

6.11 Acres

TWIN LAKES PARKWAY

+/- 6 ACRES FOR SALE

9100 TWIN LAKES PARKWAY, CHARLOTTE NC 28269

Twin Lakes Parkway

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Exclusively Listed By



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OFFERING SUMMARY

ADDRESS	9100 Twin Lakes Parkway Charlotte NC 28269
COUNTY	Mecklenburg
MARKET	Charlotte
PRICE	\$575,000
PRICE PSF	\$2.16
LAND SF	266,152 SF
LAND ACRES	6.110
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	OFC
# OF PARCELS	1
APN	02503135

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	610	49,573	152,352
2023 Median HH Income	\$92,628	\$77,263	\$79,321
2023 Average HH Income	\$104,592	\$100,788	\$105,773

Property Highlights

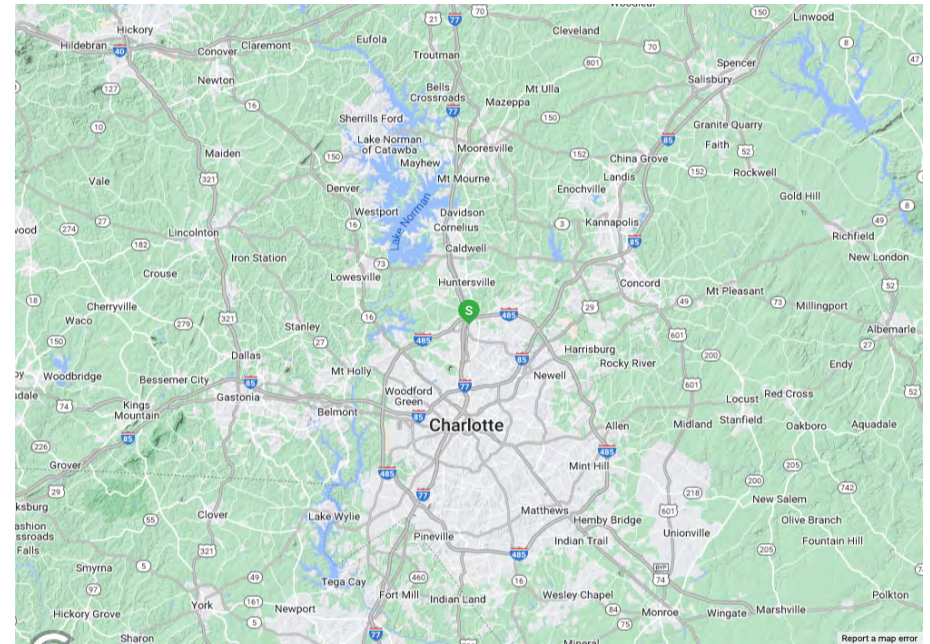
- 6.11 Acres of Flex/Office land available on the corner of Statesville Road and Twin Lakes Parkway. The property is strategically located in Twin Lakes Business park which sits between Statesville and Old Statesville Road just south of I-485.
- Twin Lakes Business Park, a 500-acre, master-planned park in North Charlotte, it is situated less than one mile from the I-77 and I-485 interchange. Twin Lakes houses several major companies in Charlotte such as Ingersoll Rand, Michelin and a Wells Fargo Distribution Utility Center.
- The subject property is located immediately East of I-77 Commerce Center which is a 149,700 SF Class A Light Industrial Park that is currently under construction. The project is a Class A Flex/Industrial development that will feature oversized truck courts, with a combination of dock high and drive-in loading docks and glass along the front and sides of the building.



