

# 9925 EAST W.T. HARRIS BLVD.

±1.239 AC | Infill Development Opportunity

LAND FOR SALE



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CHARLOTTE, NC 28227

# UNDEVELOPED LAND AVAILABLE



## PROPERTY DESCRIPTION

±1.239 acres of strategically positioned land along East W.T. Harris Boulevard in Charlotte, NC. The site presents a compelling opportunity for developers and investors seeking to capitalize on a high-growth submarket supported by strong surrounding demographics and ongoing residential growth, the property is well suited for future commercial use. The seller is in the process of rezoning to Neighborhood Commercial (NC), supporting uses such as general office, medical office and financial institutions.

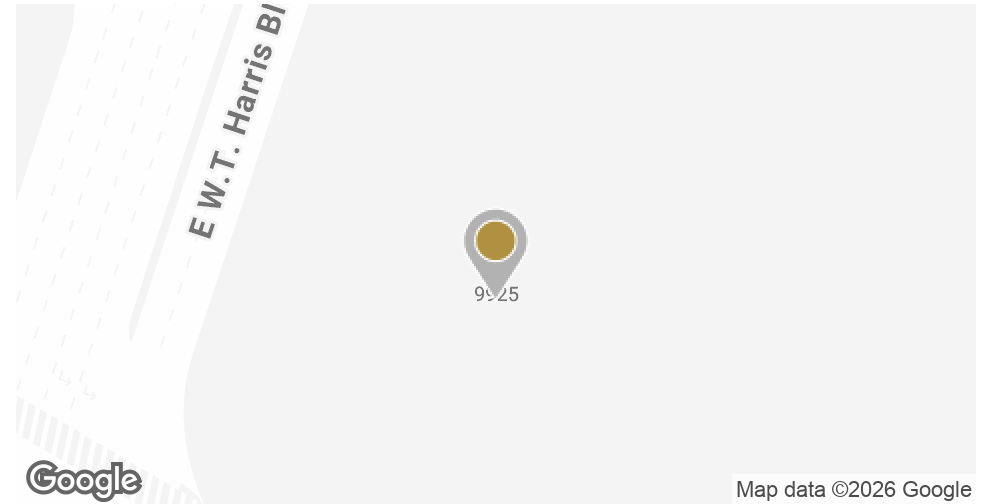
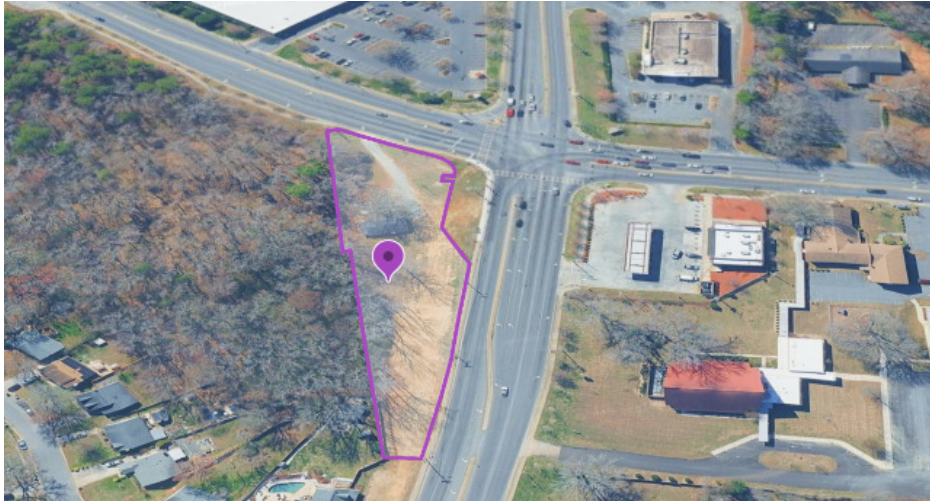
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## OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	1.239 Acres
Parcel ID:	13505101
Zoning:	Current Zoning: NI-B   Pending Rezoning to NC
Utilities:	Water, sewer, power   On site

