



SITE

+/- 29 AC @ BEARD RD

CHARLOTTE, NORTH CAROLINA 28269



BOSTON REID & CO.

COMPASS COMMERCIAL

EXCELLENT MULTIFAMILY DEVELOPMENT OPPORTUNITY



PROPERTY DETAILS

Don't miss out on this +/- 29-acre development opportunity on Beard Rd near Concord Mills Mall, one of North Carolina's top tourist attractions. Located in a rapidly growing submarket with significant surrounding residential development, this site is a prime opportunity for townhome, multifamily, or mixed-residential development.

With convenient access to I-85, Uptown Charlotte, University City and Concord/Kannapolis, the location features strong market fundamentals in an area continuing to grow and show strong demand for multifamily housing.

Address	3501 Beard Rd Charlotte, NC 28269
Acreage	+/- 29 Acre Development Opportunity
Opportunity	Ideal for townhomes, multifamily, or mixed-residential development *Potential for single-family development, but surrounding density suggests stronger multi-family/townhome appeal
Parcel ID	02963101
Access	Easy access to I-85 and I-485
Zoning	N1-A
Additional Details	Features a natural pond on-site offering potential open space/amenity integration
Price	\$11,600,000



SITE

Lowe's
SYCAMORE
275 Units

Walmart
Crazy Macon

Concord
NORTH CAROLINA
REGIONAL AIRPORT

Lowe's **Jason's Deli** **CAVA**
FAMOUS TOASTERY

KOMES **FIRST WATCH**
crumbl **BLAZE**
PIZZA HUT **BLAZE**

ACE
sweetFRESH

HomeGoods **BARNES & NOBLE** **DSW**
TJ-maxx **ROSS** **Chick-fil-A**
Michaels **Total Wine** **Chloe's Garden** **PETCO**
FLOOR DECOR **Red Lobster** **pop shelf** **Knap Home**

RESERVE
AT STONE HOLLOW
194 Units

Biscuitville

Academy

Firestone
McAlister's
TWIN PEAKS **verizon**
BURGER KING **The UPS Store**

DISCOUNT TIRE
MATTRESS WHAREHOUSE **T Mobile**

TAPESTRY
344 Units

LANTOWER
322 Units

CYAN MALLARD CREEK
234 Units

Ryan
Mallard Mills Townhomes

ALBUM
BY GREYSTAR

CONRAD
357 Units

Echelon
232 Units

CONCORD MILLS
A SIMON CENTER

ON THE BORDER

BAINBRIDGE
mallard creek
320 Units

Ascent
Mallard Creek
262 Units

TAYLOR FARMS
276 Units

+/- 274 AC Kings Grant Development
Proposed Residential & Industrial

SEA LIFE **amc** **OLD NAVY** **H&M**
BEST BUY **BAM!** **FOREVER 21** **Durlington** **SEPHORA**
OUTBACK **BONEFISH GRILL** **CHIPOTLE** **BJ'S**

iFLY **at home** **Bassett**
SONNY'S **BIG** **AG** **BOOT BARN**
SONNY'S **McDonald's** **Ruby Tuesday**

GREAT WOLF LODGE

CHARLOTTE

NORTH CAROLINA

Charlotte is a pleasant urban area nestled in the Piedmont region of North Carolina, within a few hours' drive of both the Appalachian Mountains and North Carolina's beaches. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City, home to the Bank of America and Truist Headquarters. The Charlotte Region is a prime destination for corporate headquarters, and is home to 18 companies on the Fortune 500/1000 list. Its economy and rapid development make Charlotte a thoroughly growing metro area with endless entertainment, pro sports events, shopping, retail and restaurants.



#1

MOST UP & COMING CITY
IN AMERICA

YELP



#8

TOP 10 BEST PLACES
TO LIVE

US NEWS & WORLD REPORT





CONTACT



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