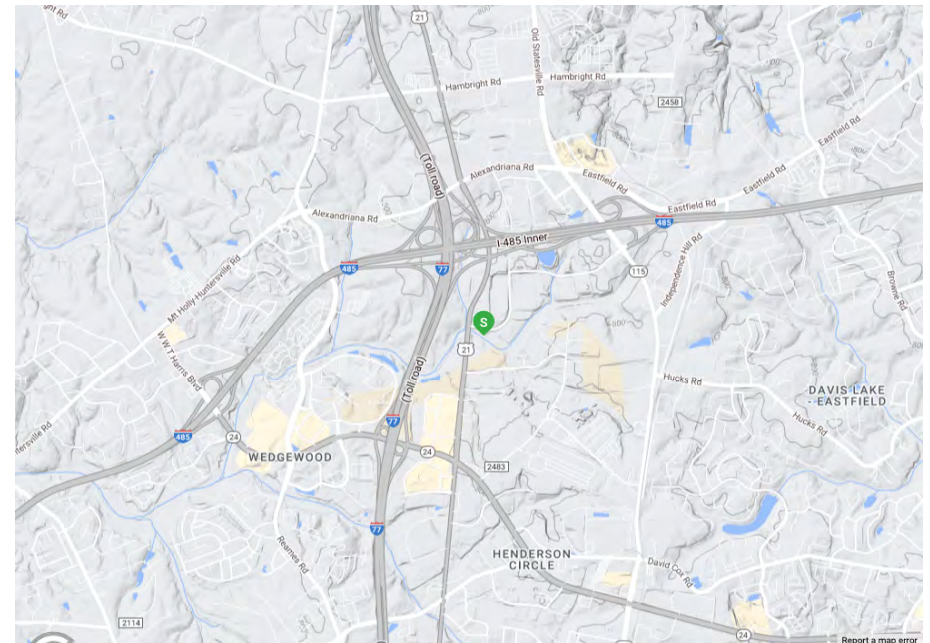
About Charlotte, NC

- Charlotte, also known as “Queen City”, is located in Mecklenburg County and is the largest city in NC and one of the fastest-growing cities in the United States. The population in 2021 was over 800,000 people. The city has many opportunities to live and work. Charlotte is a southern town with an urban feel. From unique restaurants to shops and entertainment, Charlotte has plenty to offer for everyone.
- Charlotte has many local attractions that are popular to locals and tourists. These include the NASCAR Hall of Fame, The Billy Graham Library, Discovery Place, Carowinds, and the U.S. National Whitewater Center, just to name a few. Charlotte is also known for its variety of sports teams such as the Carolina Panthers, Charlotte Hornets, Charlotte FC Soccer, and Charlotte Motor Speedway.
- According to Forbes, Charlotte ranks 1st among the top 10 cities with the best employee engagement. In Charlotte, there are eight Fortune 500 companies. These include Lowes, Bank of America, Nucor, Honeywell, Duke Energy, Truist Financial, Sonic Automotive, and Brighthouse Financial.
- Charlotte is home to the Charlotte International Airport, one of the nation's and world's busiest airports. In 2022, CLT hosted nearly 48 million passengers and handled 505,589 aircraft arrivals and departures. The growth of CLT has resulted in the plan to add an additional runway. This fourth parallel runway is anticipated to be 150 feet wide and 10,000 feet long, making it CLT's longest runway.

