

FOR SALE

NORTHSTATE
PROPERTY ADVISORS

Land
Albemarle, NC



Charter Street

Albemarle, NC 28001

Located within the established Brookwood Executive Park, these five lots offer great development opportunities. Various lot sizes offer flexibility for many different types of projects. Call 704-782-7777 for more information regarding these parcels.

- Available Immediately
- ± 0.8 acres to ± 6.69 acres
- FOR SALE
 - See below for pricing info
- Light Industrial Zoning



704.782.7777
nparealestate.com

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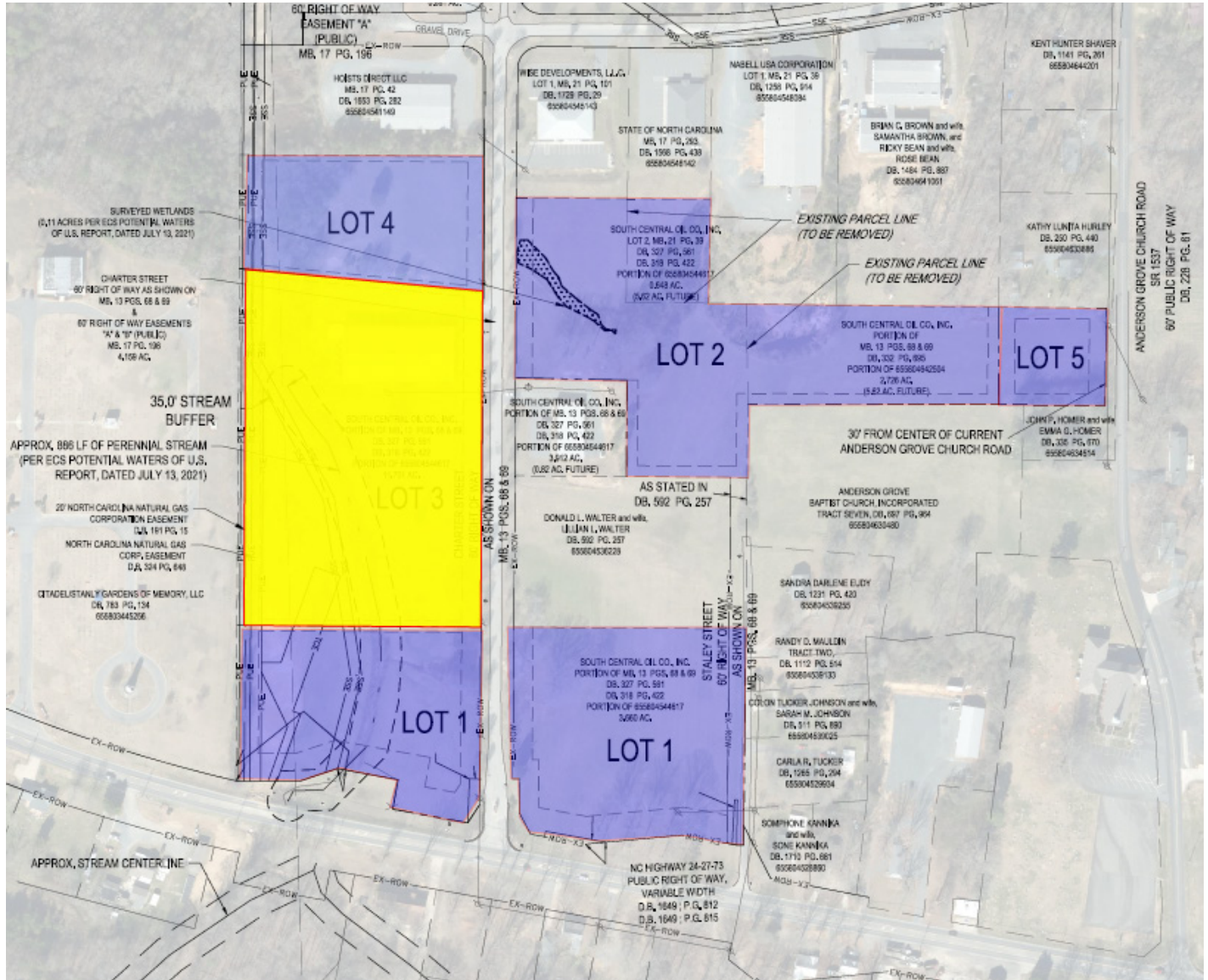


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ALLOWABLE IMPERVIOUS AREA TABLE

	Total Area	Total Impervious Area
LOT 1	6.69 acres	4.01 acres
LOT 2	5.62 acres	2.11 acres
LOT 4	2.31 acres	1.38 acres
LOT 5	0.80 acres	0.40 acres



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Lot Descriptions

Lot 1 • 6.69 Acres • \$675,000

This lot has road frontage on 24/27 and Charter St. Lot 1 includes both sides of Charter St. Lot 1 potentially has the ability for +/- 4.01 acres of impervious coverage. All lots are in the watershed.

