



Land for Sale

Sweet Meadow Blvd. | Charlotte, NC 28218

+/- 8.95 Acres
Available for Sale

North Carolina's Largest Outlet
Shopping Destination



Top NC Destination
Attracting Thousands of Tourists Annually



Charter Approved
Mixed-Use with 375
MultiFamily Units

STORY UNIVERSITY
NORTH

Sweet Meadow
Blvd.

+/- 8.95 ACRES

Proposed Mixed-Use
375 MultiFamily Units

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 O-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.

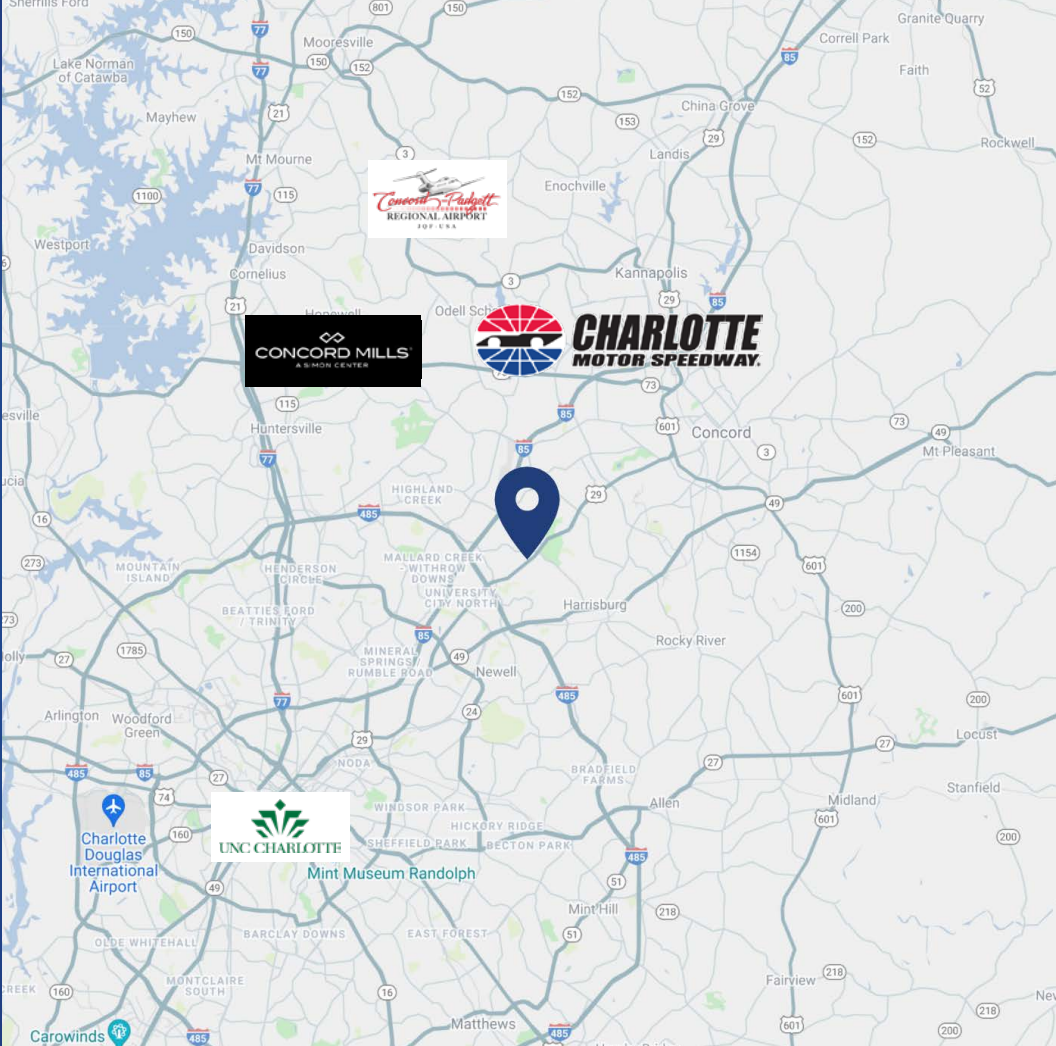
Adjacent to the site is a newly refreshed Floyd Smith Office Park. The park is under new ownership with numerous capital improvements planned and under construction, including renovations.

Near some of Charlotte's most notable tourist detinations (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	O-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





**MAX
DRAGWAY**

**CHARLOTTE
MOTOR SPEEDWAY**

10/10

Ten
Tenths
Motor Club

Proposed Mixed-Use
with 375 MultiFamily Units

Site

STORY UNIVERSITY
NORTH

276 MultiFamily Units
24 Townhomes

Floyd Smith Office Park
Under New Ownership

49,000 VPD

Madison Farms
200+ Apartment Units

Contact for Details

The Nichols Company

(704) 373 - 9797

info@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

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Address

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Charlotte, NC 28204

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.