Regional Map



Locator Map



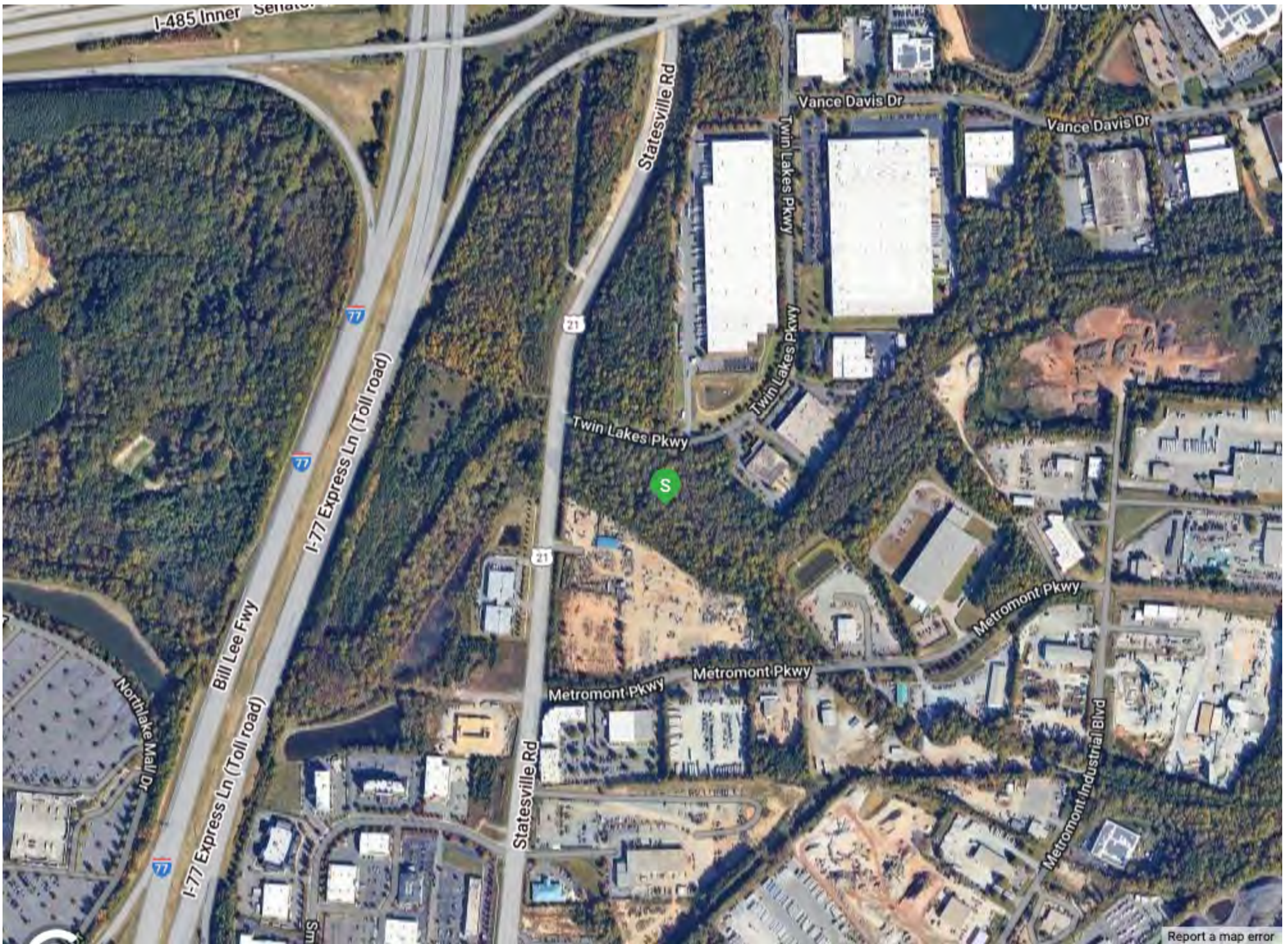
PROPERTY FEATURES

LAND SF	266,152
LAND ACRES	6.110
# OF PARCELS	1
ZONING TYPE	OFC
TOPOGRAPHY	Gently Rolling
LOCATION CLASS	A
CORNER LOCATION	Yes
TRAFFIC COUNTS	10000

UTILITIES

WATER	Available
SEWER	Available





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	126	19,944	68,705
2010 Population	176	33,278	116,320
2023 Population	610	49,573	152,352
2028 Population	840	55,224	159,815
2023-2028: Population: Growth Rate	33.05 %	10.90 %	4.80 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4	792	2,736
\$15,000-\$24,999	5	526	2,228
\$25,000-\$34,999	12	1,253	3,958
\$35,000-\$49,999	38	2,703	7,201
\$50,000-\$74,999	54	4,072	11,139
\$75,000-\$99,999	60	2,853	8,941
\$100,000-\$149,999	89	4,173	11,949
\$150,000-\$199,999	48	1,739	5,376
\$200,000 or greater	8	1,263	4,966
Median HH Income	\$92,628	\$77,263	\$79,321
Average HH Income	\$104,592	\$100,788	\$105,773

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	37	7,759	27,582
2010 Total Households	67	12,849	44,303
2023 Total Households	319	19,374	58,493
2028 Total Households	460	21,692	61,573
2023 Average Household Size	1.91	2.48	2.57
2000 Owner Occupied Housing	33	5,819	19,151
2000 Renter Occupied Housing	2	1,413	6,810
2023 Owner Occupied Housing	34	10,448	35,404
2023 Renter Occupied Housing	285	8,926	23,089
2023 Vacant Housing	30	1,209	2,928
2023 Total Housing	349	20,583	61,421
2028 Owner Occupied Housing	34	10,883	36,561
2028 Renter Occupied Housing	426	10,809	25,013
2028 Vacant Housing	22	1,283	3,362
2028 Total Housing	482	22,975	64,935
2023-2028: Households: Growth Rate	38.00 %	11.45 %	5.15 %

