



The River District
1,377± Acre Mixed Use
Community

+/-4 miles from
CLT Douglas
International Airport

19 55
STEELFAB

The Vineyards
on Lake Wylie

SITE
0.47 Acres*

+/-1 mile
from I-485



amazon

Belmont
A Livable, Bedroom
Community for Charlotte



+/-1.4 miles from I-85 (at
Sam Wilson Rd)



+/-7 miles
from I-77



+/-8 miles to
CBD Charlotte



LAND FOR SALE

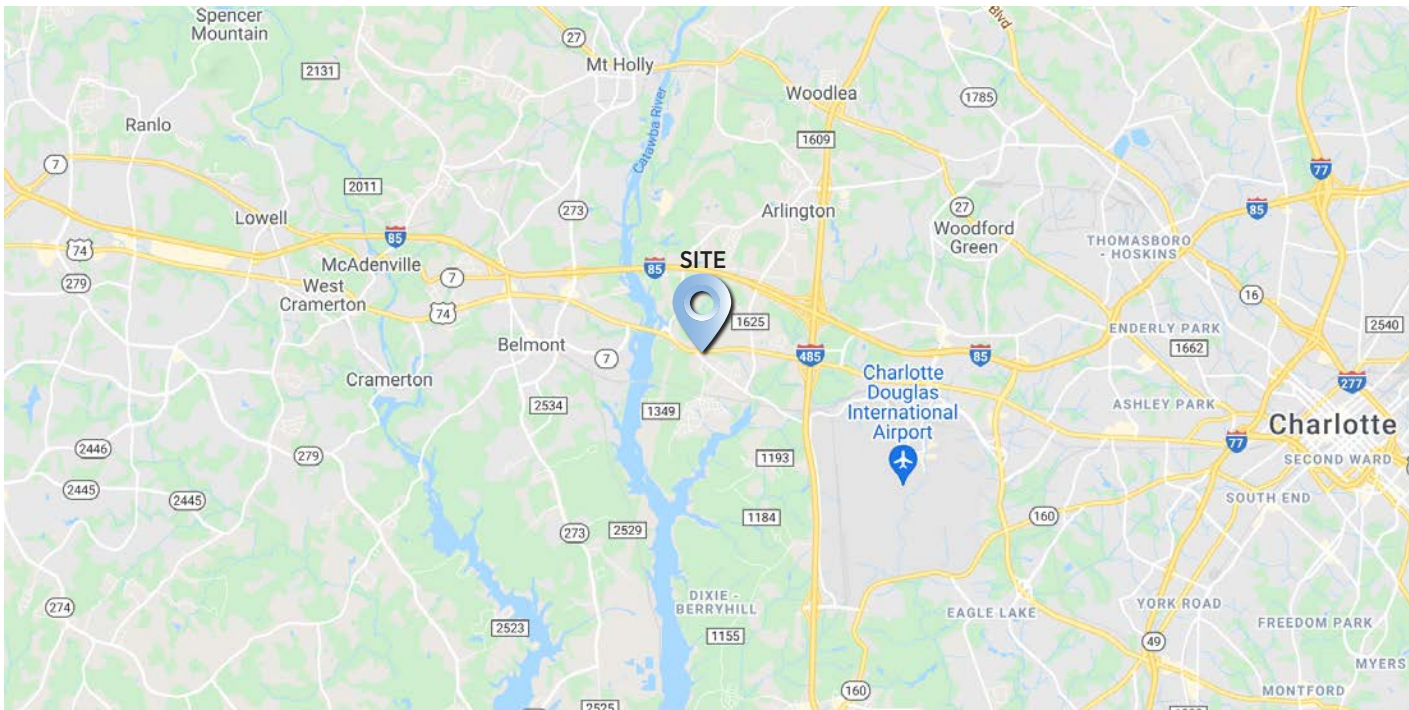
9207 WILKINSON BOULEVARD | CHARLOTTE

LOCATION:

- +/-1 mile from I-485
- +/-1.4 miles from I-85 (at Sam Wilson Rd)
- +/-4 miles from CLT Douglas International Airport
- +/-7 miles from I-77
- +/-8 miles to Center City Charlotte

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PROPERTY INFORMATION

ACREAGE*

Total - 0.47acres

PID

11304104

ZONED

Current Zoning: CG (allows for hotel, retail and vehicle dealership)

FEATURES

- Excellent Location: Across from Amazon DLT-1 and Amazon CLT-1 and only 2.1 miles from Amazon Distribution Hub (CLT-4)
- \$3.1 Billion Charlotte Douglas International Airport expansion in progress, ± 4 miles away
- In the path of the future CATS light rail Silver Line
- Fronts onto 4 lane state road- Wilkinson Blvd (I-74)
- Sewer/water, electric utilities at Wilkinson Blvd

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MECA Commercial Real Estate

2216 Monument Street

Charlotte, NC 28208

704 971 2000



MECA
COMMERCIAL REAL ESTATE



LOCATION AND USE

- Located amongst a cluster of distribution companies along Wilkinson Blvd. with easy access to I-485 and I-85
- Adjacent to large residential zoned area to the south
- Great opportunity for a car dealership, parking lot or a hotel

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NO. 6

**FASTEST GROWING
LARGE METRO
AREA IN THE US IN
POPULATION
(12.2022)**

84

**PEOPLE MOVING TO
CHARLOTTE PER DAY
(2020-2021 STUDY)**

8TH

**FASTEST GROWING
CITY IN THE US BY
GDP GROWTH
(10.2022)**

**CHARLOTTE METRO
POPULATION**

2.27M

1.7

**MILES FROM THE SITE
IS BELMONT, NC**

6TH

**BUSIEST
AIRPORT
IN THE US
(1.2023)**

1,500+

**AMAZON FULFILLMENT
CENTER EMPLOYEES
AT I-485 & WILKINSON**

Known as the Queen City, Charlotte, NC, has become a darling of the South. Boasting a low cost of living, beautiful weather, the mountains and the ocean within a few hours' drive, and an up-and-coming food scene, Charlotte is an affordable home for anyone who loves close-knit communities and the outdoors.

