

10.092 ACRES

DEVELOPMENT OPPORTUNITY

11415 FAIRES RD
CHARLOTTE, NC 28215


EXISTING
RESIDENCE
(1,608 SF)


LARGE,
CONTIGUOUS
TRACT


N1-A
ZONING
(MECKLENBURG
COUNTY)

\$2,775,300
\$275,000 PER ACRE

PARCEL ID:
105-222-02

PROPERTY OVERVIEW

10.092 acres located at 11415 Faires Rd in Charlotte, NC, offering a prime opportunity for residential development or a long-term land investment in a growing East Charlotte corridor.

The property includes an existing 1,608 SF residence (built 1991) and is surrounded by established neighborhoods, schools, retail, parks and major roadways. With its size, location, and N1-A zoning, this site presents strong potential for residential development or a strategic land hold, subject to site planning and governmental approvals.

KEY INVESTMENT HIGHLIGHTS

- ✓ 10.092 contiguous acres in East Charlotte
- ✓ N1-A zoning (Neighborhood 1)
- ✓ Existing 1,608 SF residence on site
- ✓ Adjacent ~10.39-acre property also marketed for sale (11425 Faires Rd) — potential 20.48-acre assemblage
- ✓ Surrounded by established residential communities
- ✓ Close to schools, retail, parks and major thoroughfares
- ✓ Strong residential demand and continued growth in the area
- ✓ Potential residential development opportunity, subject to site planning and governmental approvals

PROPERTY DETAILS

ADDRESS:	11415 Faires Rd Charlotte, NC 28215
ACREAGE:	10.092 Acres (±)
PARCEL ID:	105-222-02
ZONING:	N1-A (Neighborhood 1)
JURISDICTION:	Mecklenburg County
EXISTING IMPROVEMENTS:	1,608 SF residence (built 1991)
TOPOGRAPHY:	Gently rolling
UTILITIES:	Private well & septic (existing). Public water infrastructure in the surrounding area. Public sanitary sewer infrastructure on adjoining parcel (11425 Faires Rd). Buyer to verify availability, capacity and with City extension requirements.
ASKING PRICE:	\$2,775,300 (\$275,000 per acre)

PRIME LOCATION



LISTED BY:
LUZ CARDONA
Commercial Real Estate Broker

704.495.5485 | luz.cardona@gbrokerage.com

PEOPLE.
PROPERTIES.
POSSIBILITIES.