

11952 McDowell Forest Dr



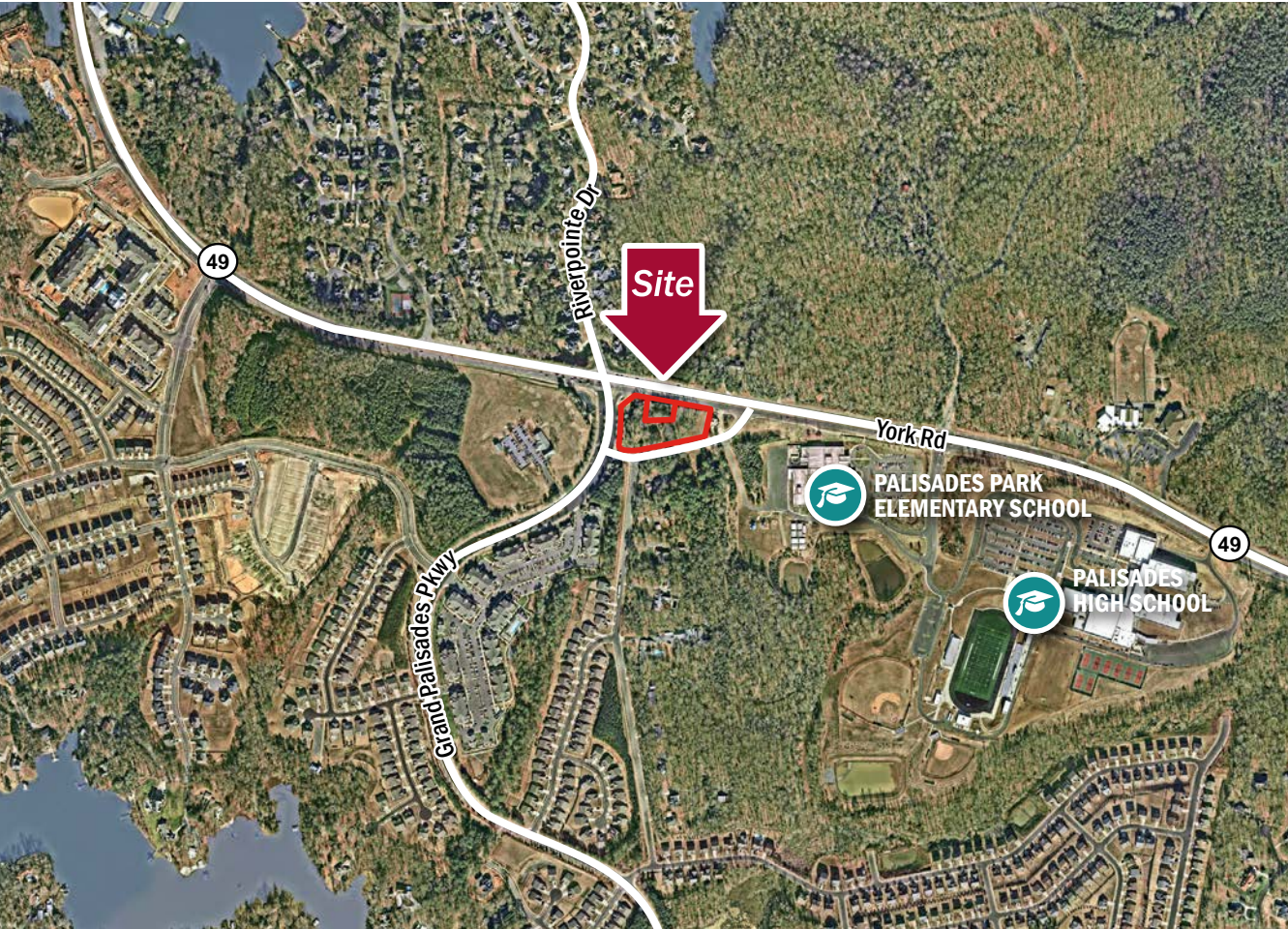
CHARLOTTE NC 28278

Land

FOR
Sale

SIZE
±2.59 AC

PRICE
Call for Pricing



Overview

±2.6-acre development site in Southwest Charlotte

Site is at the entrance to the Palisades community and within direct proximity to Palisades High School and Palisades Elementary