# PROPERTY HIGHLIGHTS



Map data ©2026 Google

## IDEAL BUYER PROFILE:

Medical / Healthcare:	targeting strong patient demographics and high-visibility
Office:	seeking well-located sites for long-term owner occupancy
Retail / Financial Institution/Bank:	servicing surrounding residential density and daily traffic patterns
Developers:	pursuing infill land opportunities with near-term commercial rezoning potential
Investors:	seeking opportunities with rezoning upside and long-term value potential

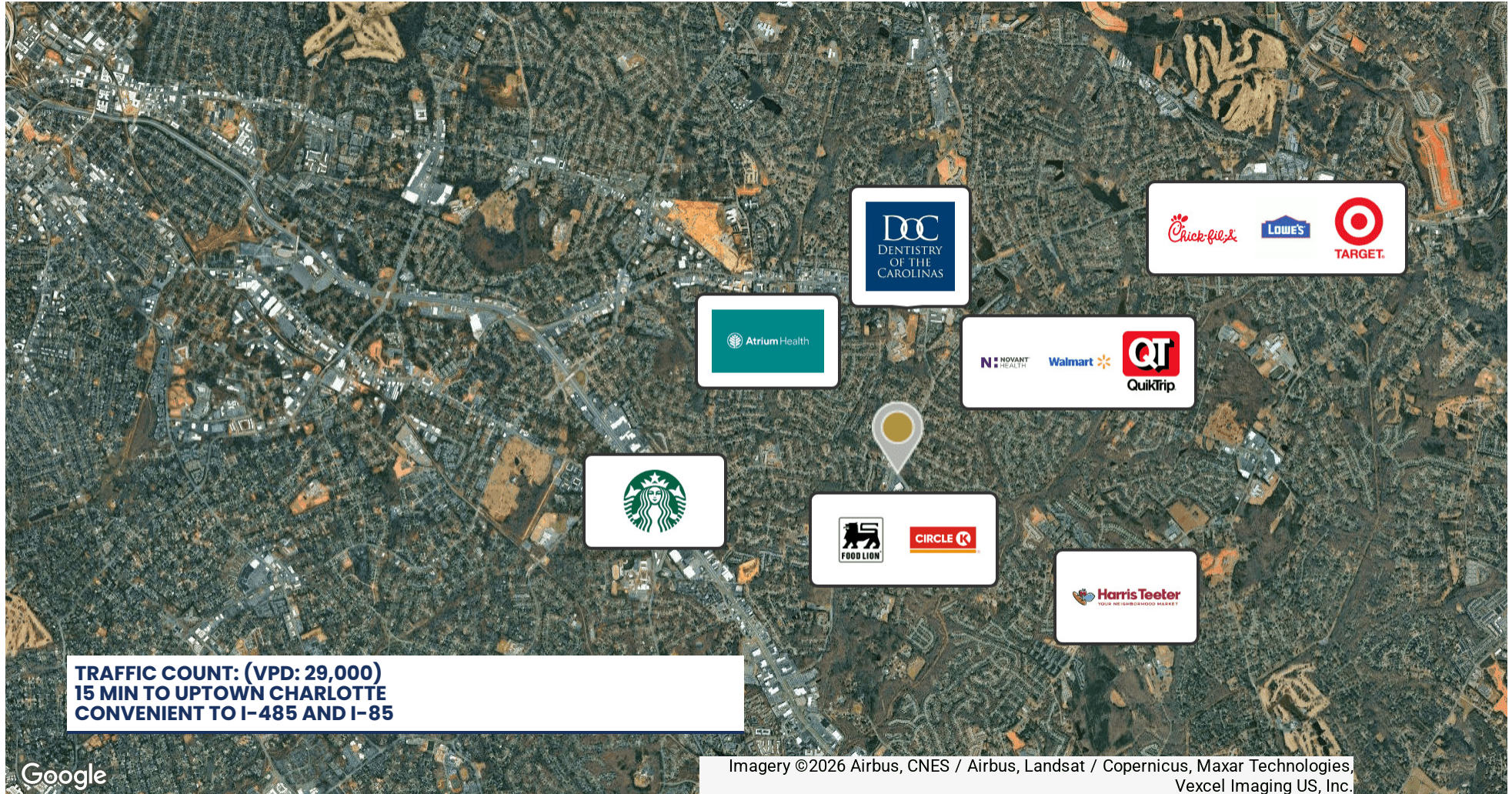
- Flexible Development Potential | Rezoning Upside with Pending NC Zoning
- Strong Traffic Exposure (VPD: 29,000) | Prominent Frontage | High Visibility
- Connectivity: Convenient to I-485 and I-85, offering seamless connectivity across the Charlotte MSA
- Access: Minutes from major shopping centers, dining, and essential services, enhancing livability and marketability

