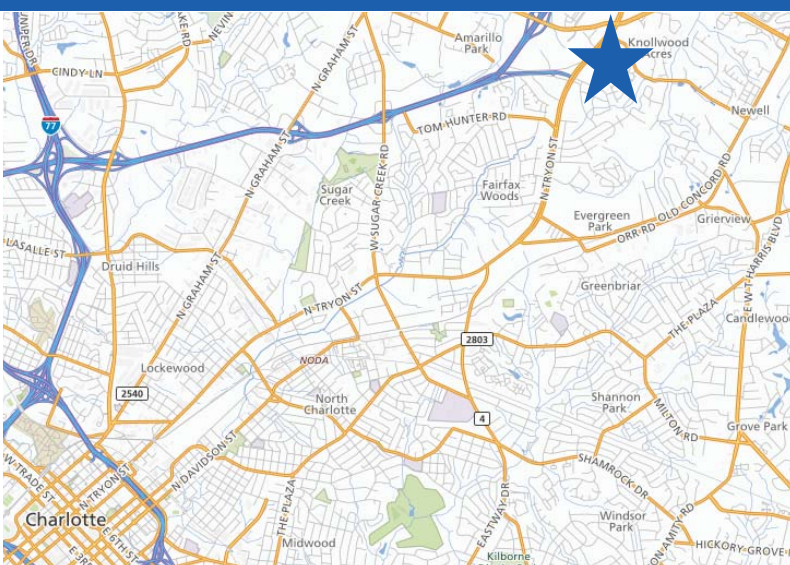


LAND FOR SALE

26 ACRE ASSEMBLAGE | PRICE: \$7,000,000
N. Tryon & University City Blvd, Charlotte, NC 28213



PROPERTY HIGHLIGHTS

- Will sell subject to rezoning
- .45 miles to University Lynx Light Rail Station
- All utilities on-site or available
- Traffic Count: University City Blvd. 38,500 AADT
- Zoning: R-3
- Parcel IDs: 04924207, 04924208, 04924209, 04924215, 04924219 & 04924222

BROKER CONTACT

SHAWN GEORGE | 2512 Weddington Ave., Unit 1319 | Charlotte, NC 28204 | 304.741.0948 | queencitycommercial@gmail.com

N. TRYON AND UNIVERSITY CITY BOULEVARD Charlotte, NC



	1 MILE	3 MILES
POPULATION	3,816	80,933
HOUSEHOLDS	1,278	30,305
AVERAGE AGE	32.90	32.30
MEDIAN HH INCOME	\$41,890	\$38,961
DAYTIME EMPLOYEES	6,651	50,655
POPULATION GROWTH '17-'22	10.2%	10.1%
HOUSEHOLD GROWTH '17-'22	10.3%	10.5%