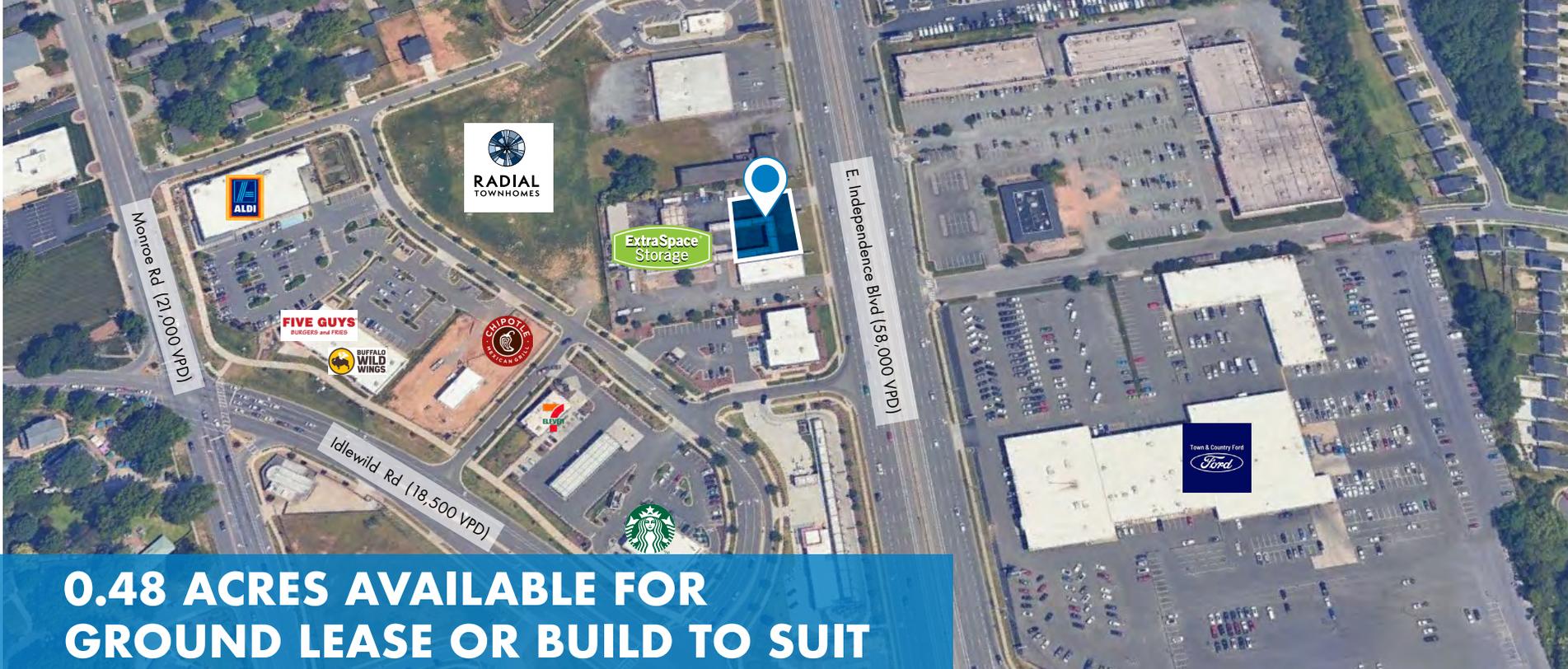




CHARLOTTE, NC 28212

5324 E INDEPENDENCE BLVD

0.48 Acres Available for Ground Lease or Build to Suit



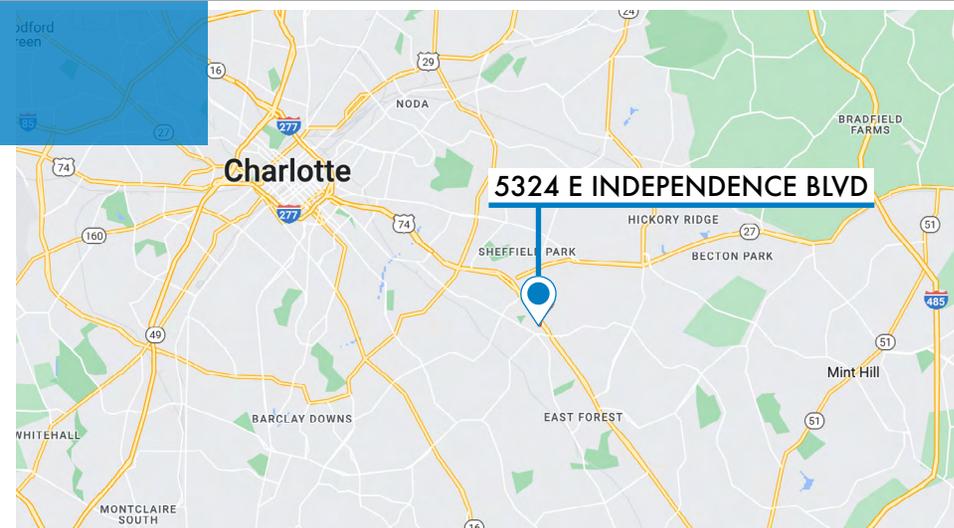
0.48 ACRES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

5324 E INDEPENDENCE BLVD

CHARLOTTE, NC

PROPERTY INFORMATION

- 0.48 AC pad available for ground lease or build to suit
- Excellent frontage and access along E Independence Blvd
- In close proximity to MoRa Point, the site of extensive multifamily and retail development
- Located near the intersection of E Independence Blvd and Idlewild Rd
- Flexible CG (General Commercial) zoning
- Delivery expected early Fall 2025
- Call for pricing



MARSHALL RANSON
704.654.2344
