



# 207 N Myers Street

Charlotte, North Carolina, 28202



CTC/Arena  
Light Rail Station



Davidson St  
Light Rail Station



McDowell St  
Light Rail Station

#TradeSt

E 5th Street

Site

Available for Sale  
+/- 0.408 AC Prime Urban Land



Property Overview

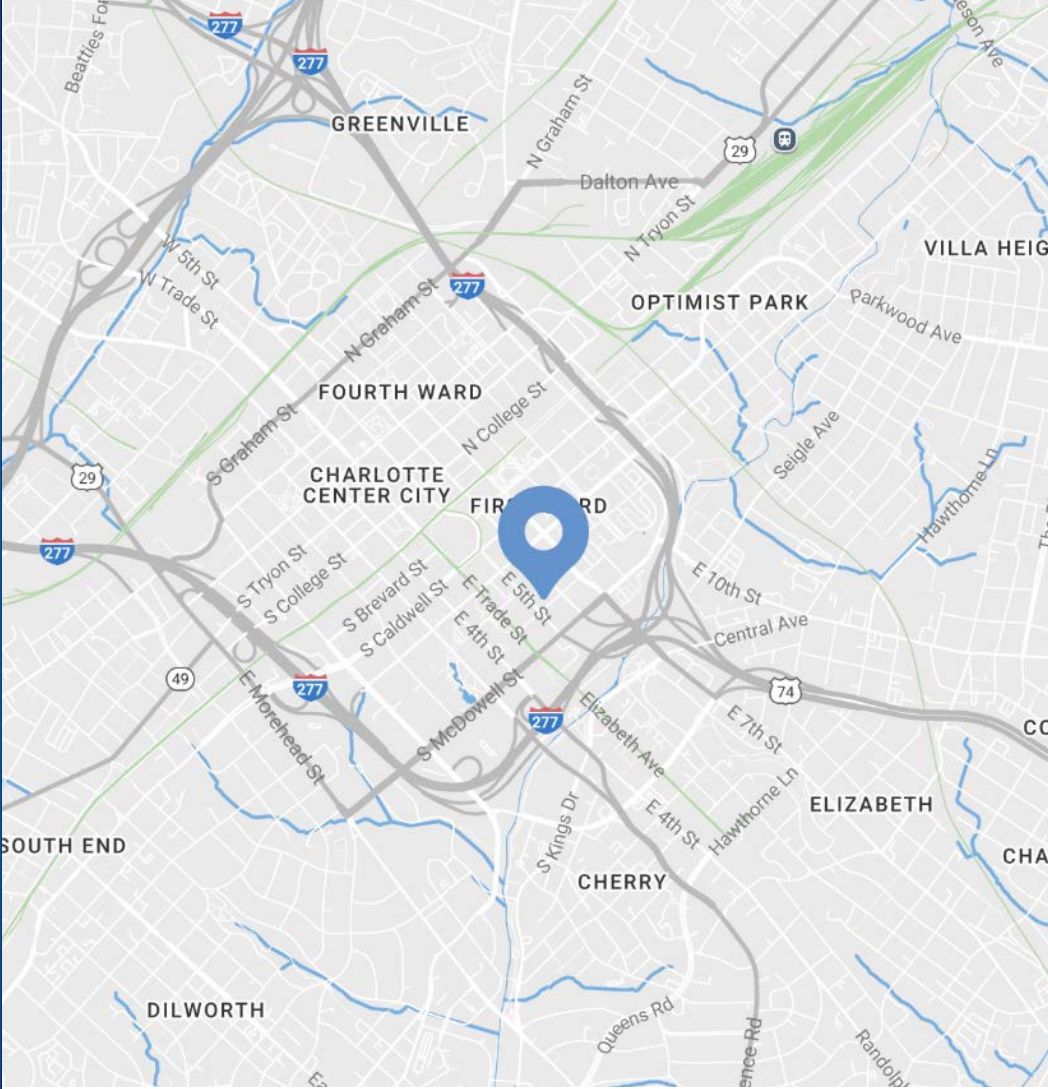
# 207 N Myers Street

## Available for Sale

Located in the heart of Charlotte's vibrant First Ward, 207 N Myers St offers an exceptional opportunity to acquire land in a prime urban location. This +/- 0.408 AC lot is zoned N2-C, intended for the development of multi-family dwellings, either as standalone buildings or as components of multi-dwelling developments. There are grandfathered rights for commercial use under the previous zoning UR-C, as long as construction starts prior to 12/31/27.

Property Details

Address	207 N Myers Street   Charlotte, NC 28202
Availability	+/- 0.408 AC Available for Sale
Use	Land
Zoning	N2-C
Parcels	08008503
Traffic Counts	E 5th St   4,700 VPD I-277   102,000 VPD
Sale Price	\$2,100,000

