

# 406 OAK ST CHARLOTTE, NC 28214

## I-2 (CD) Industrial Acreage with City-Approved Site Plans for a Truck Parking Lot

### LAND Details

- 3.80 Acres
- 165,530 sqft
- Zoning: I-2 (CD) Industrial
- Road Frontage along Fred D. Alexander Blvd.
- 592 ft of Road Frontage
- City Water & Sewer available - Tap Fees and Line Fees Required
- PID: 035-052-16

### City-Approved Plans

- City-Approved Plans included, but don't have to be used
- Plans for a Truck Parking Lot, to be developed as a lease investment
- Rezoning Site Plan Approved 10/17/2022
- Plans for Development Approved 4/29/2024
- Develop for lease investment, personal use, or resale
- For specific Zoning questions, contact Joe Mangum at the Zoning Department: [Joe.Mangum@charlottenc.gov](mailto:Joe.Mangum@charlottenc.gov) (704) 353-1908



### Property Notes

- A solid investment opportunity with high income potential
- The owners have taken care of the extensive, multi-year planning approval and rezoning for you
- This is one of Charlotte's few Industrial-zoned parcels, allowing the most intense Industrial use
- Frontage along Fred D. Alexander Blvd, right off of NC-16 Brookshire Blvd
- This prime location has quick access to I-85 and I-485.
- Leverage this rare opportunity to begin development quickly

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