And the booming economy is making the city more attractive to big city dwellers.

Charlotte is home to more than ten Fortune 1000 companies and is ranked 9th in the country for job openings. It's an attractive place if you love working and playing hard.

Charlotte Douglas International Airport (CLT) is in the early stages of a long-term capacity enhancement program to address three decades of growth and prepare for the future. The North Carolina airport is executing a \$3.1 billion Master Plan Update. The Terminal Lobby Expansion Project, among the first of many phases, began in 2019 and is slated to conclude in fall 2025. The airport expansion project is a key element of the long term growth objectives of Charlotte. This airport expansion project will provide a key element of the infrastructure to support and attract new businesses.

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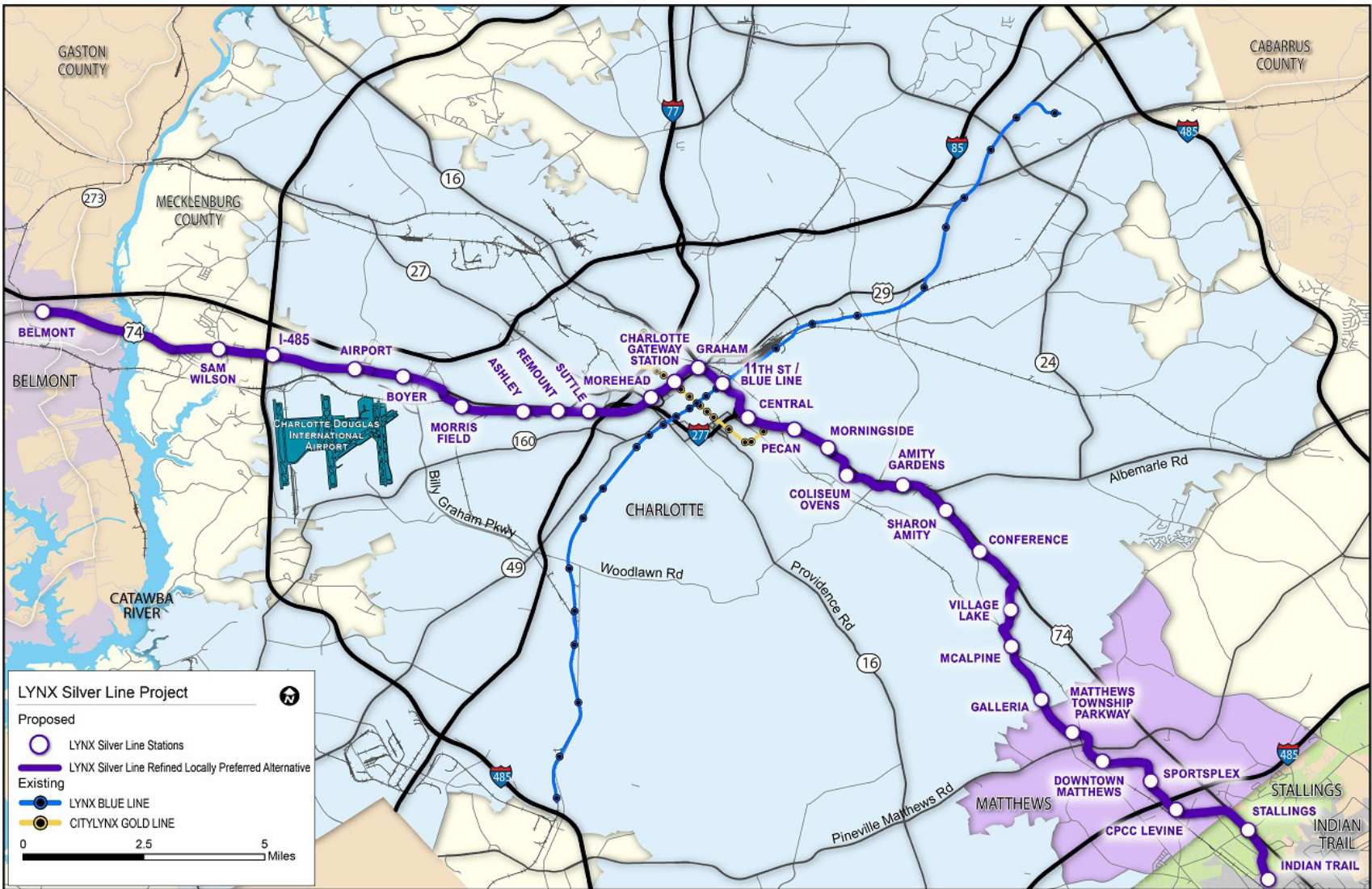
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The LYNX Blue Line light rail has been a game-changer to Charlotteans since its operations began in 2007. The 9.6-mile route had 15 total stations linking South End to Uptown. In 2018, the Charlotte Area Transit System added a 9.3-mile light rail extension, connecting Uptown to UNC Charlotte, bringing in an additional 11 stops.

The LYNX Silver Line is a proposed 29-mile light rail project from the City of Belmont in Gaston County, through Center City Charlotte and the Town of Matthews, with a potential extension into Union County.

The proposed Silver Line Station at Sam Wilson Road will allow easy access to and from this great location.

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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.