

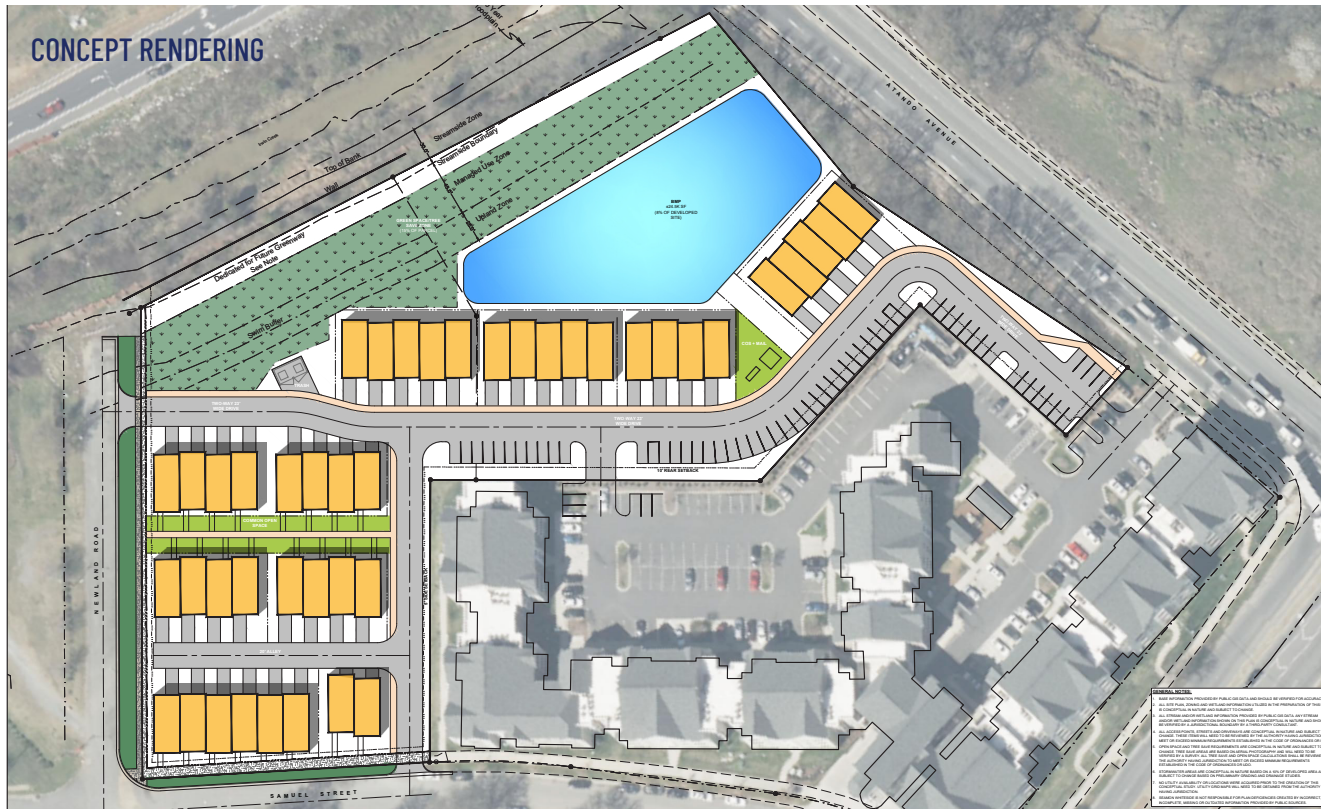
+/- 4.23 ACRES

**LAND  
FOR  
SALE**

2025 ATLANDO AVENUE & 1403 SAMUEL STREET | CHARLOTTE, NC







## ACREAGE\*

± 4.83 Acres

## MECKLENBURG COUNTY

### PARCEL IDS

07706202 & 07706201

## ZONING

N2-B

## LOCATION HIGHLIGHTS

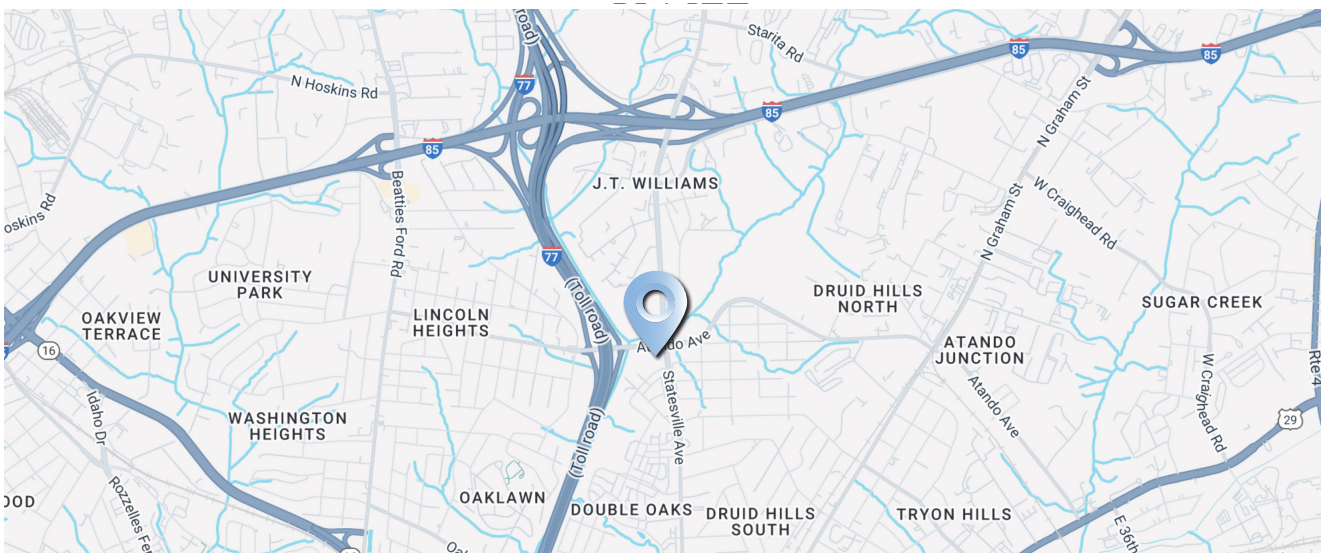
- Strategically positioned adjacent to Camp North End, a nationally recognized adaptive-reuse destination anchored by creative office, retail, food, and events
- Immediate proximity to established and emerging residential communities, reinforcing a walkable, urban neighborhood fabric
- Located minutes from Uptown Charlotte, placing the site within one of the region's strongest employment and cultural cores
- Zoned N2-B, allowing higher-density residential in a walkable, urban context

## CONNECTIVITY

- Direct access to Interstate 77, providing seamless north-south connectivity
- Efficient access to Uptown Charlotte, South End, and major regional employment centers

## SALE PRICE

Please Contact Broker





**GANTT HOWELL**

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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.