

**+/- 8.9 AC Multi-Family Site for Sale**

**6248 Statesville Road, Charlotte NC**

**BVBELK  
PROPERTIES**



## **+/- 8.9 AC Multi-Family**

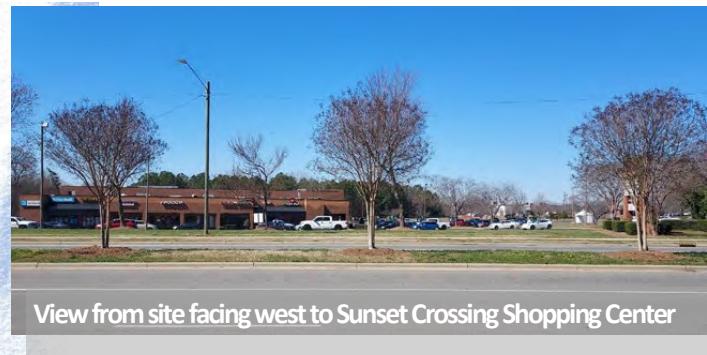
## **For Sale**

- Opposite 100% Occupied Sunset Crossing grocery-anchored shopping center. Mecklenburg County parcel #: 04543122 & 0454137.
- City of Charlotte zoning approved for 156-unit rental units.
- High visibility and easy access from I-77, Exit 16
- Along the east side of Statesville Road, just north of Keith Drive, convenient to retail, dining, and banking options.
- Walking distance to Nevin Community Park, consisting of walking trails, sports fields, recreation buildings and playgrounds.



# Conceptual Rendering

6248 Statesville Road, Charlotte NC



View from site facing west to Sunset Crossing Shopping Center



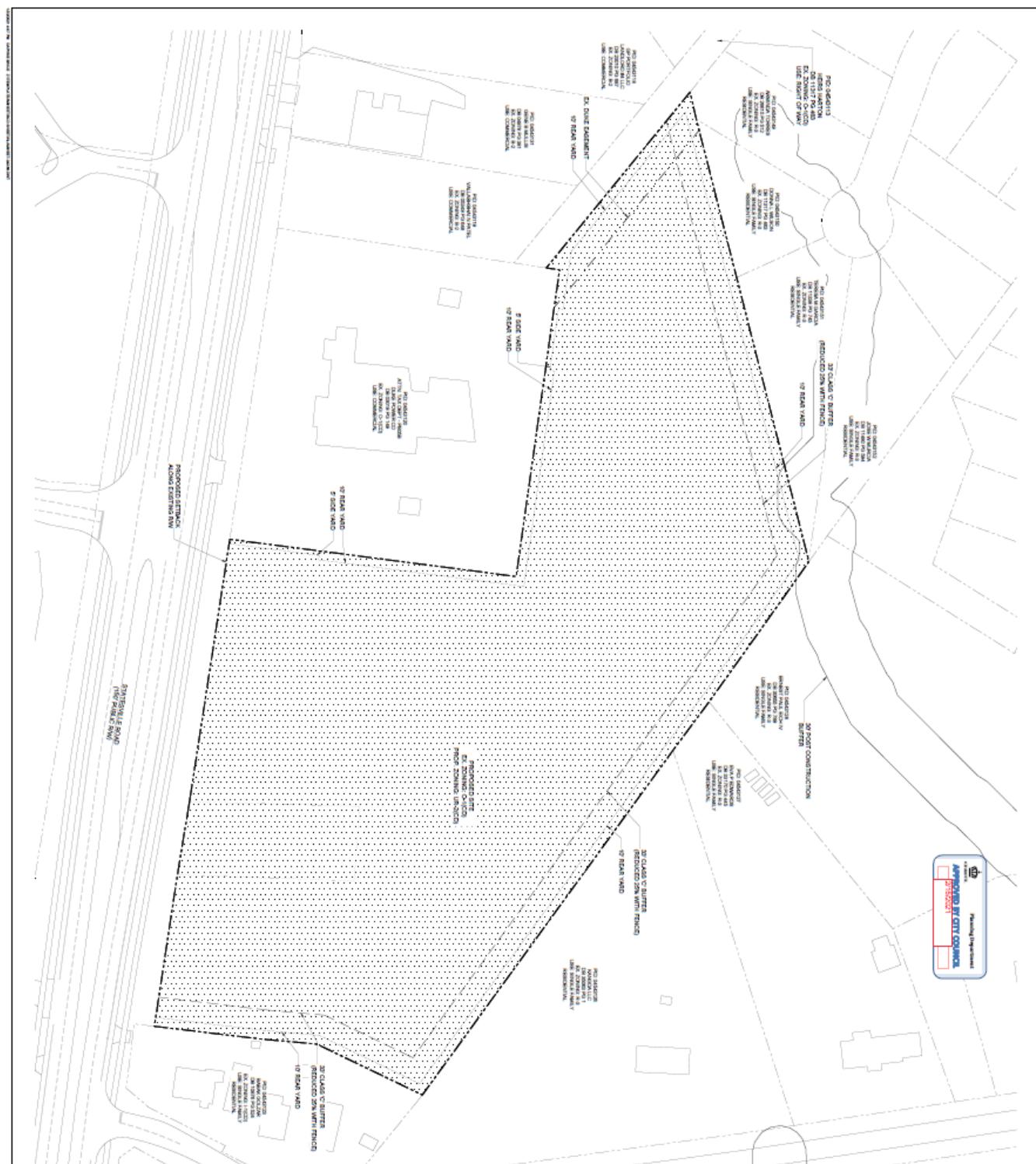
Northwest view from Site towards Sunset Crossing outparcels



