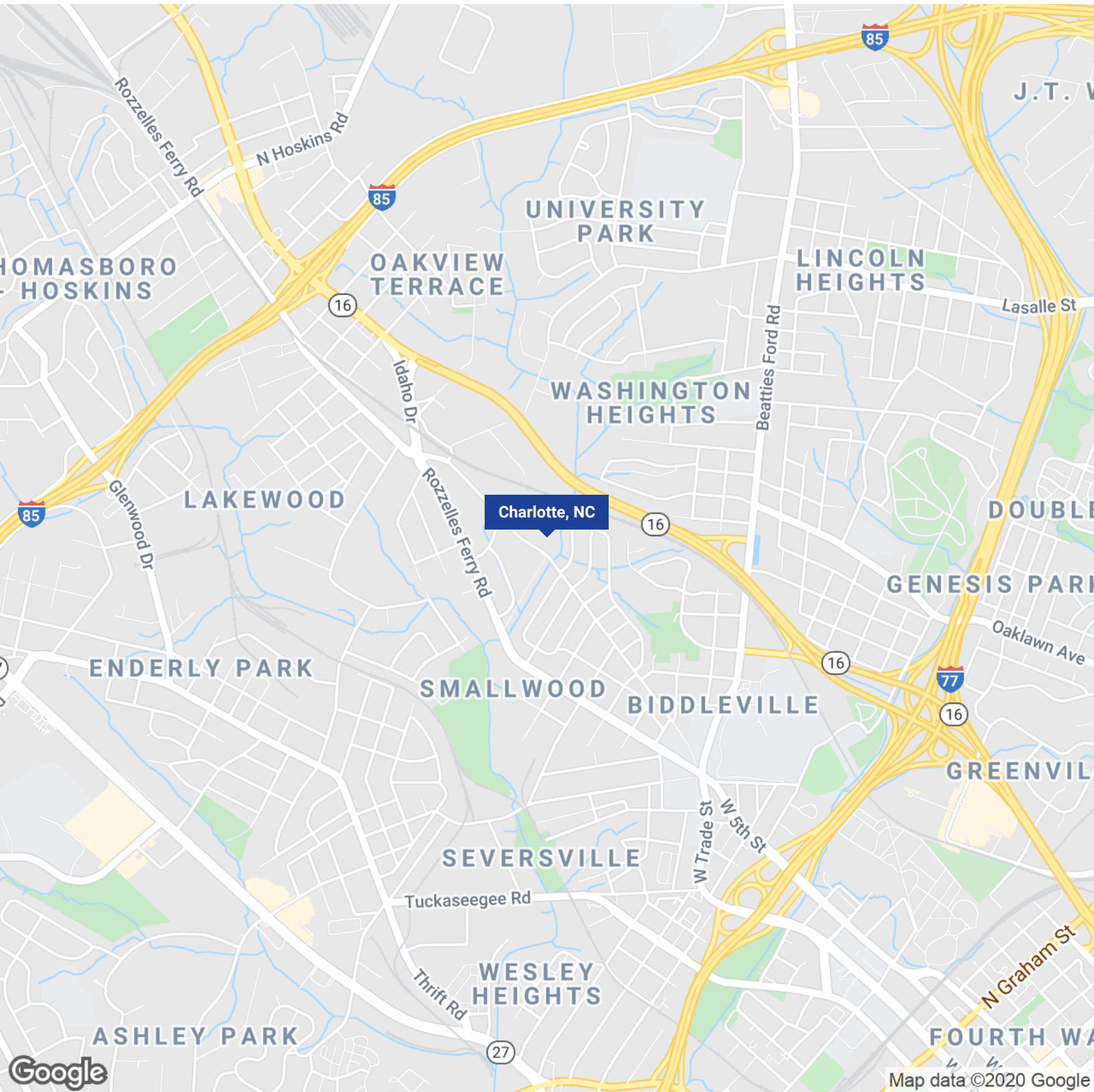
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REGIONAL MAP



