

FOR SALE



**118 W 28th Street,
Charlotte, NC
28206**

Clifford
Blanquicet Jr,
SIOR

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James "Jimmy"
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Property Summary

FOR SALE



PROPERTY DESCRIPTION

Unlock an exceptional investment opportunity with this strategically positioned property located in the vibrant Charlotte area. Boasting NC(CD) zoning, this site is primed for potential development or adaptive reuse in the Neighborhood Commercial Conditional Development zoning. The property's enviable location offers convenient access to the city's bustling commercial hubs, alongside a range of amenities and services. With its favorable zoning and prime Charlotte location, this property presents a compelling investment for Land / Multifamily investors seeking to capitalize on the dynamic market in this desirable area. The Survey is attached please see the Red Area for reference. The blue area is also for sale but has not been rezoned. 6 Parcels are for sale!

PROPERTY HIGHLIGHTS

- Zoned NC(CD) Neighborhood Commercial Conditional Development
- Prime opportunity for potential development or adaptive reuse
- Desirable investment for Land / Multifamily investors
- Minutes from Uptown and the Amtrak Train Station

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	0.562 (two parcels)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	186	810	5,267
Total Population	540	1,700	10,112
Average HH Income	\$48,292	\$74,178	\$87,704

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Property Description

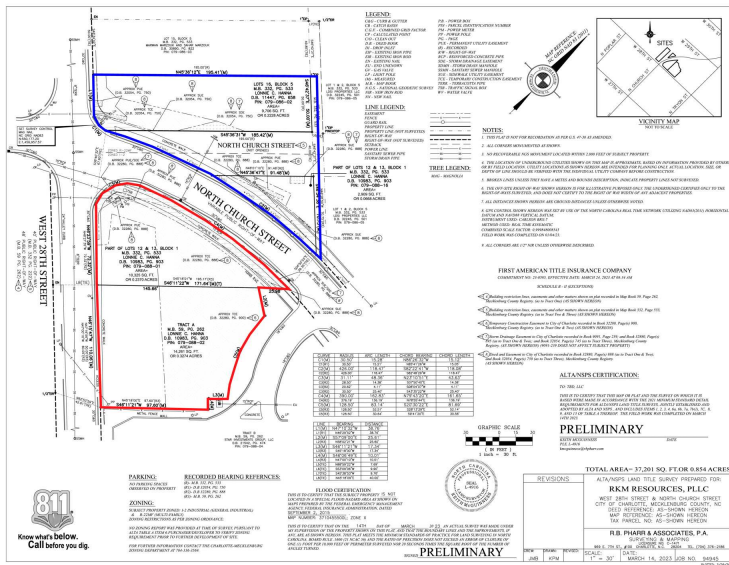
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LOCATION DESCRIPTION

Discover a thriving urban community at the location in Charlotte's dynamic NODA area. Positioned just minutes from Uptown, residents will find themselves immersed in a vibrant neighborhood boasting an array of dining, retail, and entertainment options. The nearby Optimist Hall and Camp North End offer a diverse collection of local eateries, craft breweries, and unique shopping experiences. Enjoy easy access to the LYNX light rail, providing seamless connectivity to the city's key districts and amenities. With a fusion of historical charm and modern innovation, the area provides an exceptional living experience for prospective residents at the property.



