



FOR SALE



**200 W 28th Street,
Charlotte, NC
28206**

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Property Summary

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PROPERTY DESCRIPTION

Embrace the potential of this exceptional N2-B zoned property, ideally situated in Charlotte's vibrant landscape. Boasting prime positioning in a sought-after area, this property presents a compelling opportunity of a total of 2 parcels totaling +/- 0.42 acres. With a strategic location the possibilities are endless for capitalizing on its full potential. Explore the advantages of this investment, perfectly positioned to align with your commercial real estate objectives. The survey is attached please refer to the area in the blue. The red parcels are for sale also. Seller has six parcels total all are for sale!

OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	0.42 Acres (Two Parcels)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	190	814	5,250
Total Population	555	1,731	10,099
Average HH Income	\$46,748	\$71,515	\$87,961

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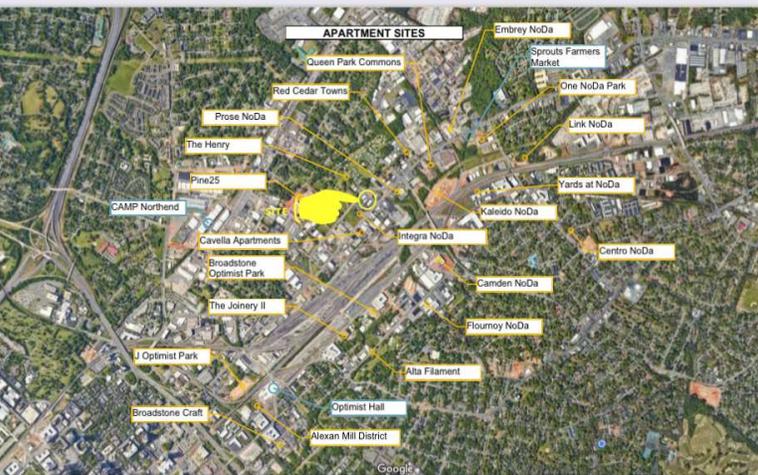
Complete Highlights

FOR SALE



PROPERTY HIGHLIGHTS

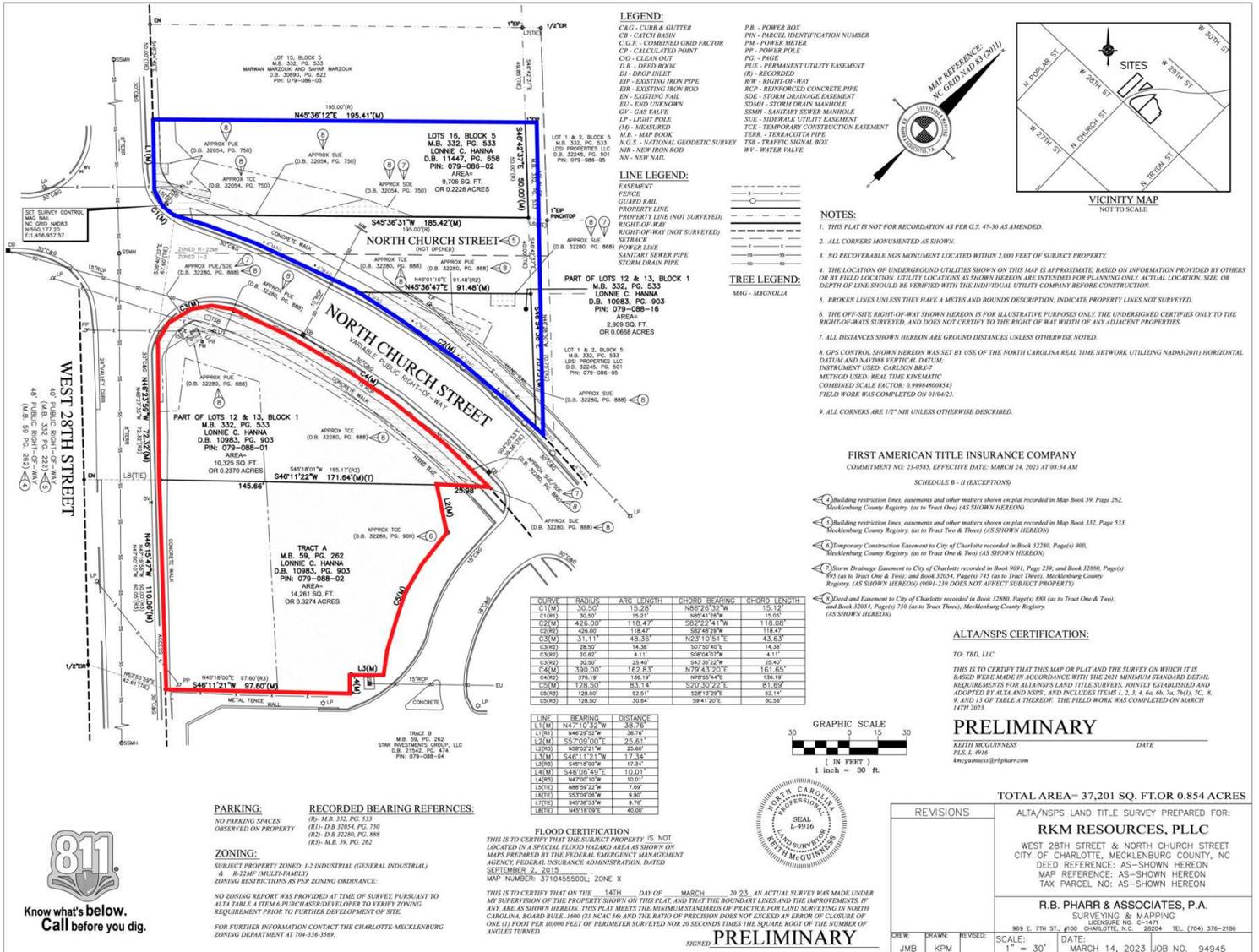
- Located in the City of Charlotte
- Potential for multifamily use
- Proximity to amenities
- Attractive investment opportunity
- Strong rental market
- High demand for housing
- Development potential
- Prime location for residential development
- Minutes from Uptown Charlotte and the Amtrak Train Station
- Two parcels 07908815 and 07908604