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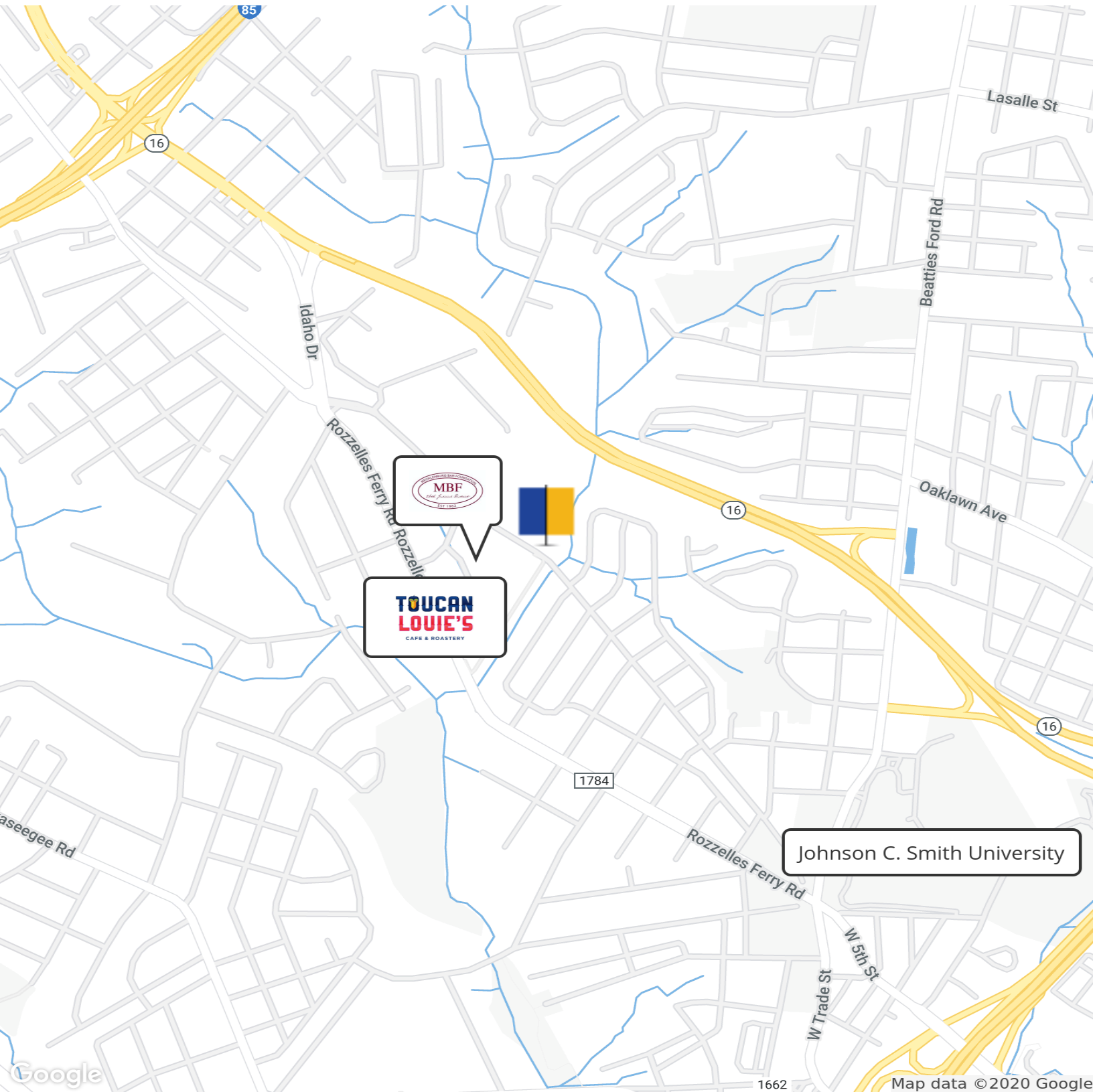
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LOCATION MAPS