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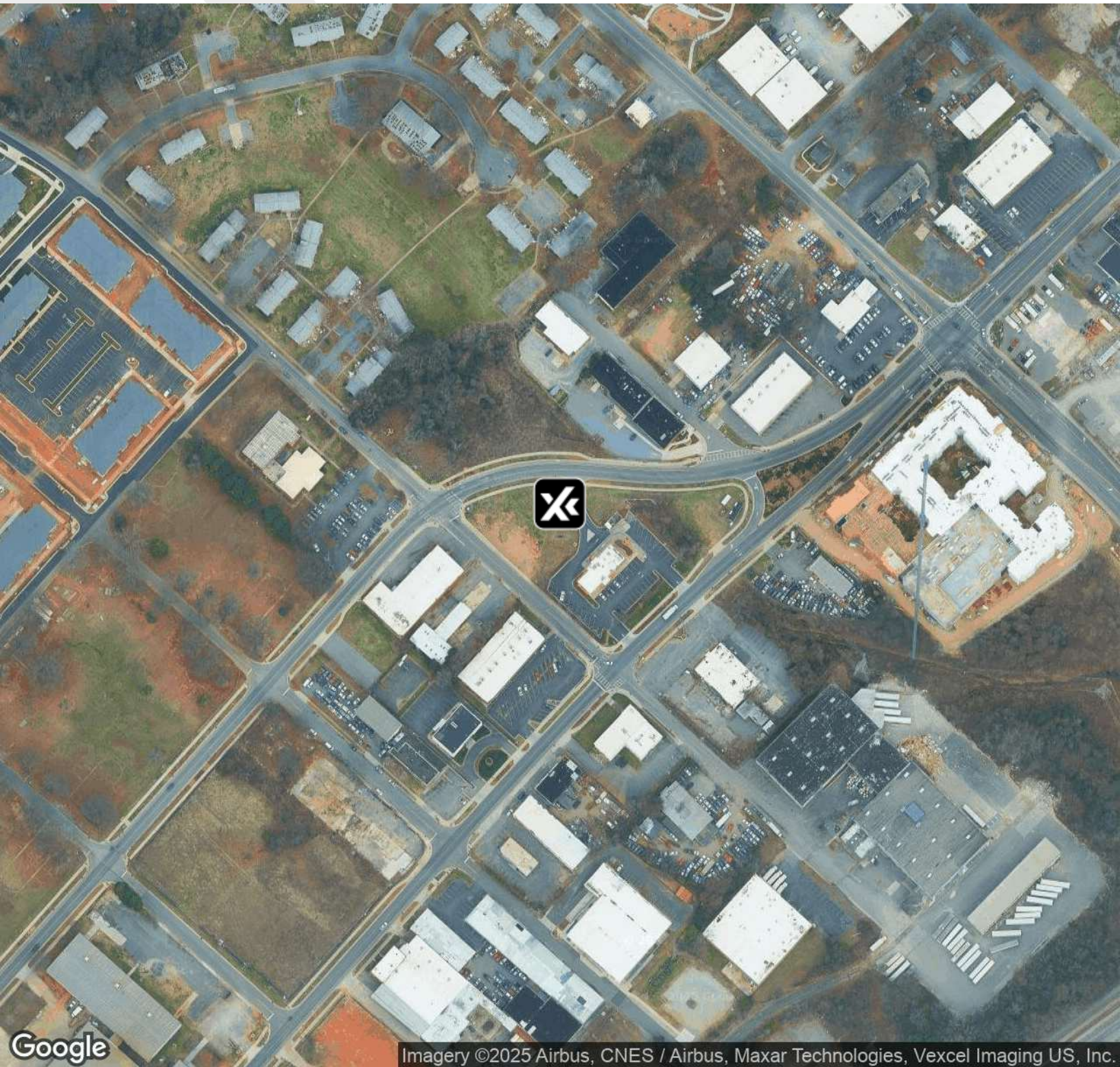
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Aerial Map

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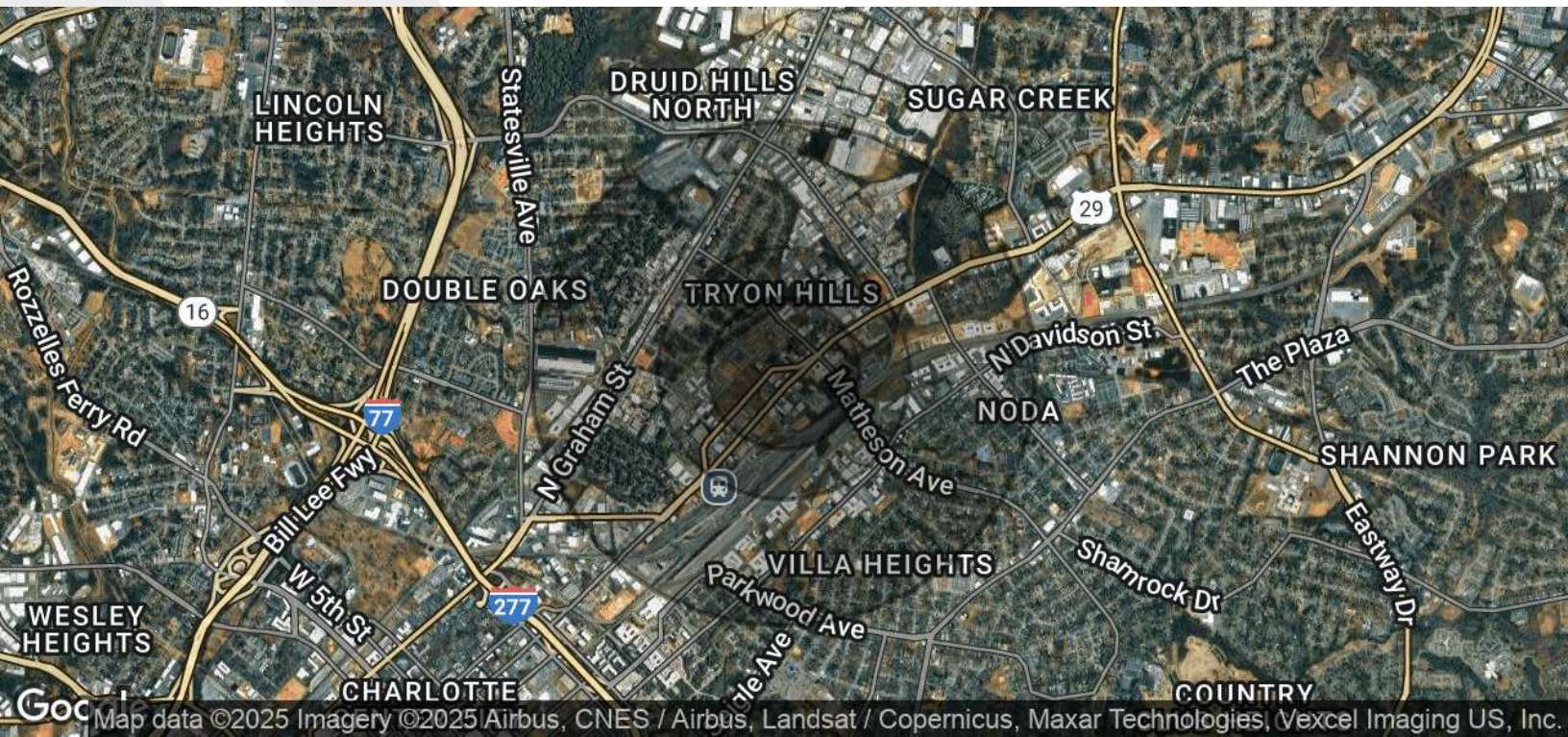
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Demographics Map & Report

FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	540	1,700	10,112
Average Age	36	35	36
Average Age (Male)	35	35	36
Average Age (Female)	36	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	186	810	5,267
# of Persons per HH	2.9	2.1	1.9
Average HH Income	\$48,292	\$74,178	\$87,704
Average House Value	\$335,447	\$388,350	\$450,677

Demographics data derived from AlphaMap

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Advisor Bio

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CLIFFORD BLANQUICET JR, SIOR

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Direct: 919.356.3453 | Cell: 919.356.3453

NC #281011

PROFESSIONAL BACKGROUND

Clifford Blanquicet, Jr., the founder and president of Blanq Real Estate is a focused, energetic broker and entrepreneur. Blanquicet has years of experience in Commercial Real Estate brokerage, auditing, property management, investing, and marketing. He has excelled in every facet of business he has pursued. He is now a dedicated, full-time commercial broker and president of two companies: Blanq, Inc. and Close Off Market (COM). Blanquicet is also the co-owner of a residential real estate firm, Blanq-Mor Real Estate Group.

Over the past couple years, Blanquicet has successfully grown his Charlotte team to include over 20 brokers, opened a second Blanq Real Estate office, and is currently in the process opening a third Blanq Real Estate firm in the Raleigh-Triangle region. Blanquicet opened the first Blanq Real Estate Firm in Charlotte, NC in November of 2016, then opened a second Blanq Real Estate location in January of 2019 in High Point, NC serving the Triad market. In 2019 he co-founded a residential firm, Blanq Mor Real Estate Group, located in Cornelius, NC. In March of 2020, Blanquicet launched Close Off Market, an innovative service connecting real estate investors with off-market investment opportunities.

Blanquicet and his firm, Blanq Real Estate, have received a number of awards and accolades over the years. Blanquicet was a recipient of Charlotte Agenda's "Top 30 under 30" and the Charlotte Region Commercial Board of Realtors (CRCBR) "Broker to Watch." More notably, he was a recipient of CRCBR's "Silver Deal Maker's Award" twice and was recently received the "Platinum Deal Maker's Award" for \$25 million+ worth of sale and lease transactions in 2018. Blanq Real Estate was recognized by the Charlotte Business Journal as the #10 fastest growing company in Charlotte. Blanquicet was featured as best Commercial Real Estate Agent and Blanq Real Estate was recognized as Best Real Estate firm in Charlotte by Elevate Magazine's 2020 Best of the City Awards. He also won Connect Media's 2020 Next Generation Award recognizing him for his exceptional real estate leadership.

EDUCATION

Blanquicet is a graduate of Wingate University with a Bachelor's Degree in Business Administration with a concentration in Marketing.

MEMBERSHIPS

Clifford is a proud member of the Charlotte Region Commercial Board of Realtors (CRCBR).

CCIM (Certified Commercial Investment Member)

eXp Commercial

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