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# LOCATION OVERVIEW



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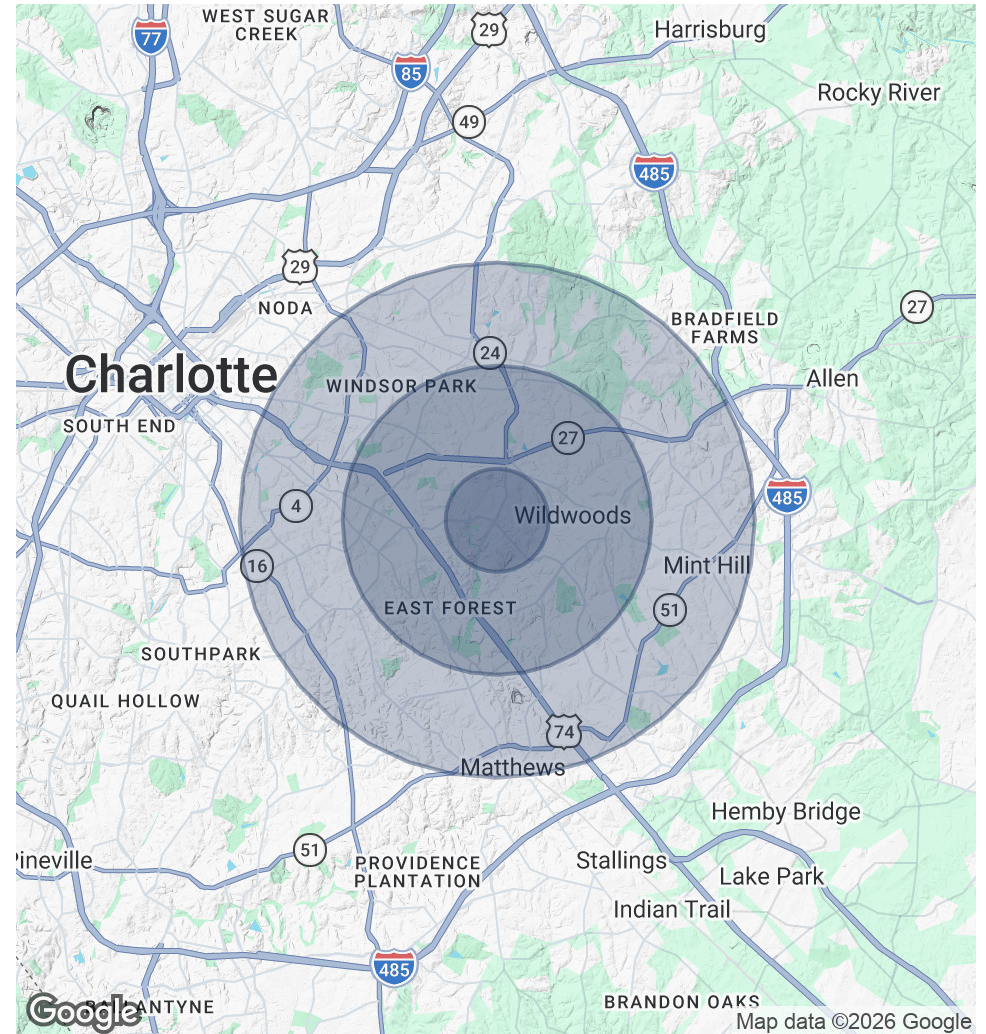
# STRONG WORKFORCE & CONSUMER DEMAND

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,711	105,377	234,151
Average Age	33.9	34.3	36.1
Average Age (Male)	34.3	33.0	34.7
Average Age (Female)	35.2	36.0	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,832	39,109	90,448
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$75,251	\$79,117	\$103,748
Average House Value	\$239,454	\$299,308	\$404,203

2023 American Community Survey (ACS)



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