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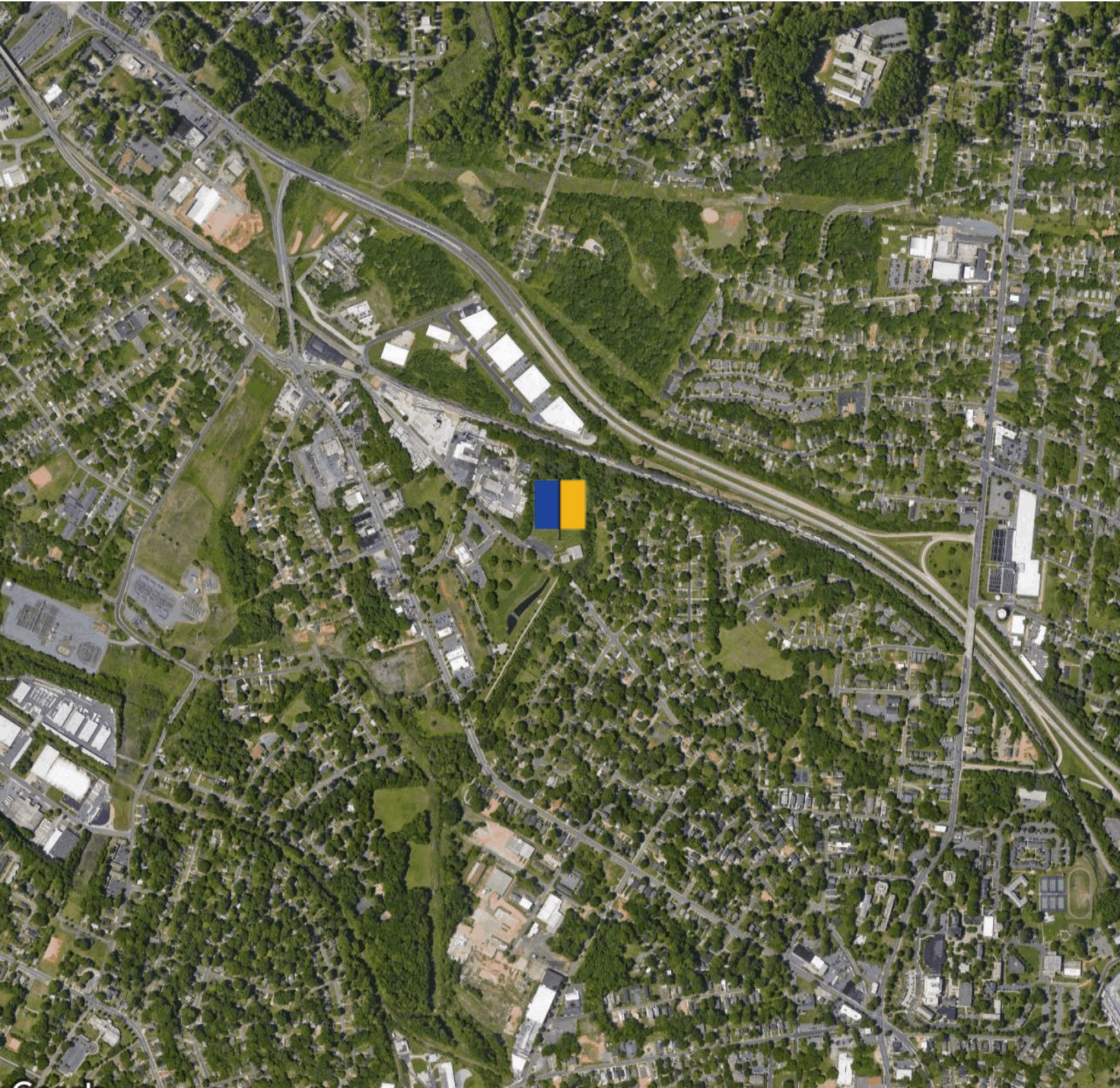
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AERIAL MAPS



