



COMMERCIAL REAL ESTATE SERVICES



LAND FOR SALE

NE Of Albemarle & Regal Oaks Drive, Charlotte, NC 28212

ALBEMARLE ASSEMBLAGE

Presented By:

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**MOODY GROUP
COMMERCIAL SERVICES**

6201 Fairview Rd.
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$875,000

Lot Size: 6.53 Acres

Zoning: B2 (CD)

Price / SF: \$3.08



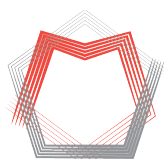
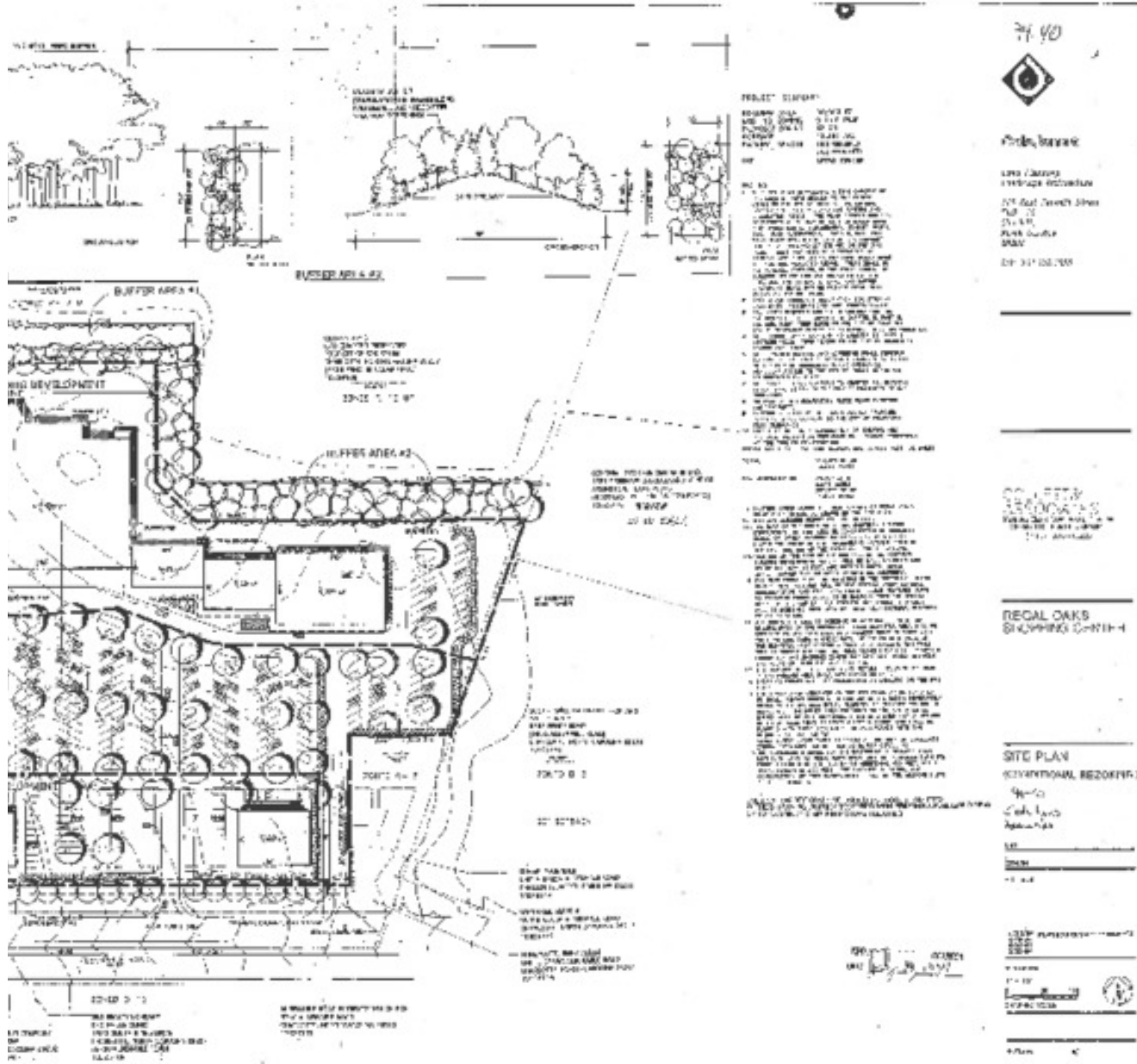
PROPERTY OVERVIEW

This is 6.53 Acres of land available for sale and has an additional 2.54 acres adjacent to it which is owned by city of Charlotte and could be available. It is located 7 miles East of the CBD of Charlotte near W.T. Harris Blvd and Albemarle Rd. The zoning is B-2. All utilities are available. It's located next to Quik Trip, Dunkin Donuts, a large residential apartment complex, self-storage facility, and medical offices. The city of Charlotte has adjacent property on the market. Please contact the listing agent for more information.