Southwest view from Site towards rear of Sunset Crossing

# Approved Site Plan

***6248 Statesville Road, Charlotte NC***



### SITE DEVELOPMENT DATA



**PROPOSED ZONING: URA-2(D)**

**EXISTING ZONING: OC-1(D)**

**PROPOSED USES: UP TO 198 MULTIFAMILY RESIDENTIAL DWELLINGS, UP TO 198 COMMERCIAL USES, ASSISTED LIVING IN THE URA-2(D) DISTRICT.**

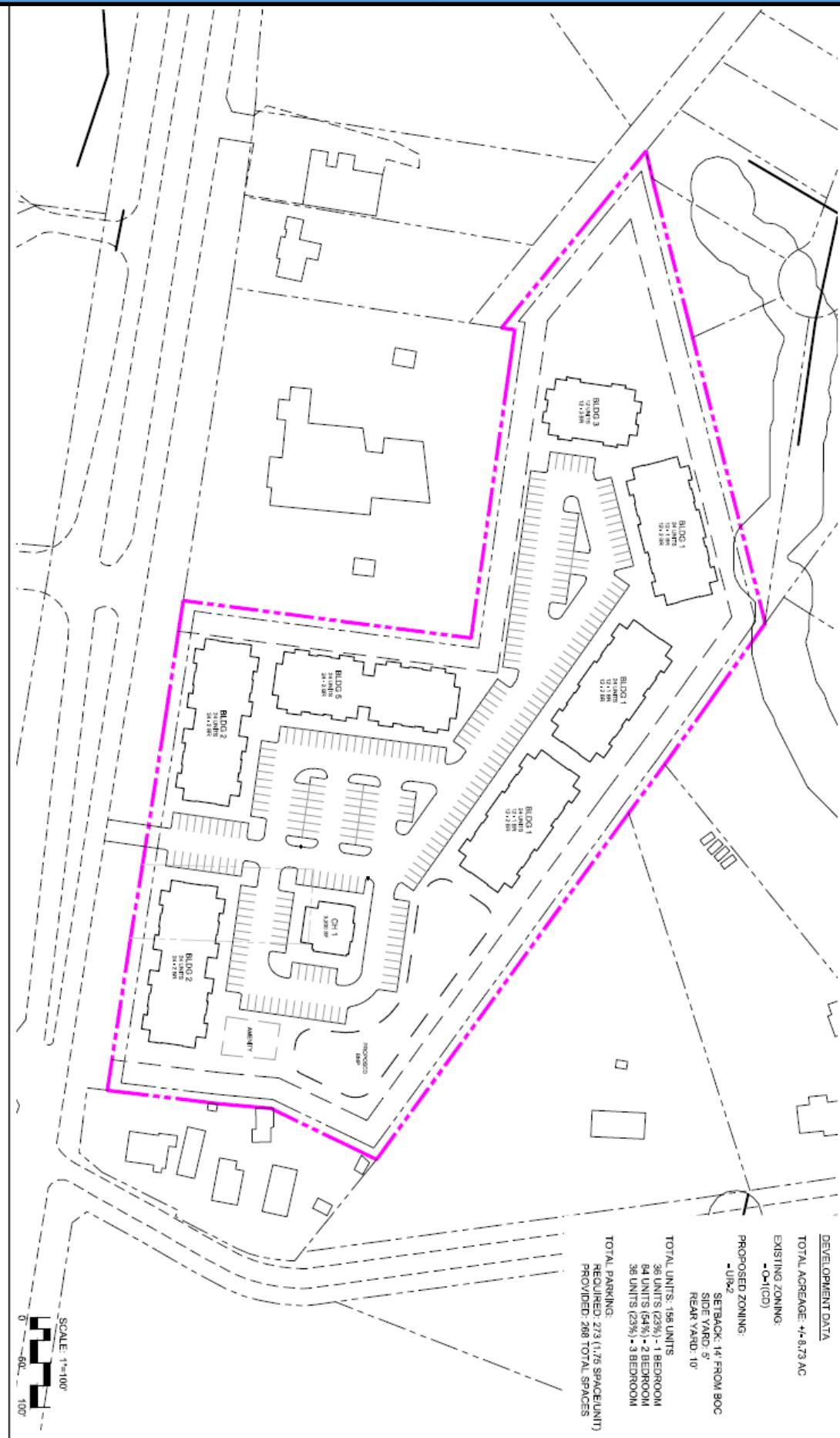
**PROPOSED ZONING AREA RATIO: AS ALLOWED BY THE URA-2 ZONING DISTRICT.**

**MAXIMUM BUILDING HEIGHT: THE PROPOSED BUILDINGS WILL BE A MAXIMUM OF THREE (3) STORY BUILDINGS. THE ALLOWED BUILDING HEIGHT WILL BE MEASURED AS REQUIRED BY THE ORDINANCE.**

**PARKING: PROVIDED AS REQUIRED BY THE ORDINANCE WALL.**

# BVBELK PROPERTIES

# Concept Layout Exhibit 6248 Statesville Road, Charlotte NC



# Market Data & Location

6248 Statesville Road, Charlotte NC

