



Reames Road Assemblage

Charlotte, North Carolina 28216



Site

Reames Rd

17,500 VPD

Available for Sale

+/- 5.34 AC Land

Property Overview

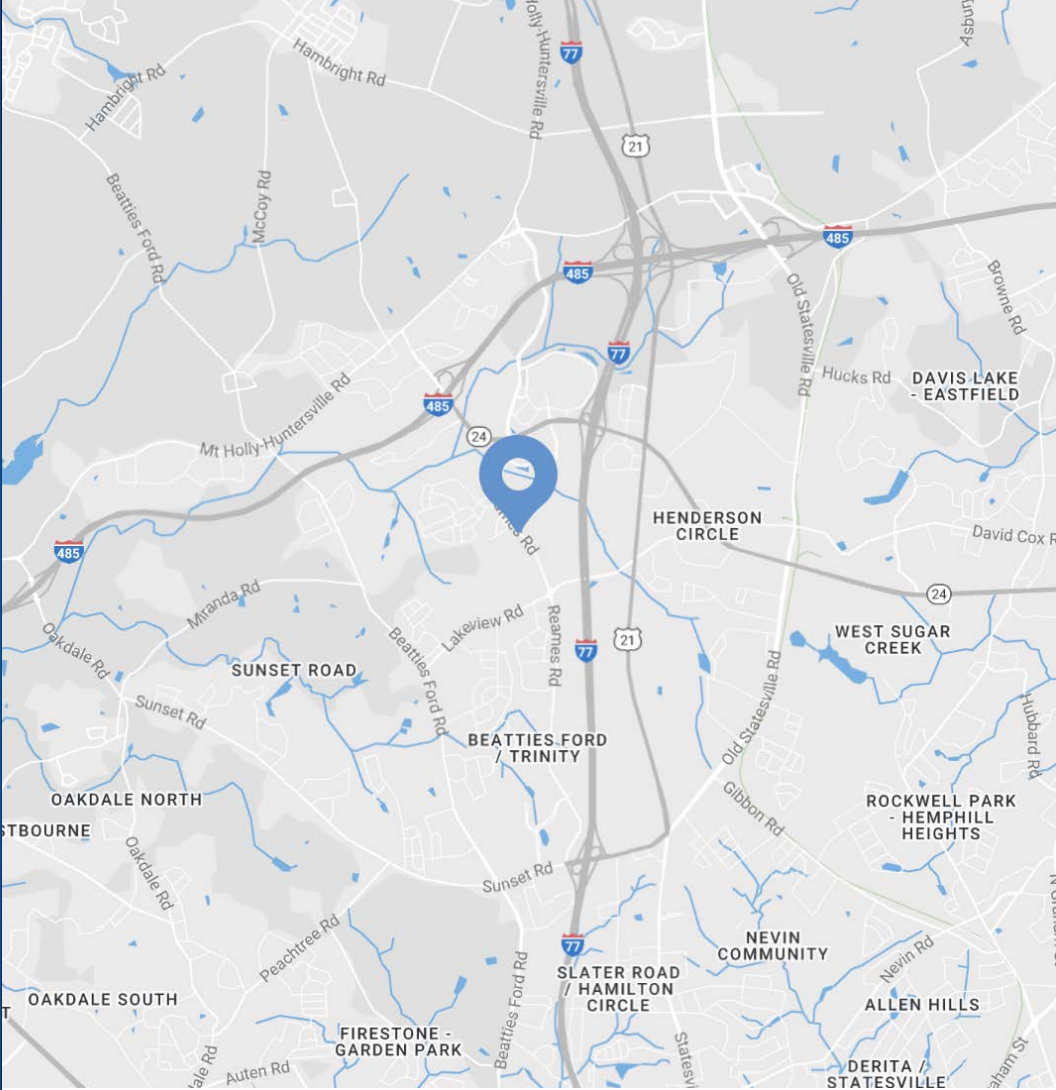
Reames Road Assemblage Available for Sale

Five contiguous parcels totaling approximately 5.34 acres in northwest Charlotte's rapidly growing 28216 corridor. A conceptual plan supports up to 45 townhomes, aligning with nearby residential densities and strong market absorption for new for-sale product. A second concept plan illustrates potential for a 36-unit apartment layout across four of the parcels, with the opportunity to increase door count by incorporating the adjacent 1-acre parcel at 8933 Reames Rd.

The property is served by water and sewer, surrounded by successful multi-family communities, and positioned close to retail, dining, and major commuter routes. Ownership is open to rezoning, offering flexibility to pursue townhomes, apartments, or a mixed-density approach. An outstanding opportunity for builders and developers seeking a ready-to-entitle site in one of Charlotte's strongest growth corridors.

