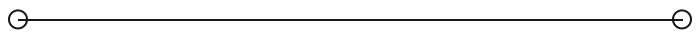




**MF DEVELOPMENT SITE FOR SALE**

# 5701 Vernedale Rd

Charlotte, NC 28212



**PRESENTED BY:**

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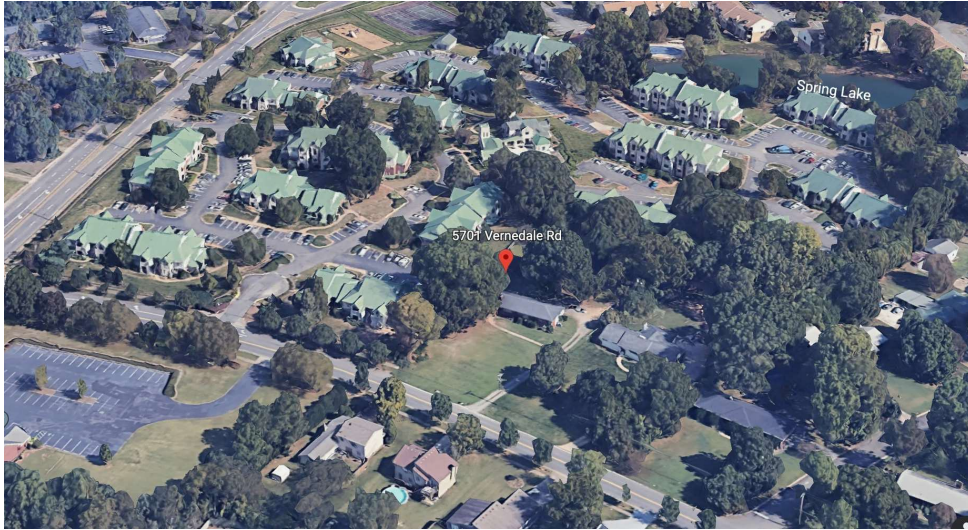
NC #279558

5701 Vernedale Rd





# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$ 599,000
<b>APN:</b>	10308204
<b>LOT SIZE:</b>	1.069 Acres
<b>PRICE / ACRE:</b>	\$560,336
<b>ZONING:</b>	N2-B
<b>MARKET:</b>	Charlotte
<b>SUBMARKET:</b>	East Charlotte

## PROPERTY OVERVIEW

Rare Residential Apartments Development Opportunity. Neighboring MF apartment complex and single-family residential. Very high demand for rental units in the area.

## PROPERTY HIGHLIGHTS

- 1.069 Acres
- Great for creative planning to maximize lot density
- Zoning: N2-B = Up to quadruples as per City of Charlotte ordinances.
- Currently has a single-family house rented for \$2000 month-to-month with a detached garage
- Flat Non-Sloping Lot / City Water & Sewage
- Seller will look at seller financing for the right offer

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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	850	3,598	14,342
AVERAGE AGE	37.7	37.6	36.9
AVERAGE AGE (MALE)	32.7	33.4	33.8
AVERAGE AGE (FEMALE)	40.5	40.4	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	332	1,402	5,488
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$49,708	\$50,138	\$50,405
AVERAGE HOUSE VALUE	\$693,973	\$283,406	\$230,853

