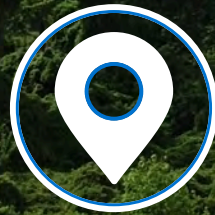


FOR SALE

MULTI-FAMILY OPPORTUNITY

±5.35 ACRES AT

STATESVILLE AVE |
NORTH END ASSEMBLAGE
CHARLOTTE, NC



CONTACT



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INVESTMENT OVERVIEW

MULTIFAMILY OPPORTUNITY

A prime multifamily development opportunity on ±5.38 acres in Charlotte's growing Statesville Avenue corridor. The site is ideally suited for a mix of up to 375 apartment units and 43 townhomes, offering flexible options for rental or for-sale product. Located just minutes from Uptown Charlotte with easy access to major highways, the property benefits from strong visibility, excellent connectivity, and proximity to employment centers, retail, and public transit. This is a rare opportunity to deliver a high-density, mixed residential community in a rapidly evolving urban submarket.



**STATESVILLE AVE. | NORTH END ASSEMBLAGE
CHARLOTTE, NC 28206**



LOT SIZE | ±5.35 ACRES



**ZONED FOR APARTMENTS &
TOWNHOMES**



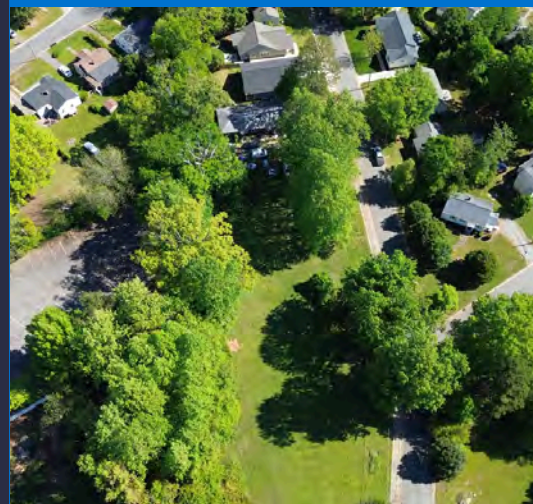
UP TO 375 APARTMENT UNITS



UP TO 43 TOWNHOMES



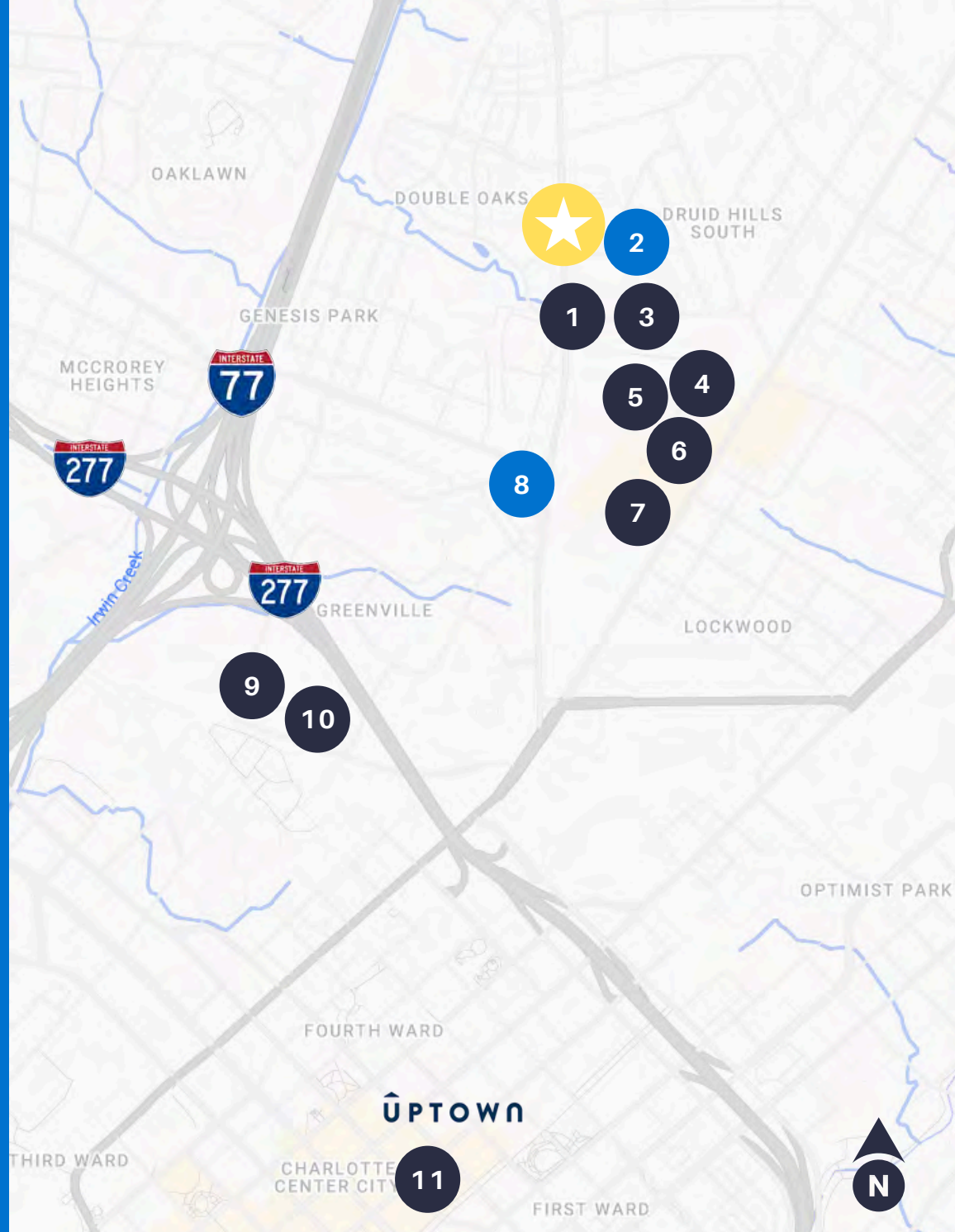
CALL FOR PRICE



LOCATION OVERVIEW

NEARBY AMENITIES

1. **Double Oaks Pool** | Family Aquatic Center
2. **The Gables at Druid Hills** | Senior Apartments
3. **Heist Brewery and Barrel Arts**
4. **Tipsy Pickle** | Pickle Ball Courts & Restaurant
5. **Camp North End** | Outdoor Shopping Center
6. **HEX Coffee, Kitchen & Natural Wines**
7. **The Revelry North End** | Event Center
8. **Equinox** | New Townhomes for Sale
9. **The Fillmore Charlotte** | Live Music Venue
10. **Skyla Credit Union Amphitheater** | Outdoor Venue
11. **Uptown Charlotte**