Property Details

Address	8933, 9009, 9021, 9017, 9019, Reames Rd Charlotte, NC 28216
Availability	+/- 5.34 AC Site Available for Sale
Parcel IDs	02514101, 02514102, 02514103, 02514104, 02513506
Zoning	N1
Traffic Counts	Reames Rd 17,500 VPD
Sale Price	Call for Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	10,785	50,149	145,034
Avg. Household Income	\$86,946	\$100,321	\$107,778
Median Household Income	\$69,436	\$79,721	\$82,004
Households	4,825	19,392	57,204
Daytime Employees	7,491	27,603	64,473



Site Development Data

Acreage	+/- 5.34 AC
Tax Parcels	02514101, 02514102, 02514103, 02514104, 02513506
Conceptual Type	Townhome
Base Zoning	N2-B
Dwelling Units	45
Unit Footprint	20' x 50'



Site Development Data

Acreage	+/- 4.34 AC
Tax Parcels	02514101, 02514102, 02514103, 02514104
Conceptual Type	Multi-Family Option
Base Zoning	N2-B
Building Size	60' x 100'
Dwelling Units	32-36 (2-Bedroom)
Parking Spaces	75
Parking Ratio	2.34 (32) 2.08 (36)



Site

Highland Park at Northlake
240 Multifamily Units

Doyle Dr

Finn Hall Ave

+/- 1.563 AC
02514101

+/- 1.0 AC
02514102

+/- 1.0 AC
02513506

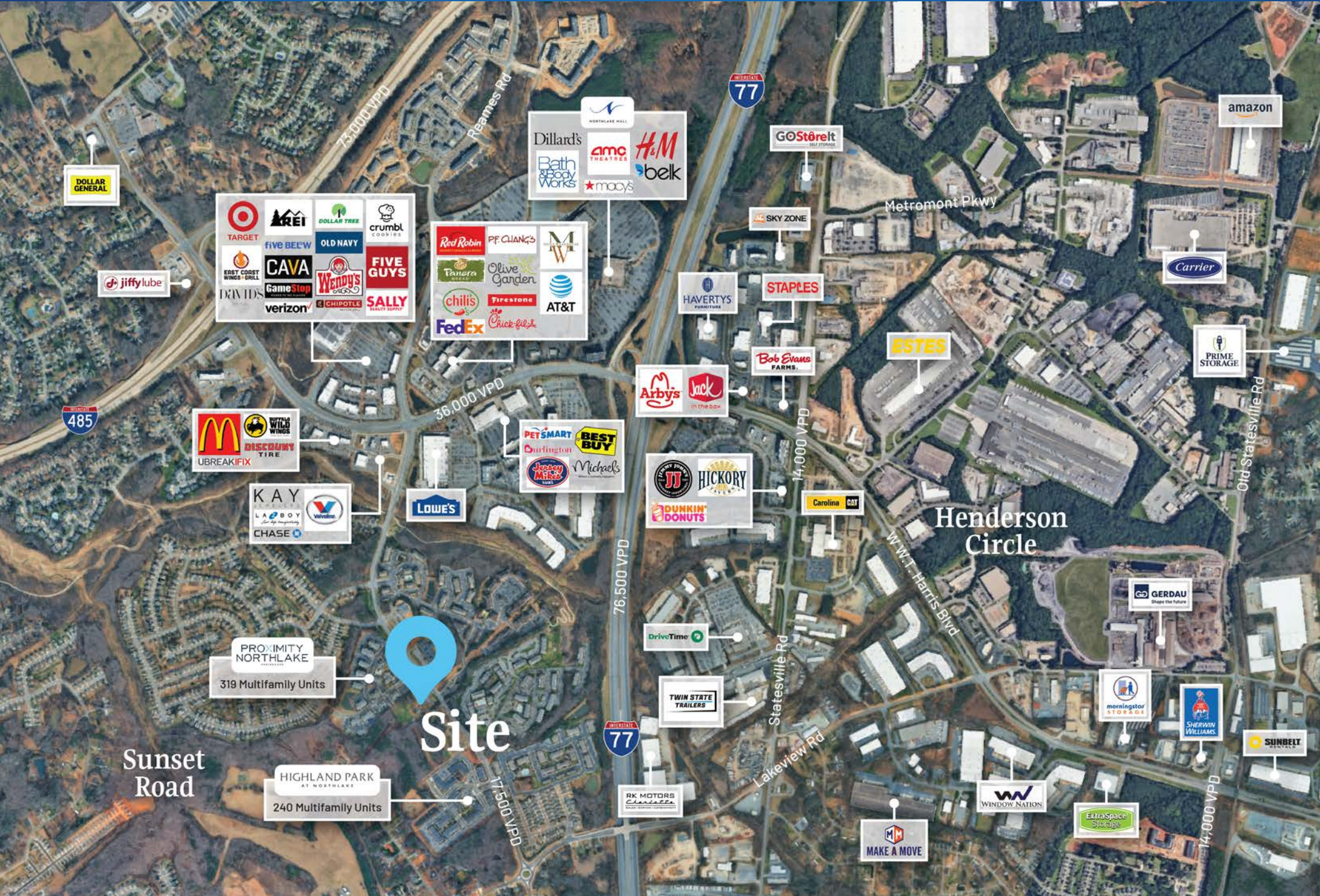
+/- 0.66 AC
02514103

+/- 0.603 AC
02514104

Reames Rd

17,500 VPD

Market Overview



Uptown

PROXIMITY
NORTHLAKE
RESIDENCES

319 Multifamily Units

Site

HIGHLAND PARK
AT NORTHLAKE

240 Multifamily Units

Contact for Details

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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.