\* Demographic data derived from 2020 ACS - US Census

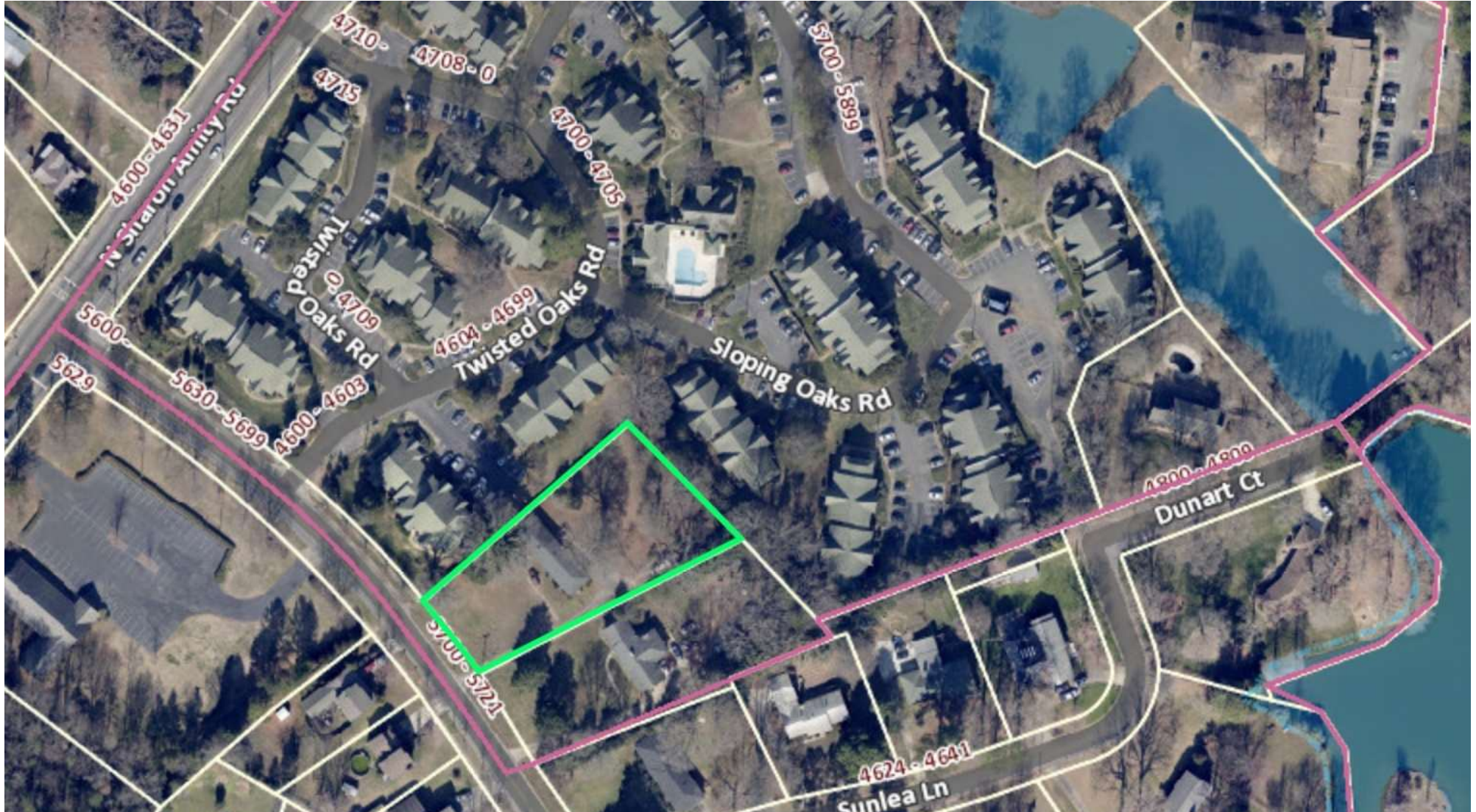


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## ADDITIONAL PHOTOS



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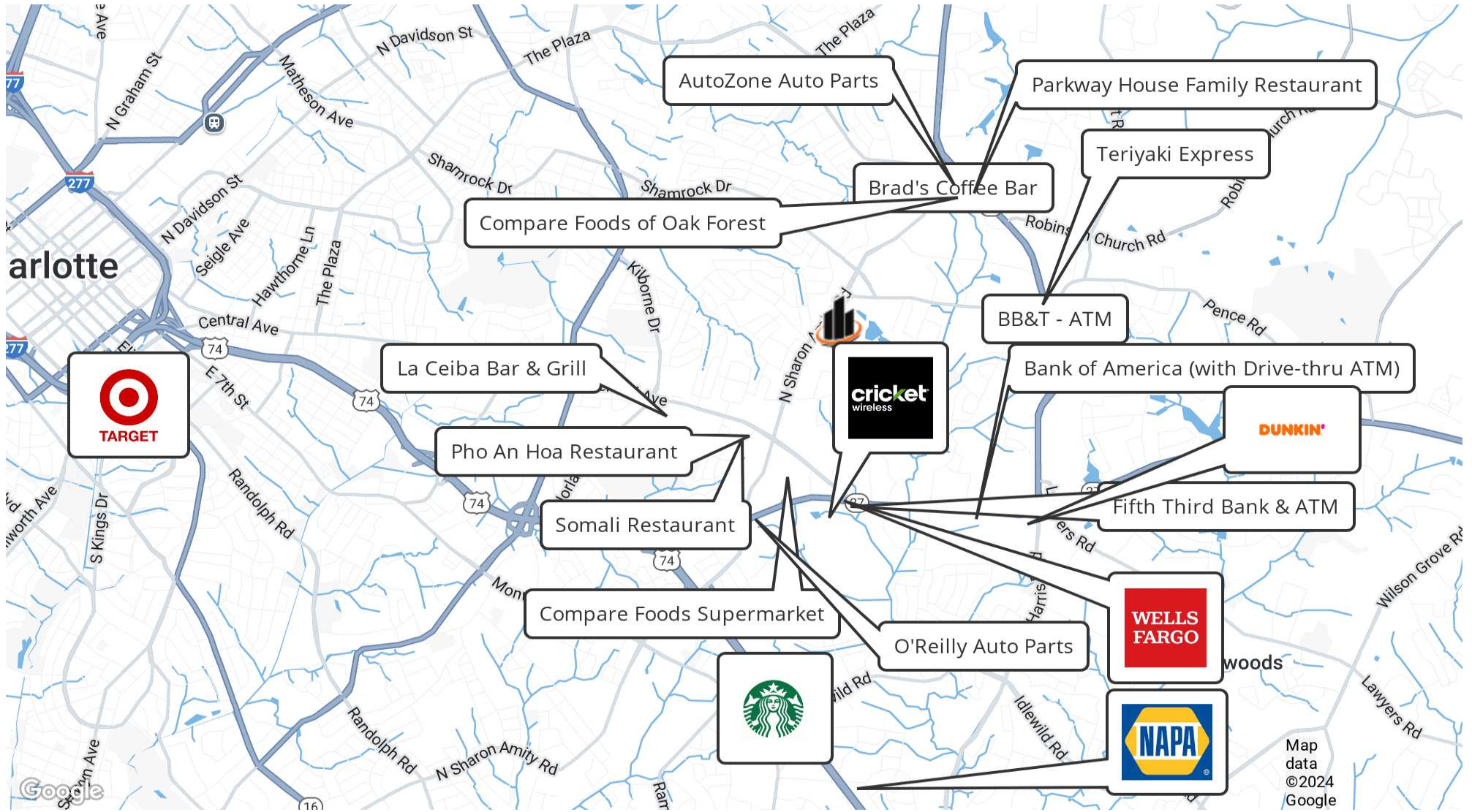
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# RETAILER MAP



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5701 VERNEDALE RD | Charlotte, NC 28212

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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