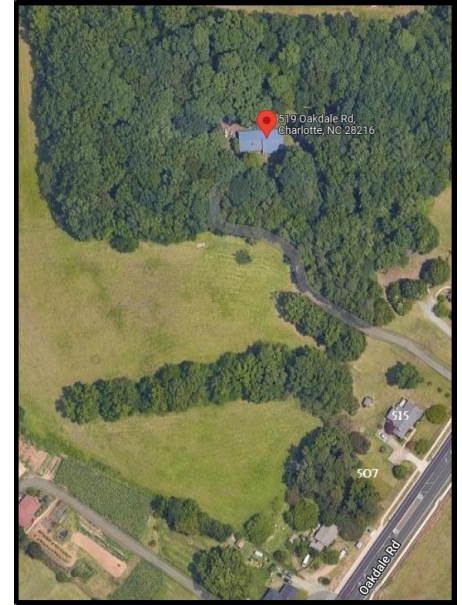


LAND FOR SALE

507, 515 AND 519 Oakdale Road, Charlotte, NC



FEATURES:

Location: Just off Hwy 16 near Mountain Island Lake close to I-485 and large shopping area.

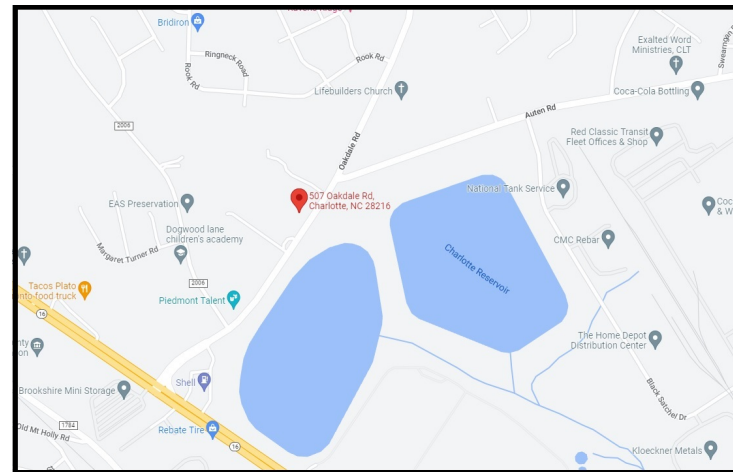
Acres: 10.3 +/- Acres per tax records.

Zoning: Currently zoned R-4 with potential townhome rezoning.

Tax Parcels: 305-031-19, 20, 25, and 26.

Utilities: Water in Oakdale Road. Sewer in Oakdale Road and Old Plank Road.

Topography: Gently slopes towards Old Plank Road.



Sale Price: \$3,455,000 plus \$47,000 per unit over 60 units.



FOR FURTHER DETAILS CONTACT:
JOHN N. JONES
Direct: 704-408-8166 | Email: jjones@gsrc.net

GIBSON SMITH REALTY CO.
1100 Kenilworth Avenue, Suite 200
Charlotte, NC 28204
www.gsrc.net



Polaris 3G Map – Mecklenburg County, North Carolina

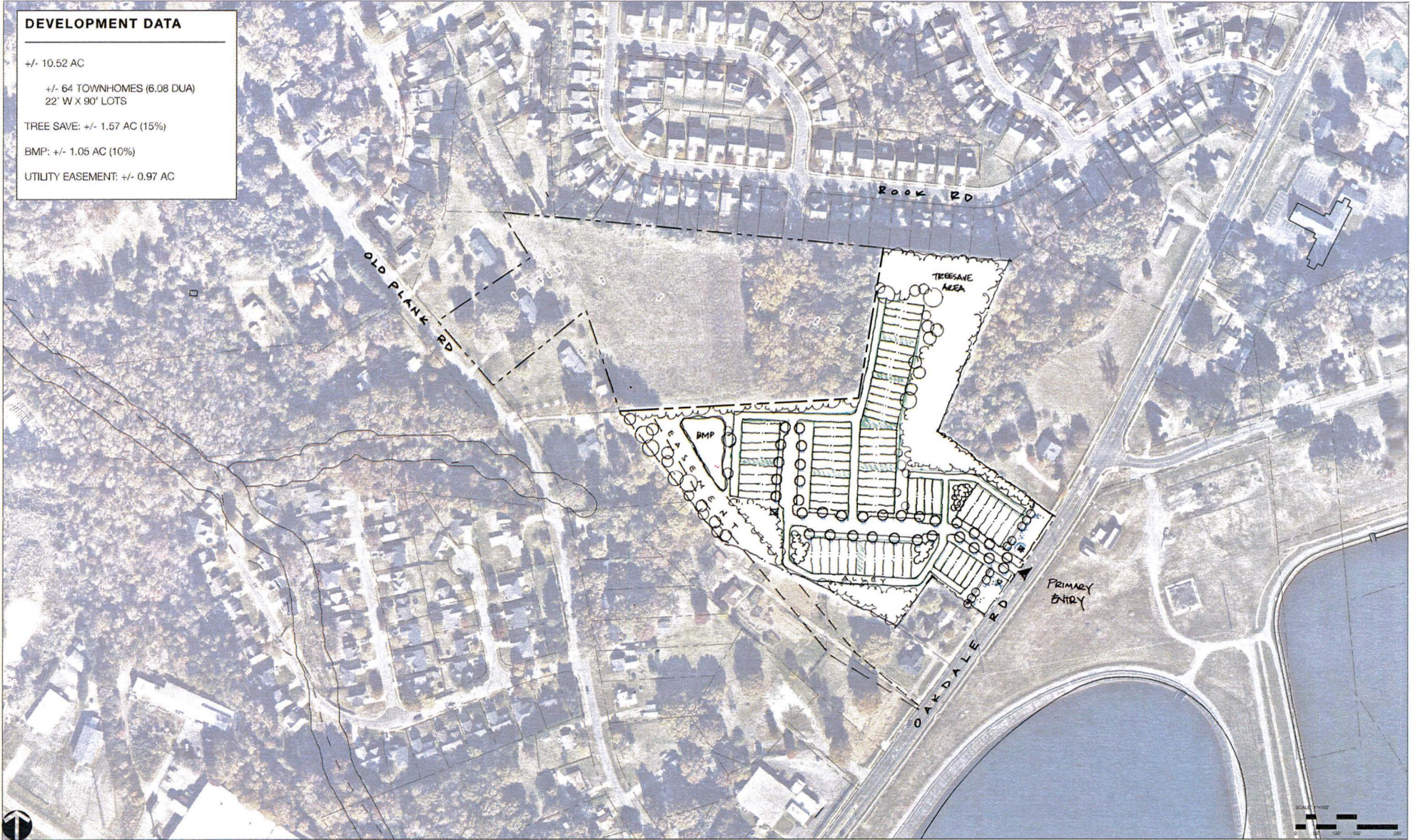
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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