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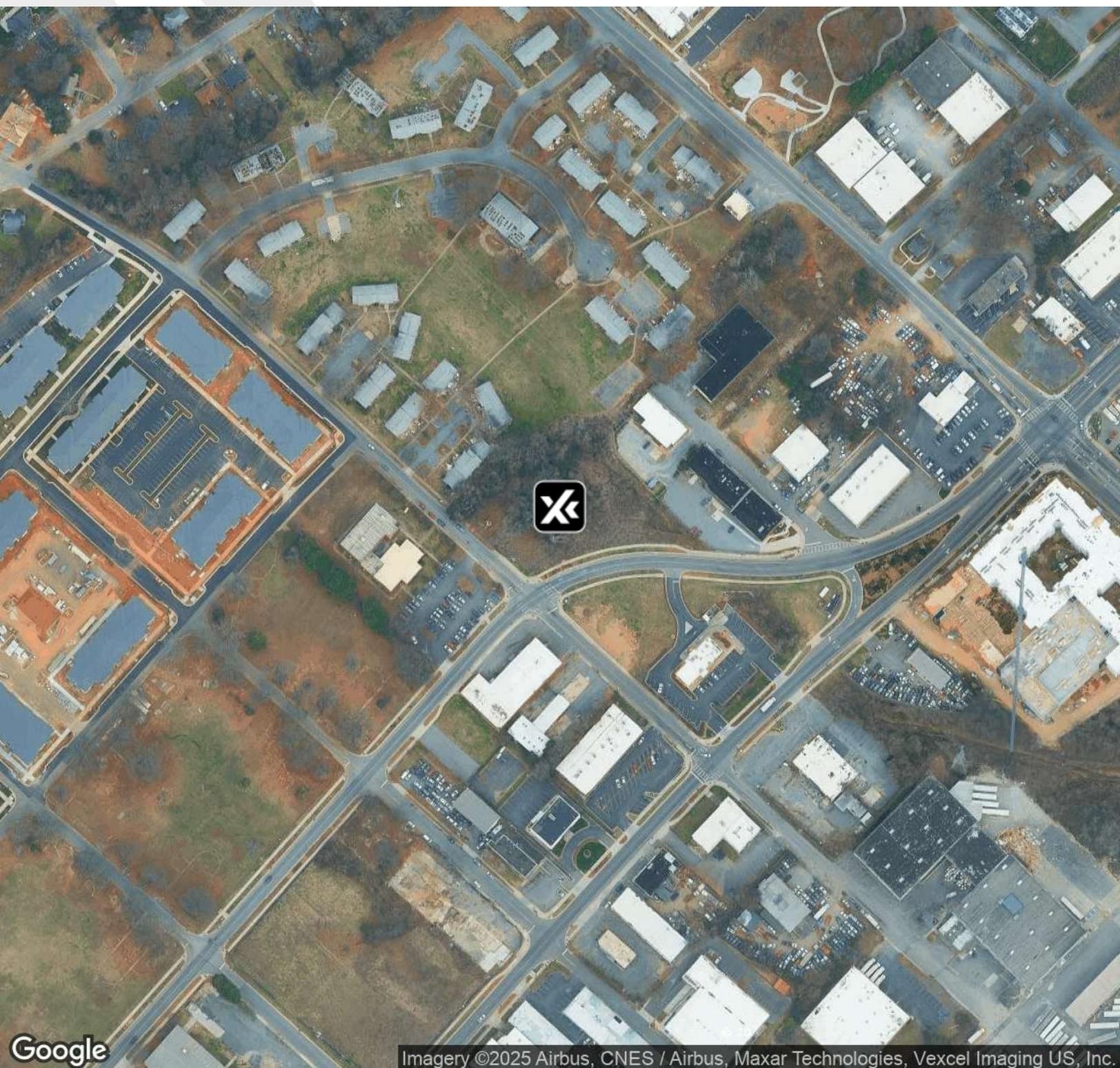
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Aerial Map