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ADDITIONAL PHOTOS



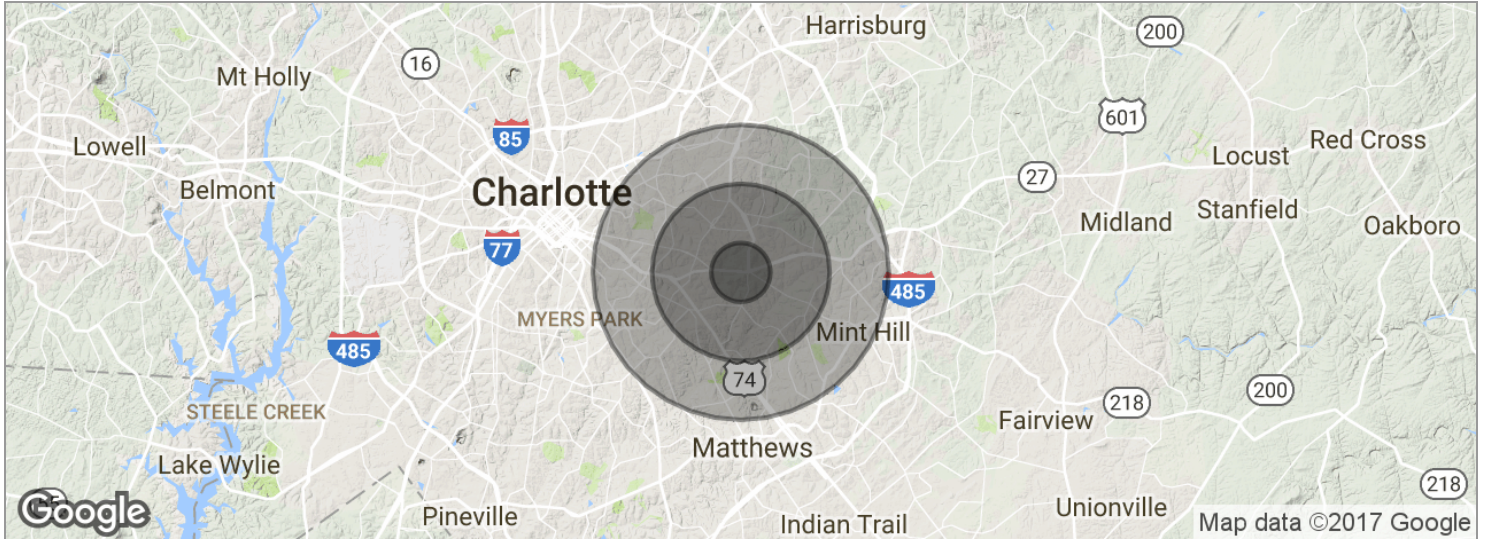
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LOCATION MAPS