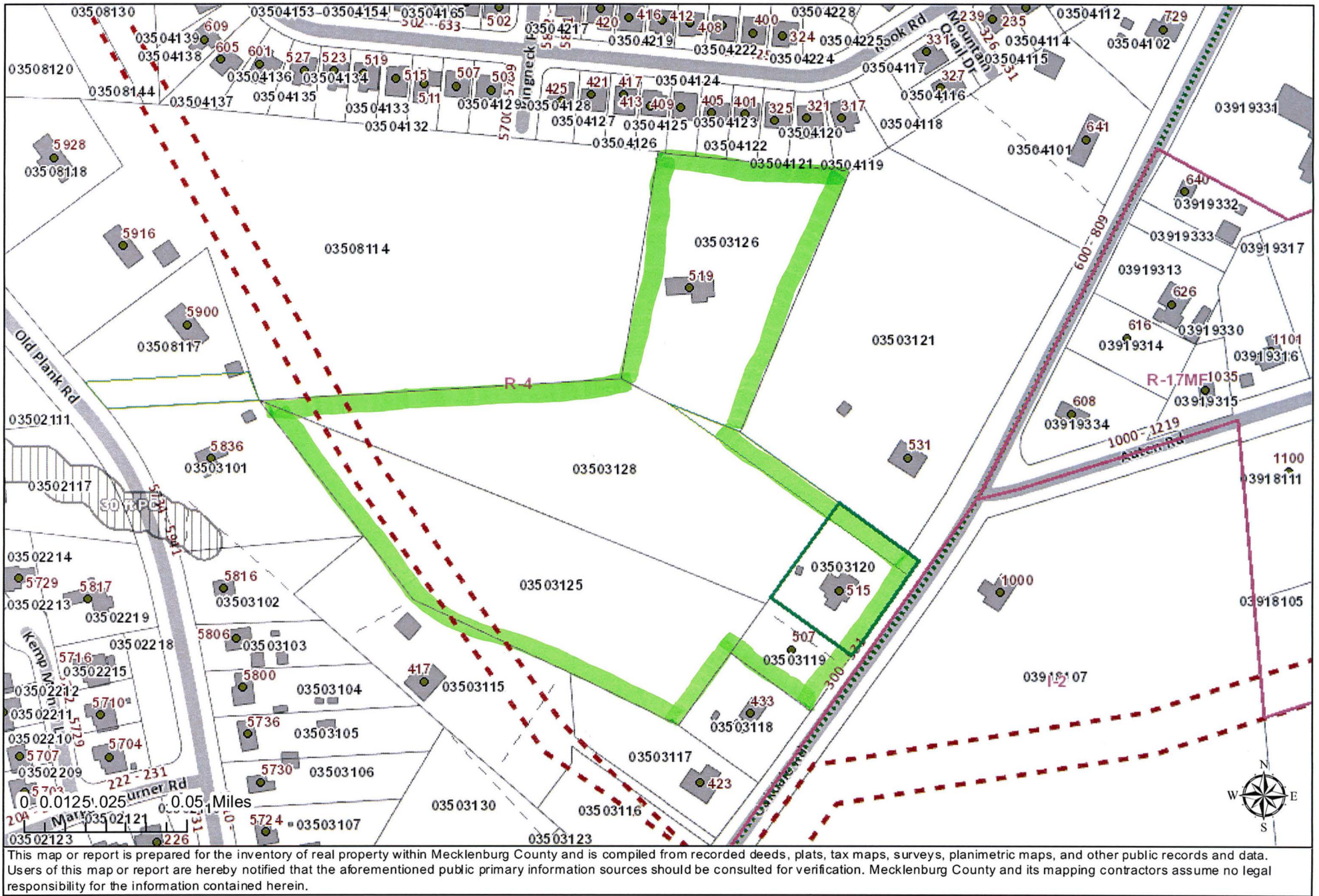
DEVELOPMENT DATA

+/- 10.52 AC
+/- 64 TOWNHOMES (6.08 DUA)
22' W X 90' LOTS
TREE SAVE: +/- 1.57 AC (15%)
BMP: +/- 1.05 AC (10%)
UTILITY EASEMENT: +/- 0.97 AC



Polaris 3G Map – Mecklenburg County, North Carolina

10.34 acres+-



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