

**LOSO DEVELOPMENT LAND – FOR SALE
4044 YANCEY RD, CHARLOTTE, NC 28217**



LOCATION: 4044 Yancey Road presents a rare opportunity to acquire a **±41,599 SF urban infill development site** located in Charlotte’s rapidly evolving **Lower South End (LoSo)** district. Positioned at a prominent corner with strong visibility and access, the property is surrounded by major breweries, entertainment venues, new office development, and transit-oriented growth.

The site is zoned **TOD-TR (Transit Oriented Development – Transition)**, allowing up to **50 feet (4 stories) by right**, with potential for additional height through bonuses. This zoning supports a wide range of uses including **retail, office, residential, hotel, and mixed-use development**.

Price: \$3,800,000 (\$91.35 PSF)

Contact Listing Broker:

Stephen Lucas
Optima Property Advisors
704-208-7877

ZONING:

Current Zoning is TOD-TR – “Transit Transition”

The current zoning allows office, retail and apartments. Parcel # 14902201

The TOD-TR district is appropriate for parcels near moderate-intensity rapid transit stations and streetcar stops to transition from higher intensity TOD Districts to adjacent existing neighborhoods, or in transit neighborhoods where the rehabilitation and reuse of buildings is important to preserving the existing character and scale.

New development may be single- or multi-storied, with street frontages activated by commercial, residential, or institutional uses. Low-rise buildings up to 50 feet are permitted by-right, with mid-rise buildings up to 75 feet allowed through a height bonus.

Intended for use in areas where adopted policy encourages the adaptive reuse of existing building stock.

Transit Oriented Development

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SUBJECT SITE - TAX ASSESSOR INFO - Parcel ID: 14902201

Zoning: TOD-TR (Transit Oriented Development – Transitional)

Utilities: Water, Sewer, Gas, Electric: Contiguous

Topography: Level

LOCATION HIGHLIGHTS

[MAP: 4044 Yancey Road, Charlotte, NC 28217](#)

- Located in **Lower South End (LoSo)**, one of Charlotte’s fastest-growing urban districts
- Within **1 block** of two of the largest breweries in North Carolina
- Surrounded by new apartments, office buildings, restaurants, and entertainment venues
- Approximately **3 blocks from the LoSo / Scaleybark Light Rail Station**
- Direct access to **South Boulevard, Old Pineville Road, South Tryon Street, and I-77**

Less than **10 minutes** to South End, SouthPark, Uptown, and Charlotte Douglas International Airport.

LAND & SITE CHARACTERISTICS

- **Topography:** Level
- **Utilities:** Water, sewer, gas, and electric available/contiguous
- **Configuration:** Corner site with frontage on Yancey Road, Herriot Avenue, and East Peterson Drive
- **Visibility:** Excellent street presence and pedestrian exposure

**CONCEPTUAL SITE PLAN
For Surface parking**

(Buyer to verify with their architect and City zoning on all zoning aspects)

Proposed Site plan is for surface parking and 12,600 SF per Floor with 3,000 SF roof top restaurant/bar for proposed 28,200 SF mixed use building



DEVELOPMENT CONCEPTS (ILLUSTRATIVE ONLY)

Concept 1: Two-Story Retail & Office with Rooftop Bar



(Photos for Illustration only)

A boutique mixed-use project designed to maximize return with surface parking.

- Ground-floor retail and Second-floor office with signage opportunity
- $\pm 3,000$ SF rooftop restaurant/bar with patio
- Approximate building size: **$\pm 28,200$ SF**
- Estimated rents: **\$40–\$42 PSF NNN**

Ideal for service-oriented office users and experiential retail benefiting from nearby breweries and entertainment.

Concept 2: Three–Four Story Mixed-Use with Parking Deck

- Retail on ground floor
- Residential units on upper floors
- $\pm 12,600$ SF per floor
- Total building area: **$\pm 50,400$ SF**
- Attached or precast parking structure

Designed for higher-density urban living adjacent to transit and employment centers.



Concept 3: Boutique Hotel with Ground-Floor Food & Beverage

- Four-story hotel with Ground-floor restaurant and coffee shop
- Walkable to the LOSO light rail station with direct access to Uptown and Convention Center.
- Strong demand from business travelers and tourists visiting LoSo entertainment venues

RENTAL RATE MARKET RESEARCH (source Costar, LoopNet, Crexi and broker research)

Market Rent Comps – \$38 to \$42 NNN

(Note: Rental rates depend on Tenant Improvement Allowance offered, floor position and use)

NEIGHBORHOOD TENANTS

Tenants in the neighborhood include the following:

1. Olde Mecklenburg Brewery – Yancey Rd at Southside Drive
2. Sugar Creek Brewery on Southside Drive
3. Protagonist Brewery and Pizza – Southside Drive
4. Queen City Social House - 4125 Yancey Rd at Southside Drive - Entertainment Building – located across from Olde Mecklenburg Brewery.
<https://www.charlotteagenda.com/39219/entertainment-district-gets-a-big-boost-with-social-house/>
5. 4001 Yancey Rd Brewers - fronting Old Pineville Rd. this large complex is renovated and host two breweries (Southern Tier and Victory) and several retail and office tenants.
6. [Madison Capital Group](https://www.bizjournals.com/charlotte/news/2024/01/23/madison-capital-group-yancey-lower-south-end-hq.html) – Announced in January 2024 the purchase of 4210 Yancey Rd, 49,000 SF office building for their Charlotte Offices and additional land for development on E. Peterson Dr. <https://www.bizjournals.com/charlotte/news/2024/01/23/madison-capital-group-yancey-lower-south-end-hq.html>
7. Madison Place – 226 Apartment Units – South Tryon Street at E. Peterson Dr. – Opens 2026

Large Employers (within 4 blocks)

Piedmont Natural Gas Call Center
Carolina Business Interiors
Solar Winds Worldwide
DPR Construction
JE Dunn Construction
Barringer Construction
Waypoint
Madison Capital Group
Cline Architects

NEIGHBORHOOD AREA MAP

Trends: Office Tenants are locating to walkable areas in the Lower South End area, near 4044 Yancey Rd to attract young professionals and experienced work staff offering convenience to free parking, restaurants and entertainment venues. The Subject is within a 6-block walk to the LOSO Scaleybark Transit Station with adjoining restaurants.