Lot 2 • 5.62 Acres • \$215,000

Great lot with light industrial zoning. Lot 2 potentially has the ability for +/- 2.11 acres of impervious coverage. All lots are in the watershed.

Lot 4 • 2.31 Acres • \$149,040

Great buildable lot with light industrial zoning. Lot 4 potentially has the ability for +/- 1.38 acre impervious coverage. All lots in watershed.

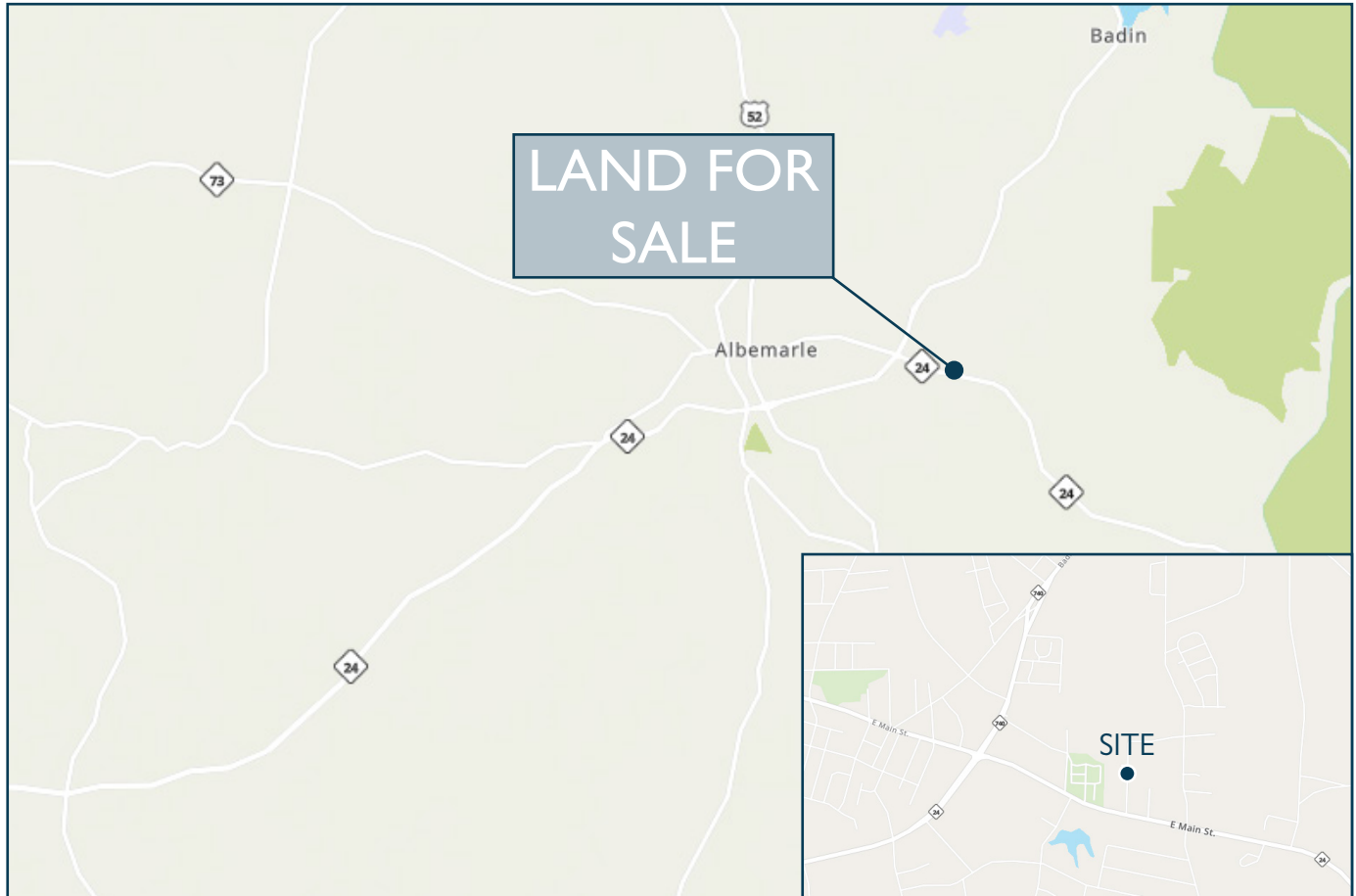
Lot 5 • 0.80 Acres • \$133,650

This lot need to be subdivided and rezoned for residential. Seller needs the rear portion for impervious ratios within the commercial subdivision.

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DEMOGRAPHICS		
	1 Mile Radius	3 Mile Radius
Population	1,001	8,921
Unemployment Rate	0.89%	3.40%
Average Household Income	\$42,750	\$43,210
Median Household Income	\$37,025	\$34,200

*Data provided by Moody's Analytics



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