

FOR SALE

MULTI-FAMILY OPPORTUNITY

± 2 ACRES AT

STATESVILLE AVE |
NORTH END ASSEMBLAGE
CHARLOTTE, NC

±0.65 AC

FUTURE
APARTMENT
DEVELOPMENT

FUTURE RETAIL
DEVELOPMENT

±1.4 AC

CONTACT



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INVESTMENT OVERVIEW

MULTIFAMILY OPPORTUNITY

Townhome development opportunity for up to 43 units on ±2 acres in Charlotte's Statesville Avenue corridor. Adjacent to planned retail and multifamily developments, the site offers strong demand drivers, excellent connectivity, and exposure to a rapidly evolving urban submarket with long-term growth potential.



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



LOT SIZE | ±2 ACRES



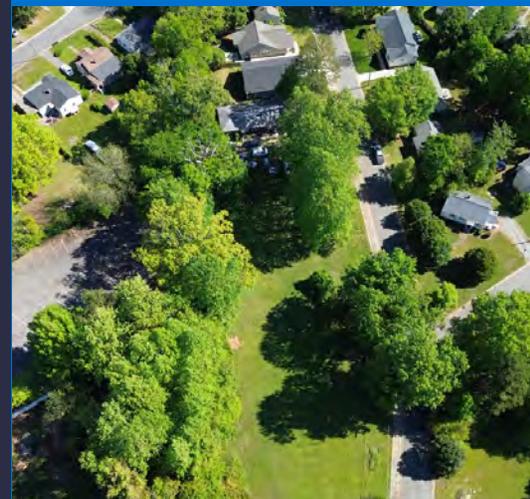
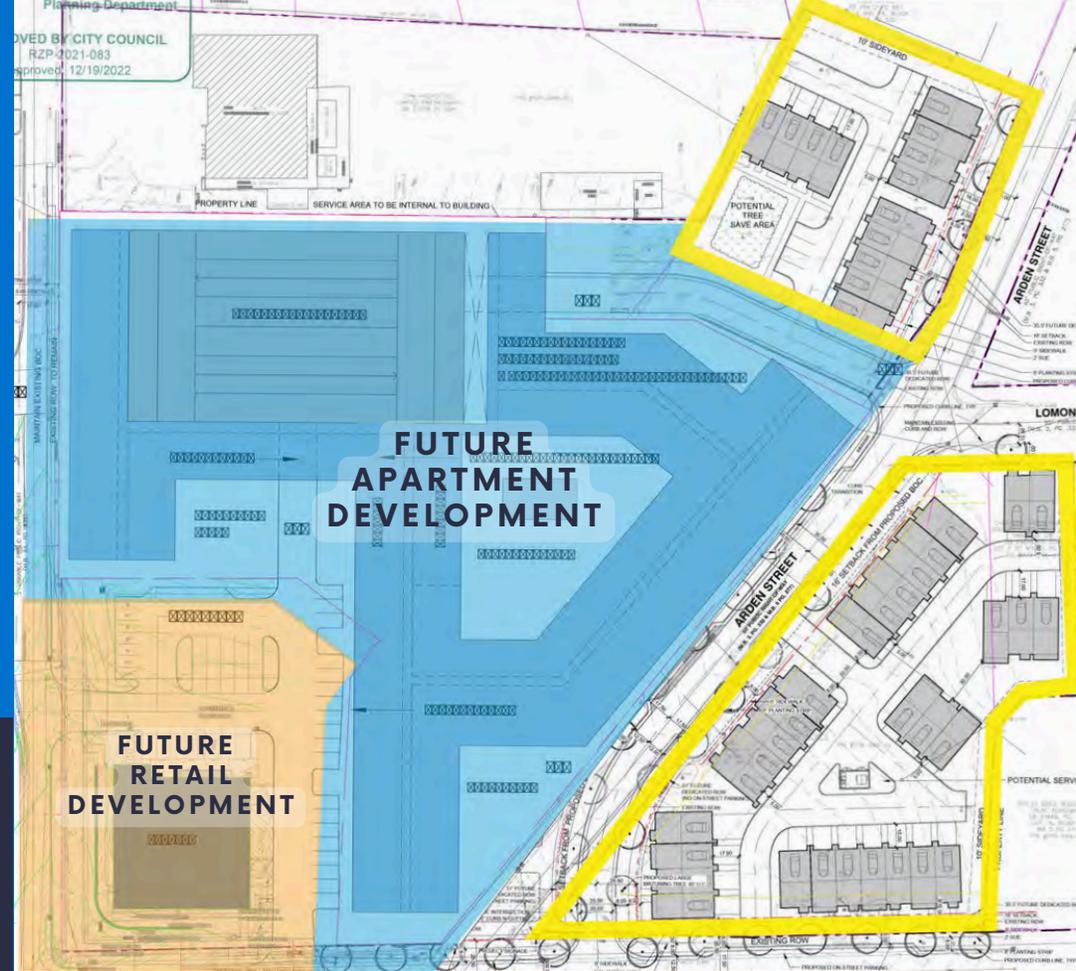
ZONED TOWNHOMES