Source: esri

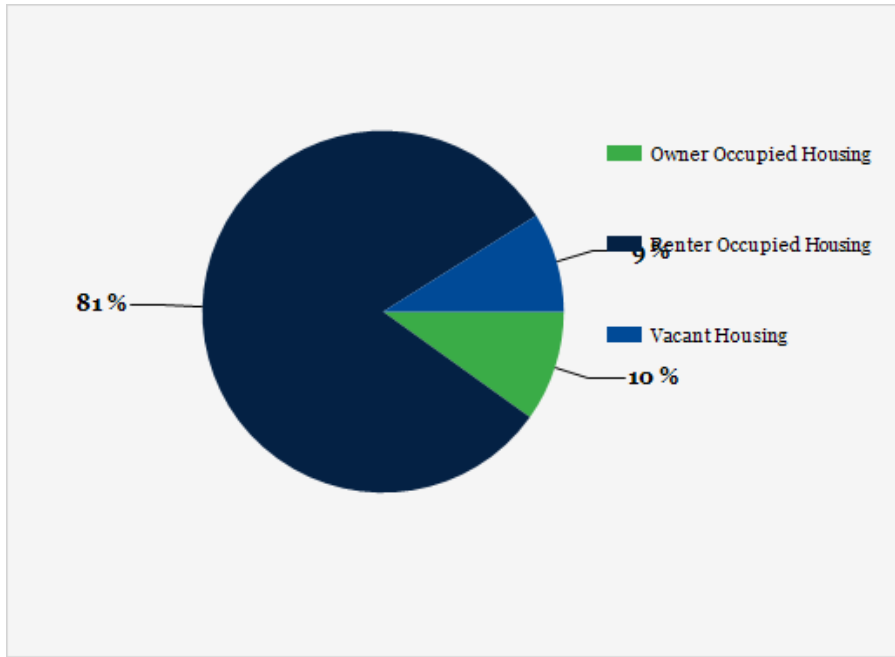
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	61	4,428	12,056
2023 Population Age 35-39	57	4,457	12,767
2023 Population Age 40-44	48	4,013	12,448
2023 Population Age 45-49	40	3,468	10,861
2023 Population Age 50-54	35	2,991	9,682
2023 Population Age 55-59	31	2,604	8,312
2023 Population Age 60-64	27	2,291	7,560
2023 Population Age 65-69	22	1,853	6,081
2023 Population Age 70-74	16	1,399	4,629
2023 Population Age 75-79	9	855	2,781
2023 Population Age 80-84	5	477	1,565
2023 Population Age 85+	4	383	1,163
2023 Population Age 18+	461	38,157	115,327
2023 Median Age	34	35	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,838	\$68,517	\$72,613
Average Household Income 25-34	\$97,846	\$91,542	\$95,018
Median Household Income 35-44	\$105,011	\$92,985	\$94,337
Average Household Income 35-44	\$115,296	\$113,129	\$118,511
Median Household Income 45-54	\$103,059	\$95,252	\$98,021
Average Household Income 45-54	\$112,030	\$116,036	\$124,050
Median Household Income 55-64	\$100,926	\$86,599	\$86,397
Average Household Income 55-64	\$109,966	\$110,182	\$115,238
Median Household Income 65-74	\$80,888	\$60,286	\$61,188
Average Household Income 65-74	\$104,180	\$86,144	\$87,897
Average Household Income 75+	\$62,365	\$61,071	\$63,229

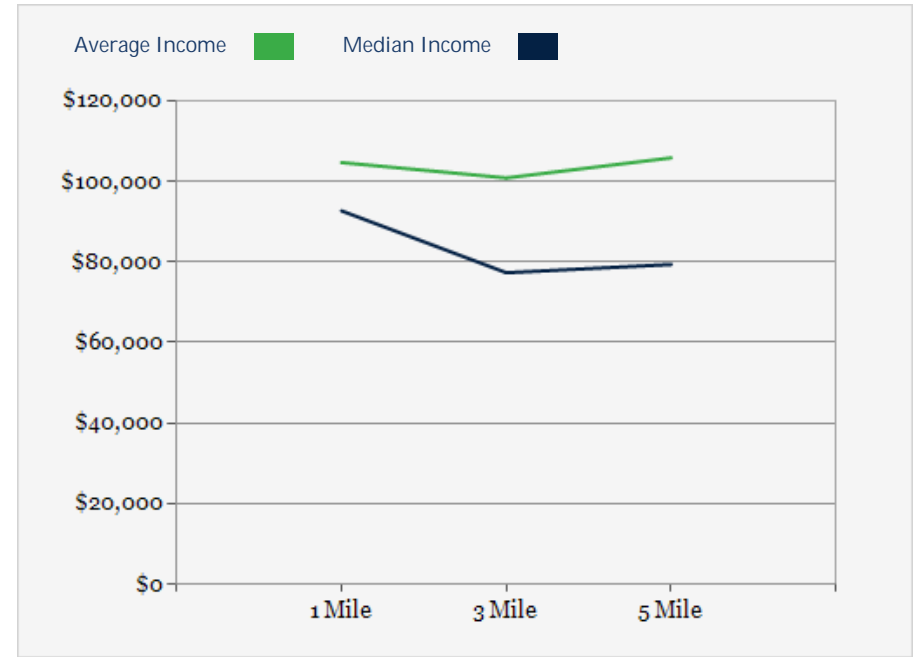
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	87	5,603	14,232
2028 Population Age 35-39	77	4,736	12,861
2028 Population Age 40-44	66	4,261	12,185
2028 Population Age 45-49	54	3,742	11,361
2028 Population Age 50-54	44	3,149	9,622
2028 Population Age 55-59	37	2,752	8,427
2028 Population Age 60-64	32	2,356	7,154
2028 Population Age 65-69	27	2,095	6,525
2028 Population Age 70-74	20	1,619	5,078
2028 Population Age 75-79	13	1,143	3,599
2028 Population Age 80-84	7	663	2,079
2028 Population Age 85+	5	488	1,474
2028 Population Age 18+	619	42,408	121,281
2028 Median Age	33	35	35