Google

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SITE PLAN



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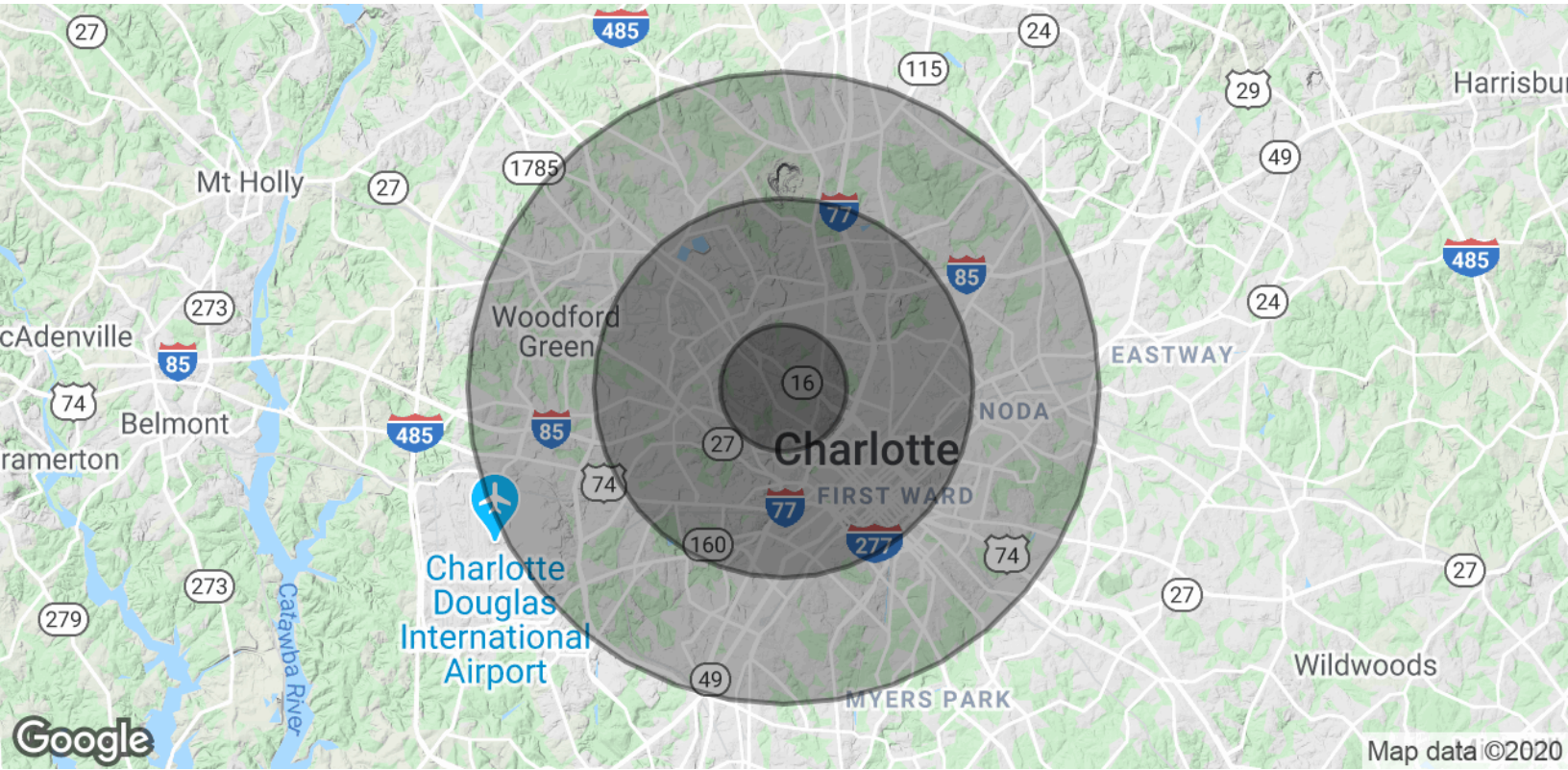
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,921	63,420	166,356
Average age	31.6	33.0	33.6
Average age (Male)	26.6	29.9	31.6
Average age (Female)	35.8	35.4	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,929	26,858	69,061
# of persons per HH	3.0	2.4	2.4
Average HH income	\$33,420	\$51,336	\$63,367
Average house value	\$109,446	\$231,743	\$273,977

* Demographic data derived from 2010 US Census

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