LOCATION OVERVIEW

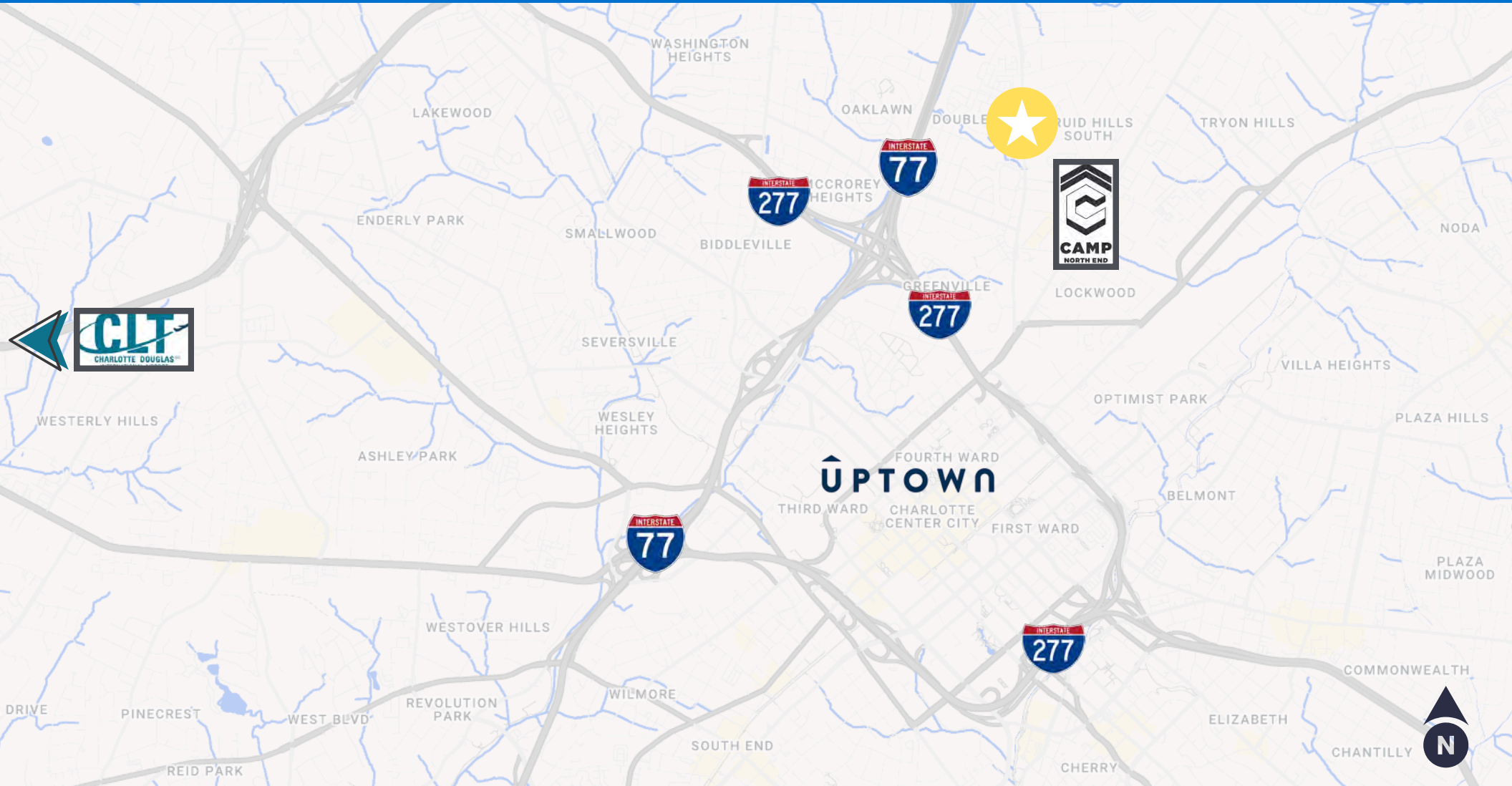
AERIAL

Approximately 2 miles south to Uptown CLT

Approximately 1 Mile to I-77

5 minute drive to Camp North End

15-20 minute drive to Charlotte Douglas International Airport



DEMOGRAPHICS



\$56,046
AVERAGE HH
INCOME*



4,266
NUMBER OF
HOUSEHOLDS*



9,314
EMPLOYED
POPULATION*



11,623 VPD
TRAFFIC COUNT |
STATESVILLE &
WOODWARD

* 1-MILE RADIUS



	1 MILE	3 MILES	5 MILES
POPULATION	10,981	108,037	272,375
NUMBER OF HOUSEHOLDS	4,266	53,034	119,811
AVERAGE HOUSEHOLD INCOME	\$56,046	\$96,980	\$91,760
EMPLOYED POPULATION	9,314	121,227	285,791

STATESVILLE AVE. | NORTH END ASSEMBLAGE | CHARLOTTE, NC



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