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,930	\$81,639	\$83,982
Average Household Income 25-34	\$117,250	\$110,643	\$112,581
Median Household Income 35-44	\$110,418	\$105,775	\$106,715
Average Household Income 35-44	\$132,184	\$133,571	\$138,437
Median Household Income 45-54	\$108,275	\$107,841	\$109,636
Average Household Income 45-54	\$127,900	\$136,839	\$144,373
Median Household Income 55-64	\$104,118	\$103,887	\$103,620
Average Household Income 55-64	\$133,090	\$131,665	\$136,843
Median Household Income 65-74	\$95,375	\$74,188	\$74,746
Average Household Income 65-74	\$134,802	\$108,882	\$109,284
Average Household Income 75+	\$124,570	\$79,341	\$81,319

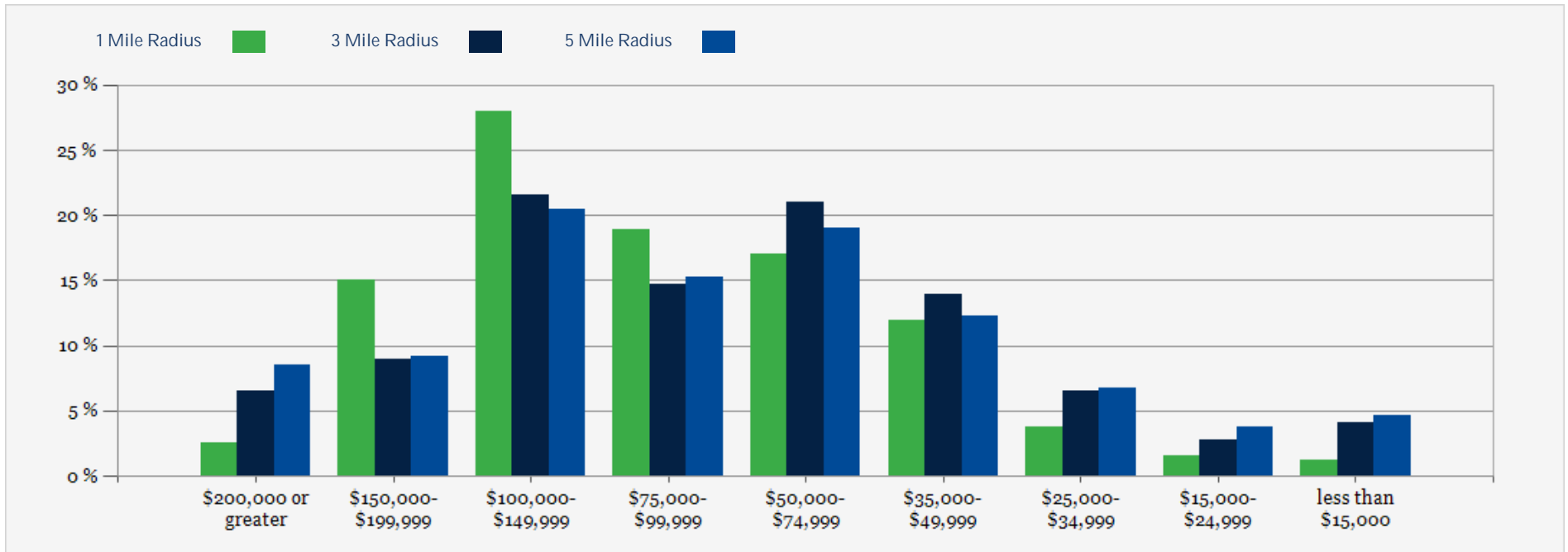
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



Twin Lakes Parkway

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