marshall@ascent.re

CHAPMAN CHASTAIN
980.266.9292
chapman@ascent.re



SITE PLAN



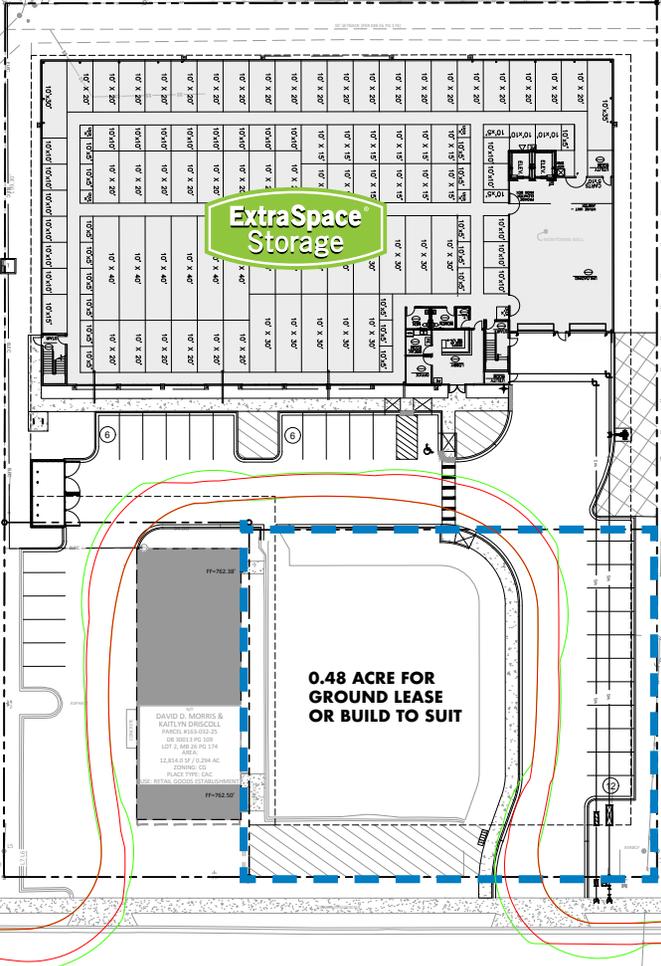
FINAL APPROVAL
DATE: 10/16/2024
PROJECT NUMBER: LDCP-2024-00446

THIS SITE PLAN SUBMISSION IS FOR THE PROPOSED DEVELOPMENT OF THE PROJECT DESCRIBED HEREIN. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

BY
LONG AVENUE PARTNERS LLC
REGISTERED AS
MAY 21 PG 594
PLANS BY
USE: URBAN PLANNING (OUTDOORS)
PLANS TYPE: CAC

ZEPHYR WIND WAY
VARIABLE WIDTH PRIVATE ROAD PER MB 71 PG 590

CONNECTION POINT BOULEVARD
VARIABLE WIDTH PUBLIC ROW PER MB 75.501



EAST INDEPENDENCE BLVD. (US - 74)
(VARIABLE WIDTH CONTROLLED ACCESS PUBLIC R/W PER NCDOT PROJ. U0209-6 / DB 29309 PG 782 & DB 26748 PG 836)