Nearby Restaurants within 5 blocks of the Subject:

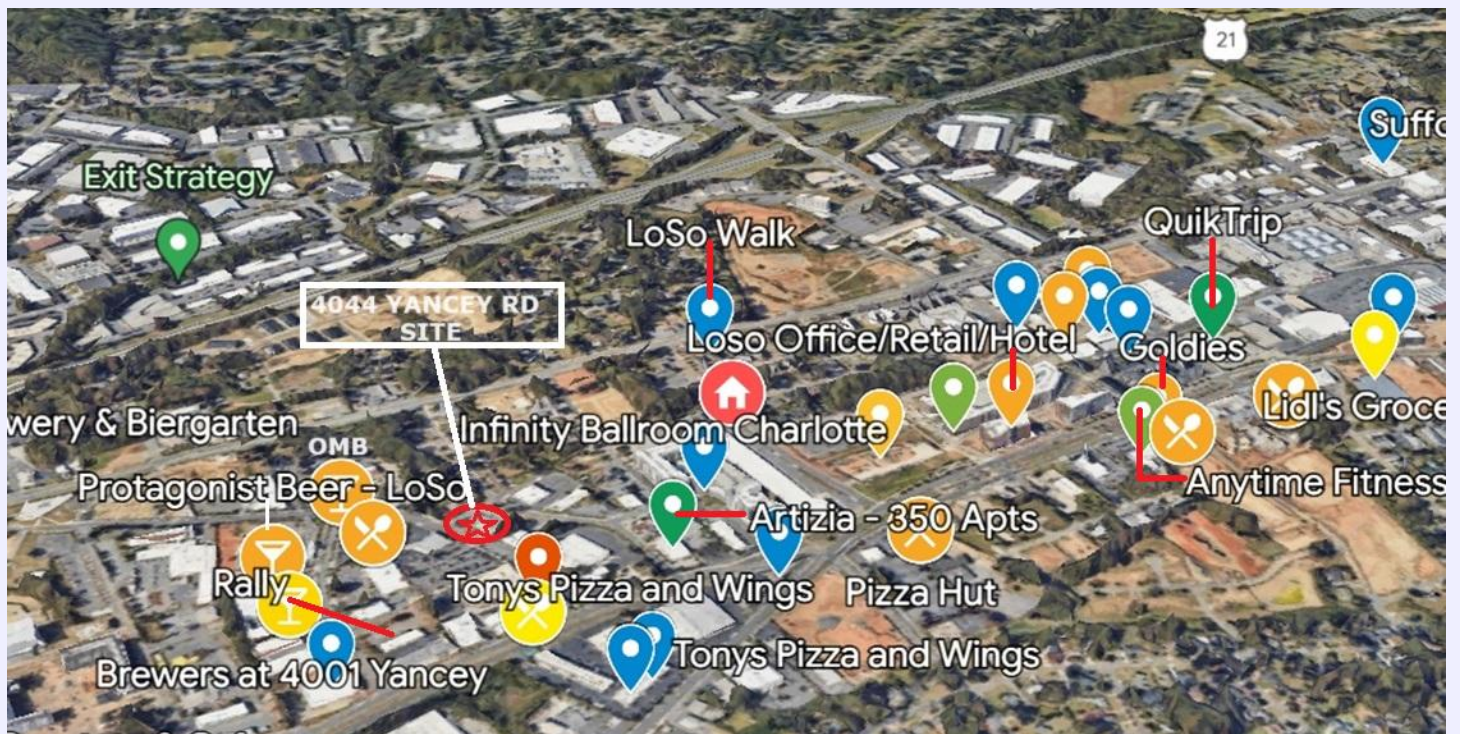
Olde Mecklenburg Brewery (OMB), Southern Tier Brewery-4001 Brewers, Protagonist Brew House and Pizza, Sugar Creek Brewery, Queen Park Social, Rally Pickleball courts and Restaurant/Bar, Loso Tavern, Lower South End Brewery and McCoys BBQ.

On South Blvd – Embrey Apartments, Tony’s Pizza, Mocca Coffee, Kung Fu Tea, Kabab 2 Go, Mi Pais Spanish, Pizza Hut take out, Jersey Mikes Subs, Goldie’s Honky Tonk,

LOSO Station: Land of a Thousand Hills Coffee Bar, Salata Salad bar, Taco Boy, Sweat Method

DeWitt Lane at Loso Station: Gilde Original German Brewery and Restaurant, Supper Club Bar and Entertainment, Yama Asian Fusion, Phat Burrito, State of Confusion Restaurant.

Old Pineville Rd – Dogs All Day Boarding, Loso Tavern, Elan Apartments, Miller & York Apartments, Zespa Alley Retail/Office



AREA OFFICE AND RETAIL SUBMARKETS

The 4044 Yancey Rd site is located within a 10-minute drive to 4 of the most important Office and Retail submarkets in Charlotte: Uptown, Southpark, Airport and South End/Midtown. Ballantyne Office and Retail market is located 17 minutes south off of I-485.

Features:

A retail and corporate destination for recreation and office workers in a relaxed Urban location with easy access to I-77 and a walkable area with restaurants.