UP TO 43 TOWNHOMES



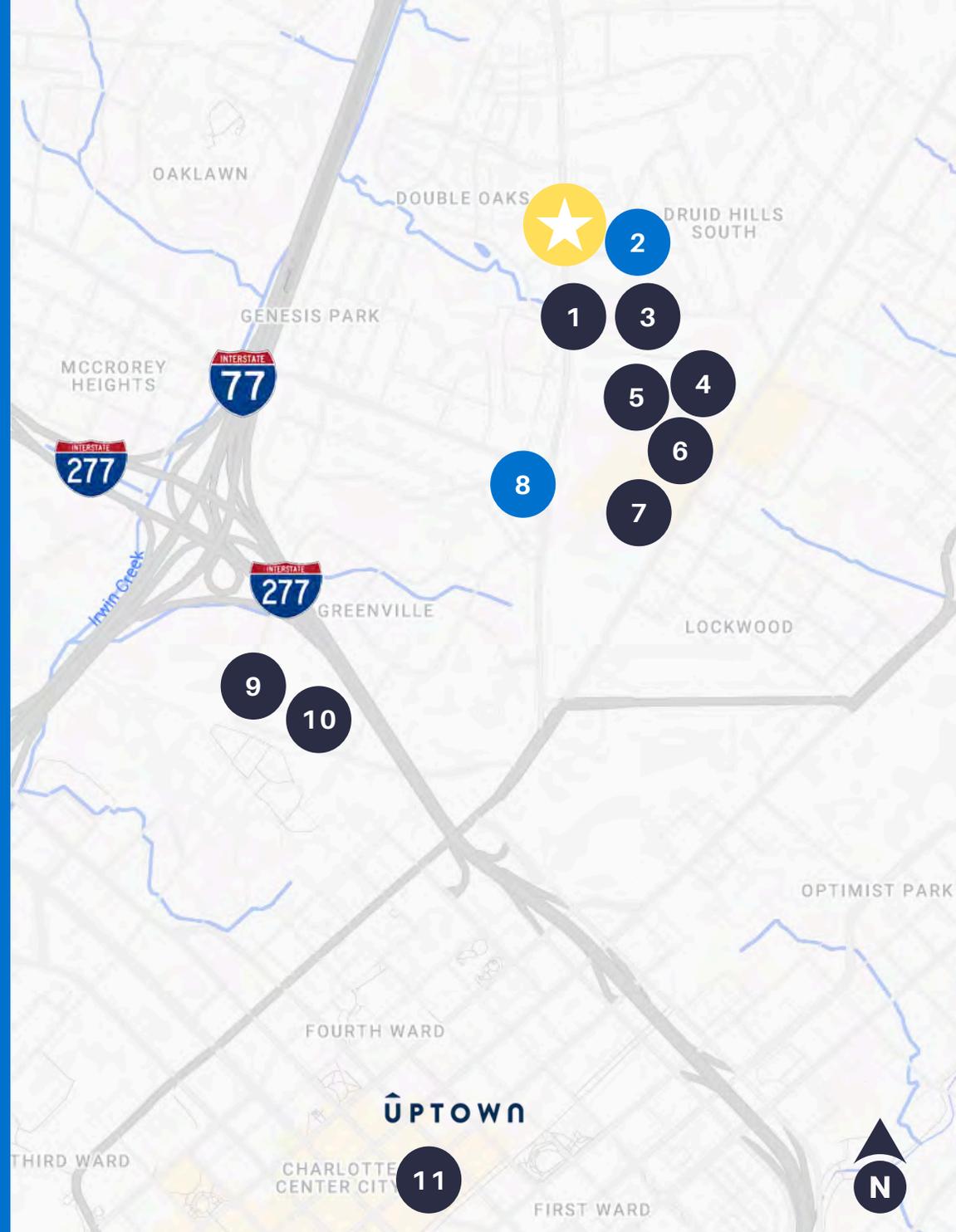
CALL FOR PRICE



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
(Recently Acquired by Jamestown, ATCO & Shorenstein - 2026)
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