Excellent opportunity for medical office, bank, daycare, QSR users

Strong visibility from Hwy 49 (34,500 ADT)

±2.59 Acre Land for Sale



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Davis Kirby
Broker

(704) 367 5018
dkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

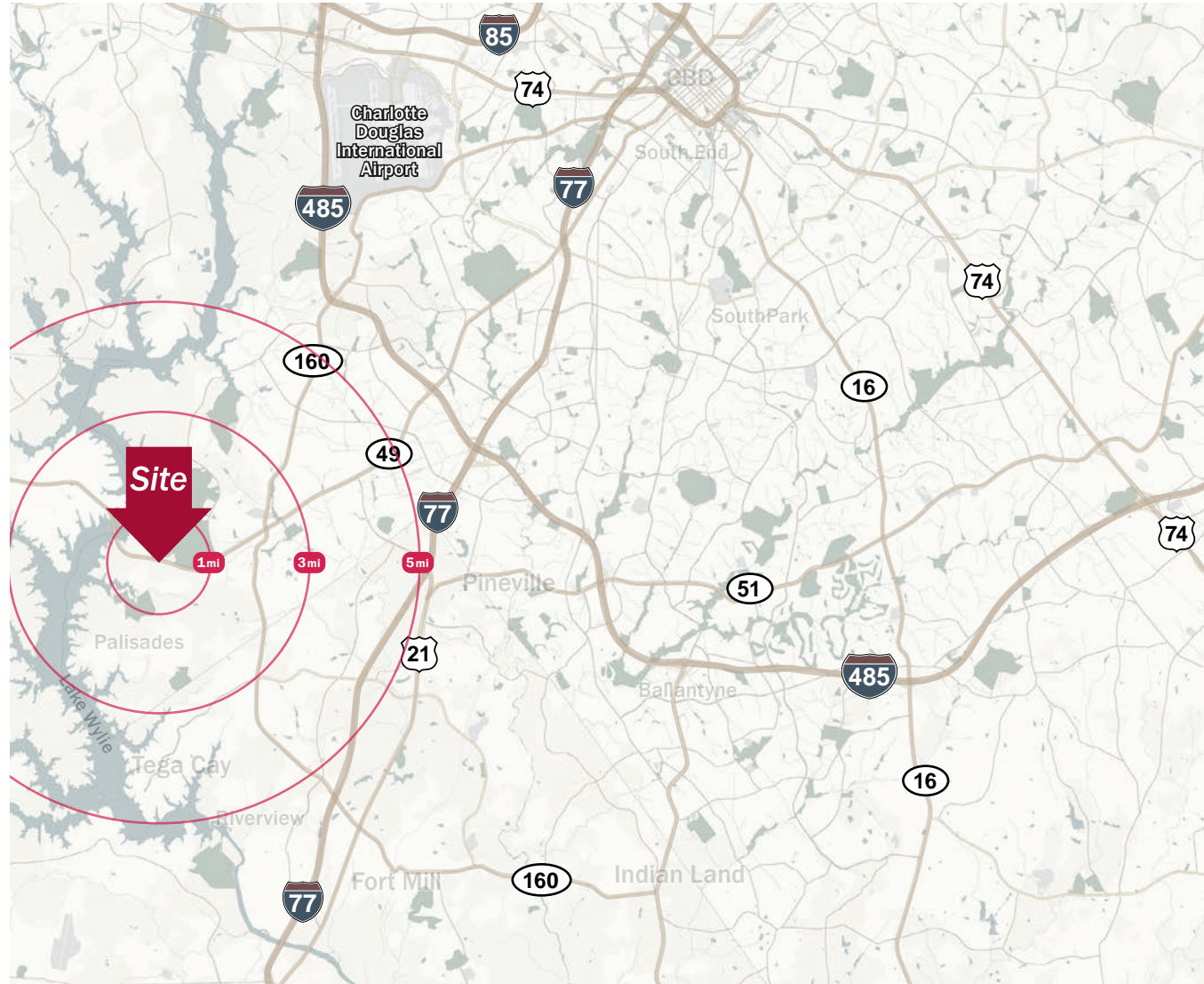
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	2,908	48,129	119,090
Growth Rate	10.75%	5.07%	4.53%
Avg. HH Income	\$178,286	\$158,003	\$148,326