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DEMOGRAPHICS MAP



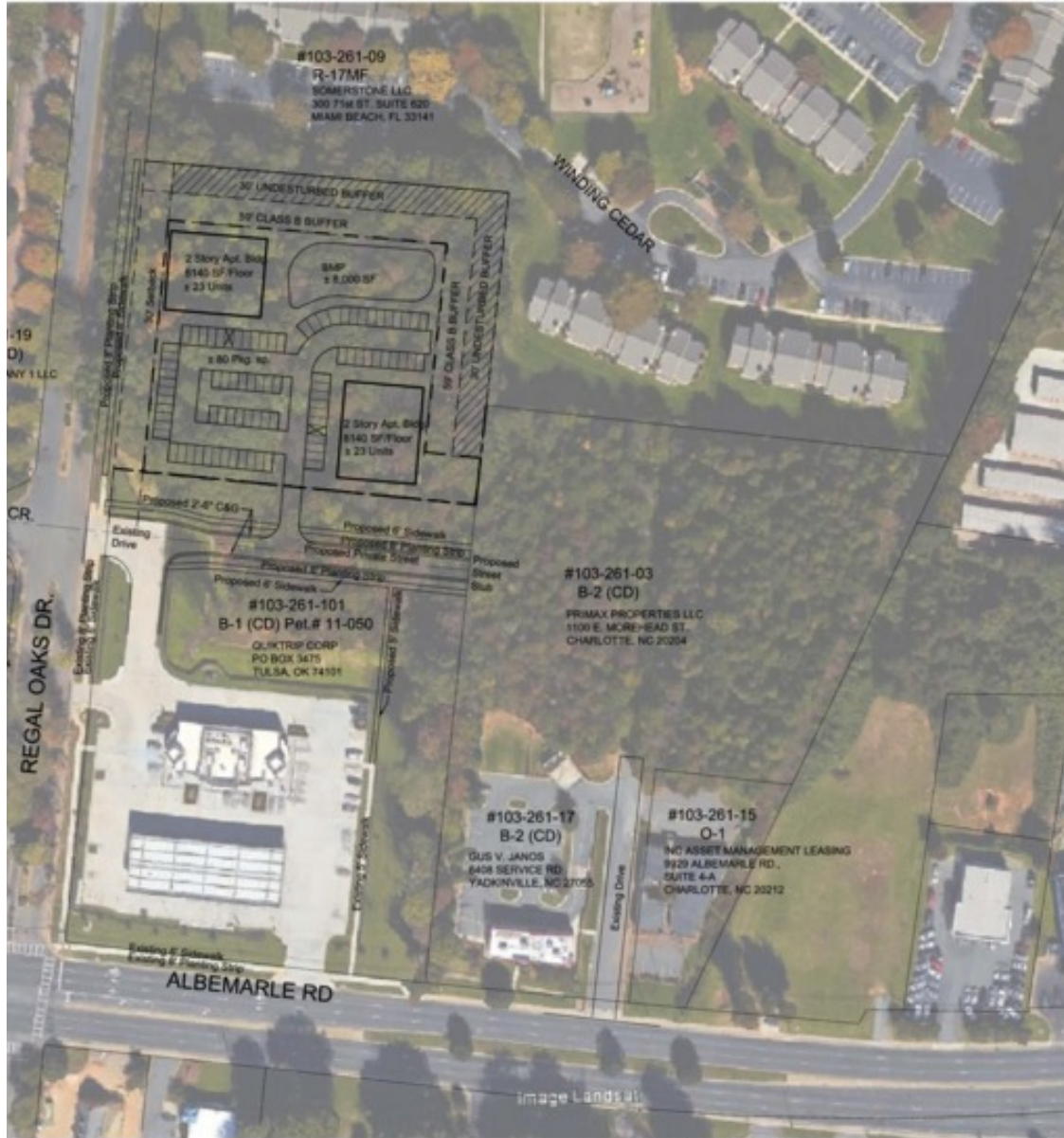
POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,209	98,307	205,577
Median age	30.7	32.2	33.7
Median age (male)	28.9	30.7	32.4
Median age (Female)	33.4	33.6	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,119	38,505	82,832
# of persons per HH	2.6	2.6	2.5
Average HH income	\$42,426	\$47,324	\$54,149
Average house value	\$122,667	\$130,132	\$166,488

* Demographic data derived from 2010 US Census



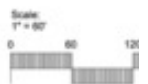
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SITE PLAN



DEVELOPMENT DATA	
PARCEL	1000102
SITE AREA	± 3.80 AC
EXISTING ZONING	B-1 (CD)
PROPOSED ZONING	B-1 (CD)
EXISTING USE	VACANT
PROPOSED USE	MULTIFAMILY APARTMENTS
PROPOSED UNITS	46
PROPOSED DENSITY	18 DU/AC
MAX BLDG	32,000 SF
PROP. BLDG.	32,000 SF
FLOOR AREA RATIO	1
MAXIMUM BUILDING HEIGHT	30' (MAX. 2 STORY)
MAXIMUM NUMBER OF BUILDINGS	2
REQUIRED PARKING RATIO	1.50 U ± 10
REQUIRED OPEN SPACE	1
NEED TREE SAVE	15% = 16,481 SF
BUFFER AREA	34,740 SF = 28%
PROP. TREE SAVE	40% BUFFER = 20,890 SF = 16.9
UNFURNISHED	MULTIPLE

SKETCH PLAN
 PET.#
REGAL OAKS MULTI-FAMILY SITE
 CHARLOTTE, NORTH CAROLINA
 FOR
YOUANNAS



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