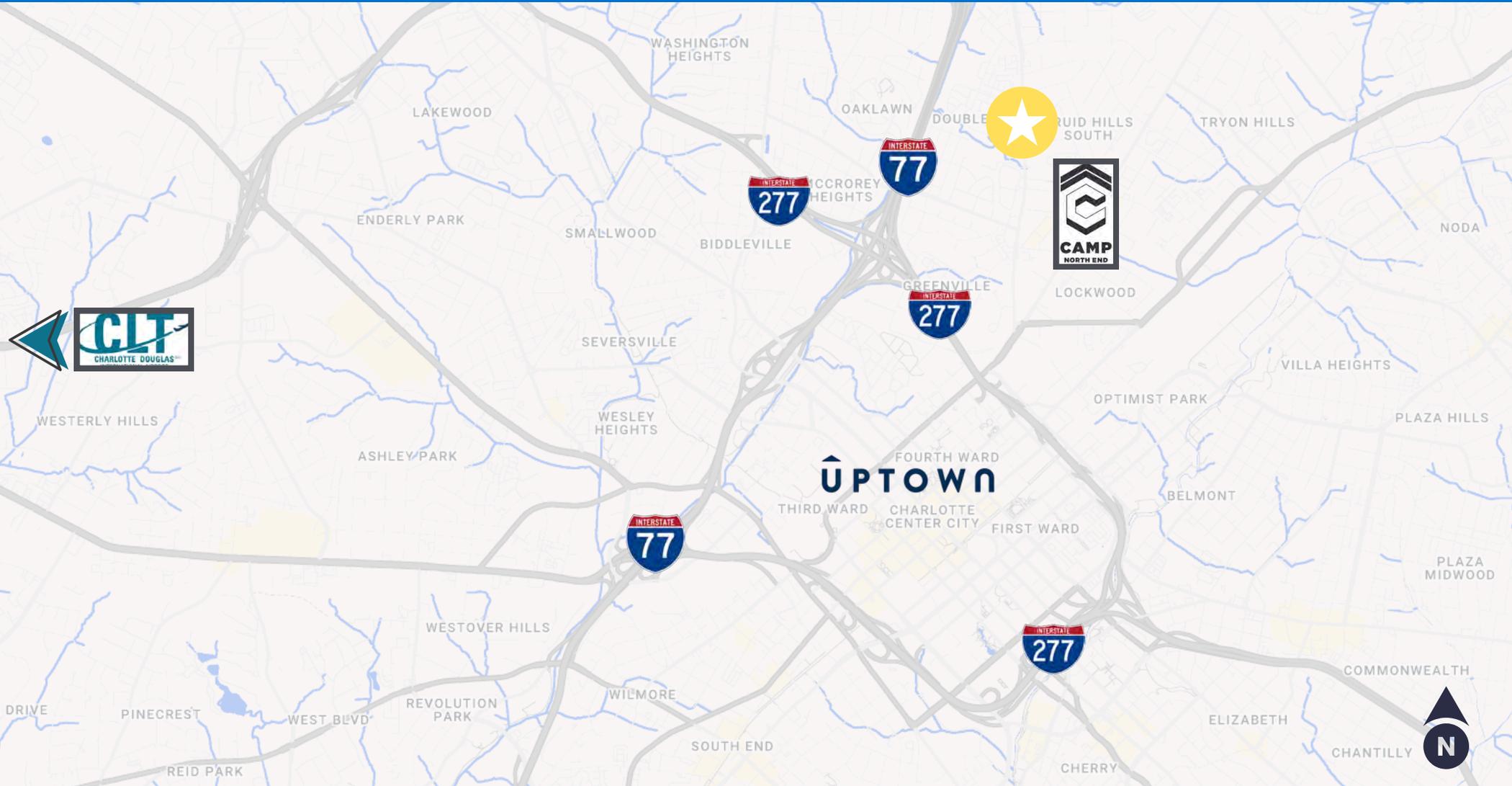
AERIAL

Approximately 2 miles south to Uptown CLT

Approxiamately 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





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