



Land for Sale

Sweet Meadow Blvd. | Charlotte, NC 28218

+/- 8.95 Acres
Available for Sale



Charter Approved
Mixed-Use with 375
MultiFamily Units



STORY^o UNIVERSITY
NORTH

Sweet Meadow
Blvd.

+/- 8.95 ACRES

Floyd Smith Office Park
Under New Ownership

N. Tryon Street
49,000 VPD

Development Opportunity Near Charlotte Motor Speedway

Property Overview

Sweet Meadow Blvd. Available Land for Sale

Development opportunity near Charlotte Motor Speedway. Zoned 0-1 (CD), the 8.95-acre site is currently zoned for Office use. If rezoned, the site is suitable for a variety of development opportunities.

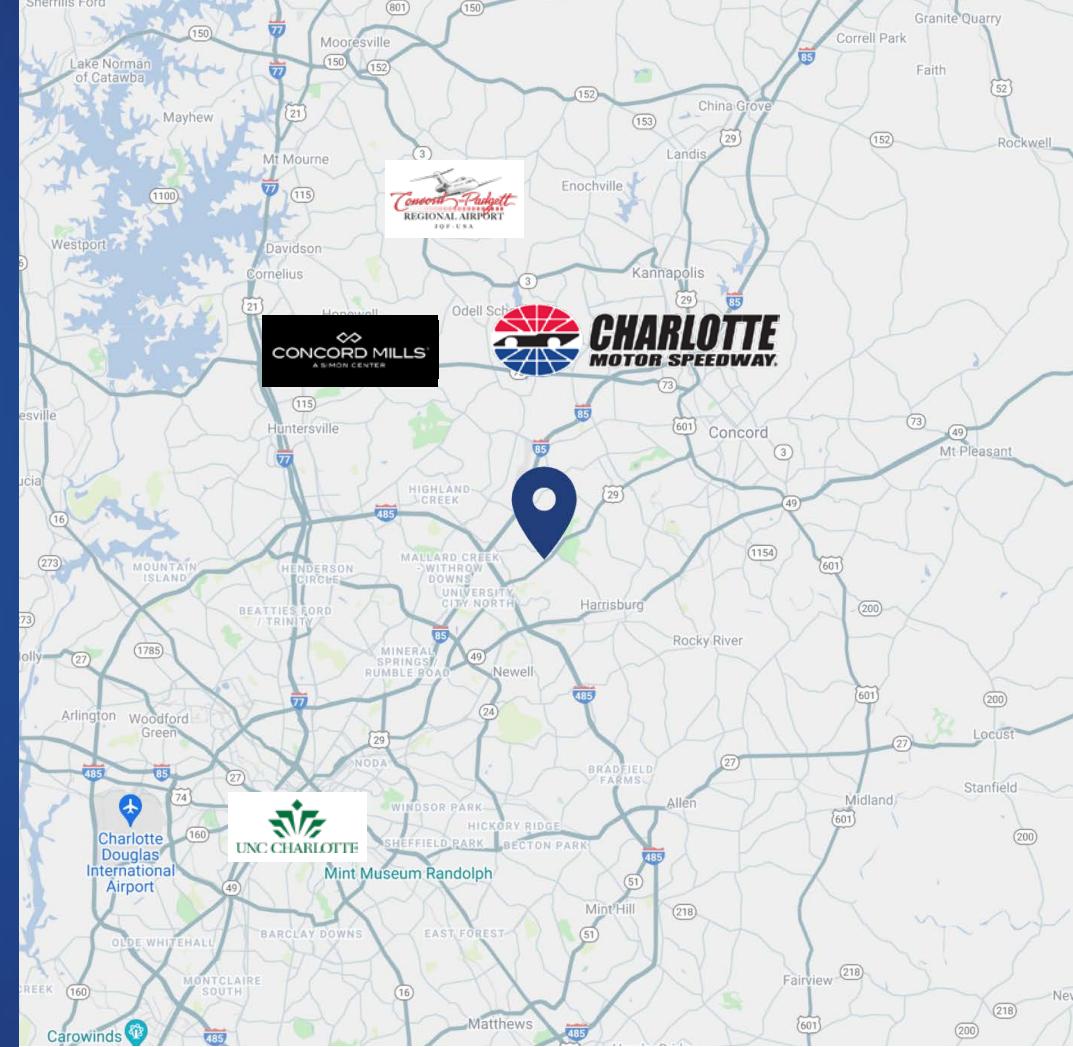
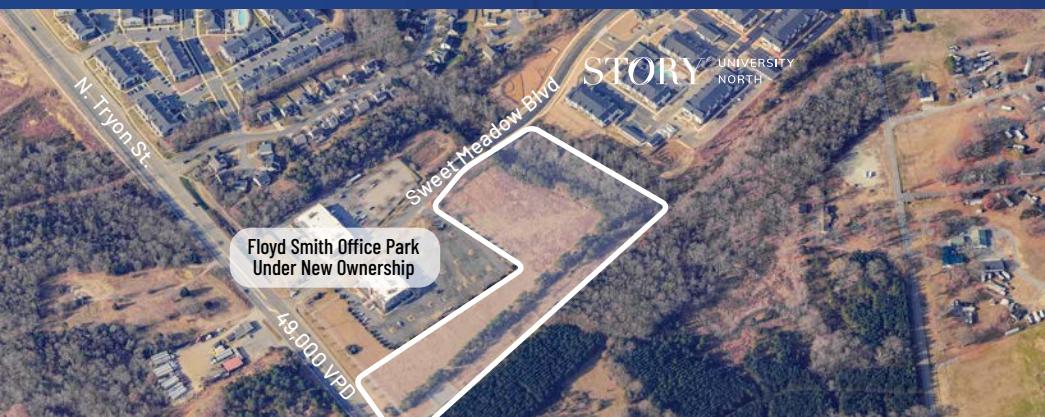
Adjacent to the site is a newly refreshed Floyd Smith Office Park. The park is under new ownership with numerous capital improvements planned and under construction, including renovations.

Near some of Charlotte's most notable tourist destinations (Charlotte Motor Speedway, Concord Mills Mall, Concord Regional Airport) and with easy access to Exit 33, 485, and fronting Hwy 29 (49,000 VPD), this is a strategically located, convenient site in Charlotte.

There are exciting developments underway adjacent to the site, bringing 650+ residential units, 70k+ retail, 70k+ medical offices, and a 170+ bed hotel to the immediate area.

Property Details

| | |
|---------------------|------------------------------------------|
| Address | Sweet Meadow Blvd. Charlotte, NC 28262 |
| Parcel ID | 02954106 |
| Municipality | City of Charlotte |
| Acreage | +/- 8.95 AC Available for Sale |
| Zoning | 0-1(CD) |
| Sale Price | Call for Pricing |



Demographics

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|----------|-----------|
| 2024 Population | 3,636 | 56,521 | 159,947 |
| Avg. Household Income | \$121,475 | \$95,440 | \$112,967 |
| Median Household Income | \$101,497 | \$71,351 | \$84,014 |
| Households | 1,507 | 22,490 | 59,703 |
| Daytime Employees | 1,582 | 20,407 | 61,713 |

Surrounding Development





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.