5324 E INDEPENDENCE BLVD
0.48 ACRES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT



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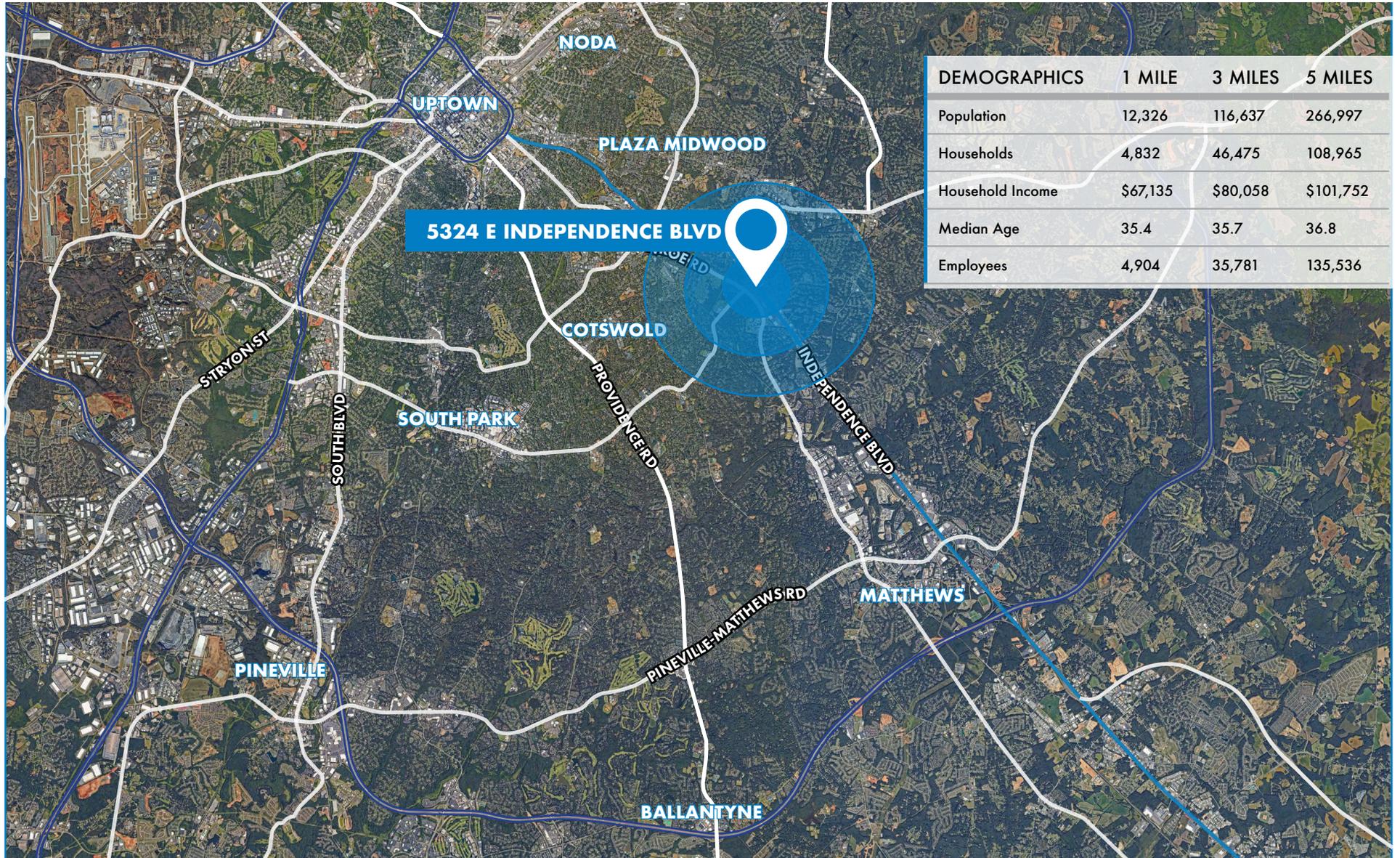
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