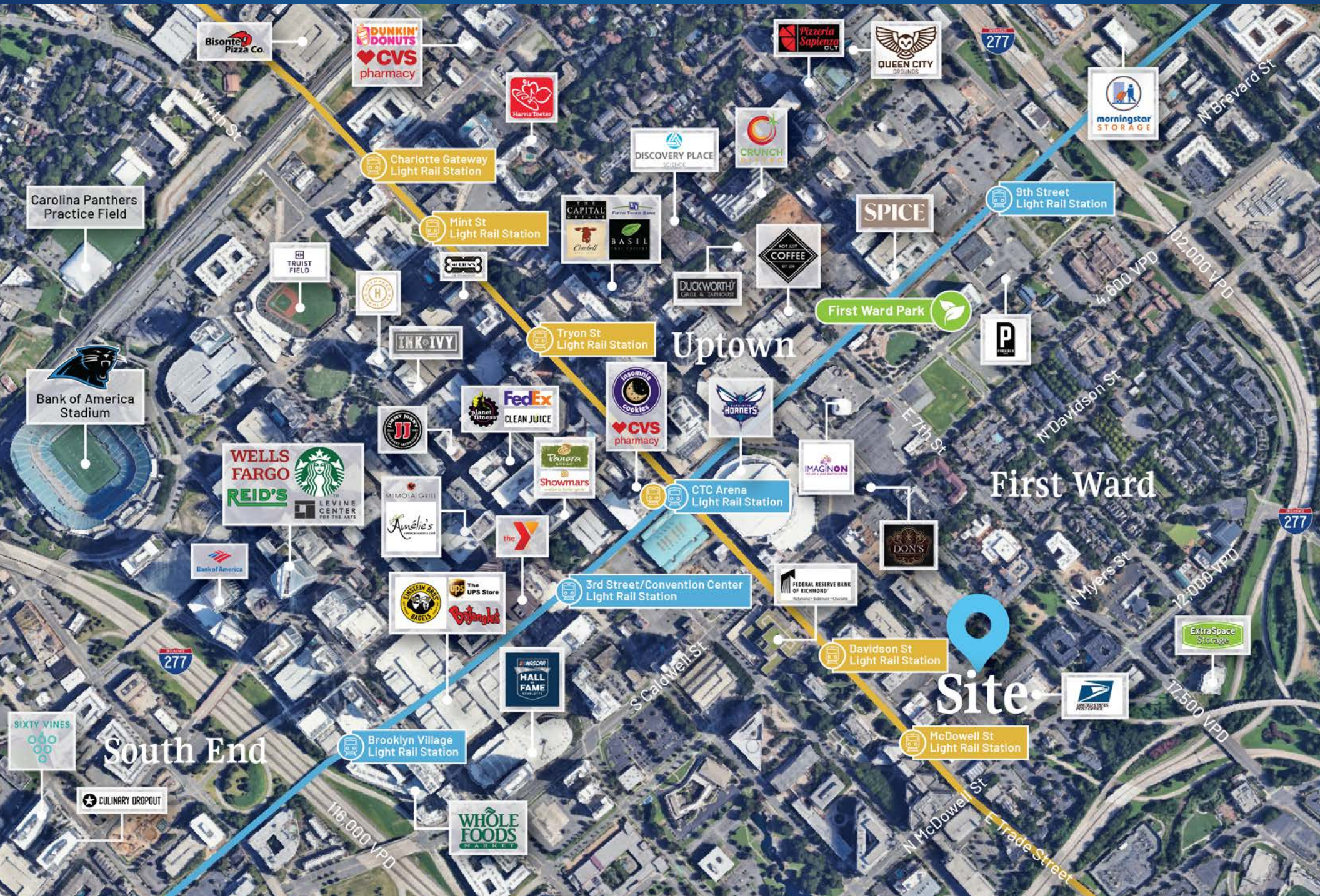


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	23,628	136,680	288,907
Avg. Household Income	\$148,887	\$151,598	\$134,820
Median Household Income	\$106,855	\$98,121	\$81,427
Households	15,010	72,751	136,623
Daytime Employees	63,459	150,672	243,612



## Market Overview







# Uptown Charlotte

The Vibrant, Economic Heart of Center City

Charlotte Center City is a vibrant nexus with the consistent influx of aspiring talent joining a mix of economic, social, and cultural opportunities that is enhancing the quality of life and fostering business innovation throughout the Charlotte region. With more than \$4 billion in the development pipeline and a strong history of public-private partnership, Uptown is where our community comes together to boldly envision what's next.



10,929  
Businesses  
(3 Mile Radius)



100,000+  
Employees Working  
in Uptown

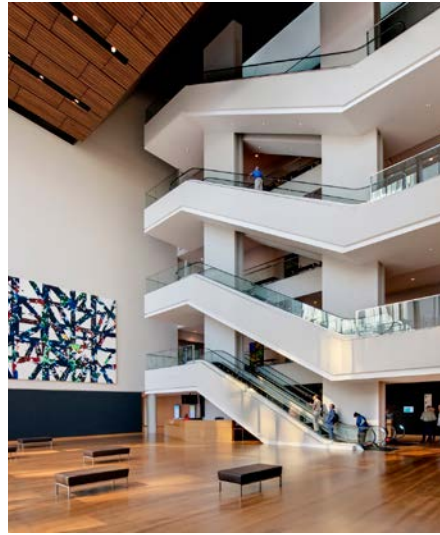


78  
Walkability  
Score



260+  
Restaurants, Bars,  
& Entertainment









Contact for Details

**Taylor Barnes**

(704) 274-1224

taylor@thenicholscompany.com

**John Nichols**

(704) 373-9797

jnichols@thenicholscompany.com



**Website**

www.TheNicholsCompany.com

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.