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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	555	1,731	10,099
Average Age	36	36	36
Average Age (Male)	35	35	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	190	814	5,250
# of Persons per HH	2.9	2.1	1.9
Average HH Income	\$46,748	\$71,515	\$87,961
Average House Value	\$330,475	\$380,488	\$447,061

Demographics data derived from AlphaMap

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Advisor Bio

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PROFESSIONAL BACKGROUND

Clifford Blanquicet, Jr., the founder and president of Blanq Real Estate is a focused, energetic broker and entrepreneur. Blanquicet has years of experience in Commercial Real Estate brokerage, auditing, property management, investing, and marketing. He has excelled in every facet of business he has pursued. He is now a dedicated, full-time commercial broker and president of two companies: Blanq, Inc. and Close Off Market (COM). Blanquicet is also the co-owner of a residential real estate firm, Blanq-Mor Real Estate Group.

Over the past couple years, Blanquicet has successfully grown his Charlotte team to include over 20 brokers, opened a second Blanq Real Estate office, and is currently in the process opening a third Blanq Real Estate firm in the Raleigh-Triangle region. Blanquicet opened the first Blanq Real Estate Firm in Charlotte, NC in November of 2016, then opened a second Blanq Real Estate location in January of 2019 in High Point, NC serving the Triad market. In 2019 he co-founded a residential firm, Blanq Mor Real Estate Group, located in Cornelius, NC. In March of 2020, Blanquicet launched Close Off Market, an innovative service connecting real estate investors with off-market investment opportunities.

Blanquicet and his firm, Blanq Real Estate, have received a number of awards and accolades over the years. Blanquicet was a recipient of Charlotte Agenda's "Top 30 under 30" and the Charlotte Region Commercial Board of Realtors (CRCBR) "Broker to Watch." More notably, he was a recipient of CRCBR's "Silver Deal Maker's Award" twice and was recently received the "Platinum Deal Maker's Award" for \$25 million+ worth of sale and lease transactions in 2018. Blanq Real Estate was recognized by the Charlotte Business Journal as the #10 fastest growing company in Charlotte. Blanquicet was featured as best Commercial Real Estate Agent and Blanq Real Estate was recognized as Best Real Estate firm in Charlotte by Elevate Magazine's 2020 Best of the City Awards. He also won Connect Media's 2020 Next Generation Award recognizing him for his exceptional real estate leadership.

EDUCATION

Blanquicet is a graduate of Wingate University with a Bachelor's Degree in Business Administration with a concentration in Marketing.

MEMBERSHIPS

Clifford is a proud member of the Charlotte Region Commercial Board of Realtors (CRCBR).
CCIM (Certified Commercial Investment Member)

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