Traffic Count

Source: NCDOT

	AADT
Hwy 49	34,500 (2022)



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Site & Topography Aerial



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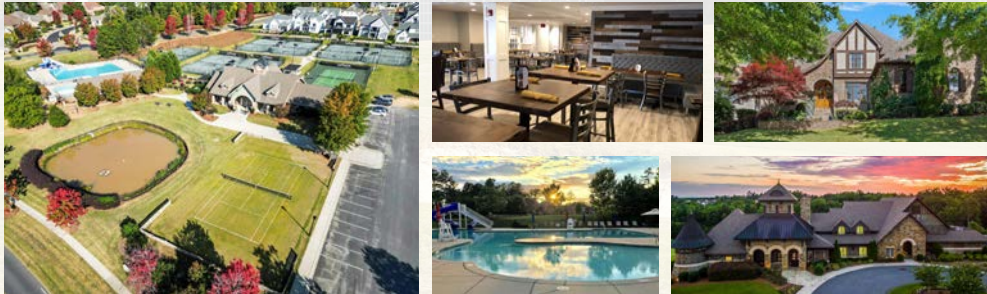
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About The Palisades

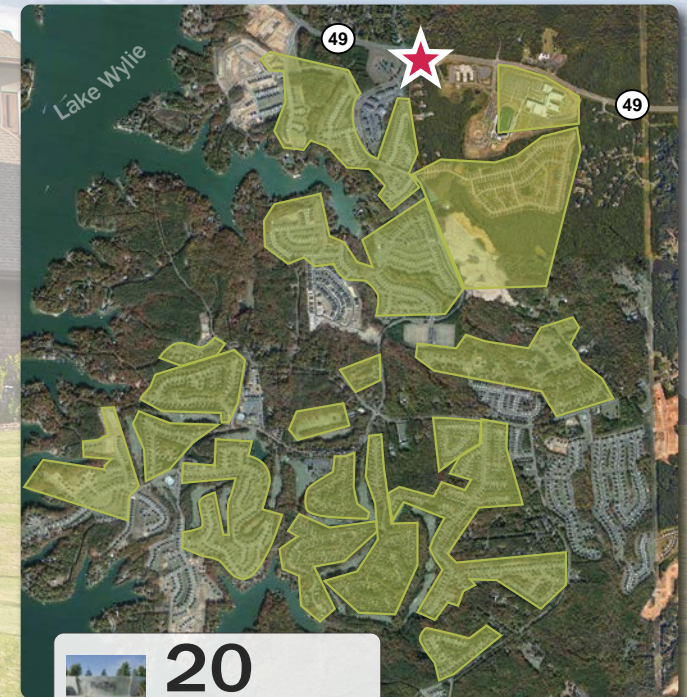
THE PALISADES™

THE PALISADES

The Palisades is an award-winning 1,600-acre master-planned community located along ecologically sensitive Lake Wylie in Southwest Charlotte. The 13,400-acre Lake Wylie is Charlotte's second-largest lake and a popular recreational destination for residents of Charlotte. The community boasts a country club with a sports and tennis complex, swim and fitness center, a world-class Jack Nicklaus designed 18 hole golf course, soccer, and equestrian facilities. In total there are 20 neighborhoods, each with unique builders and styles, within The Palisades community.



Sources: <https://thepalisadescharlottenc.com> and <https://thepalisadescc.com>



 **20**
Neighborhood
Communities



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Medical | Industrial | Retail | Land | Investment | Office

contact

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