

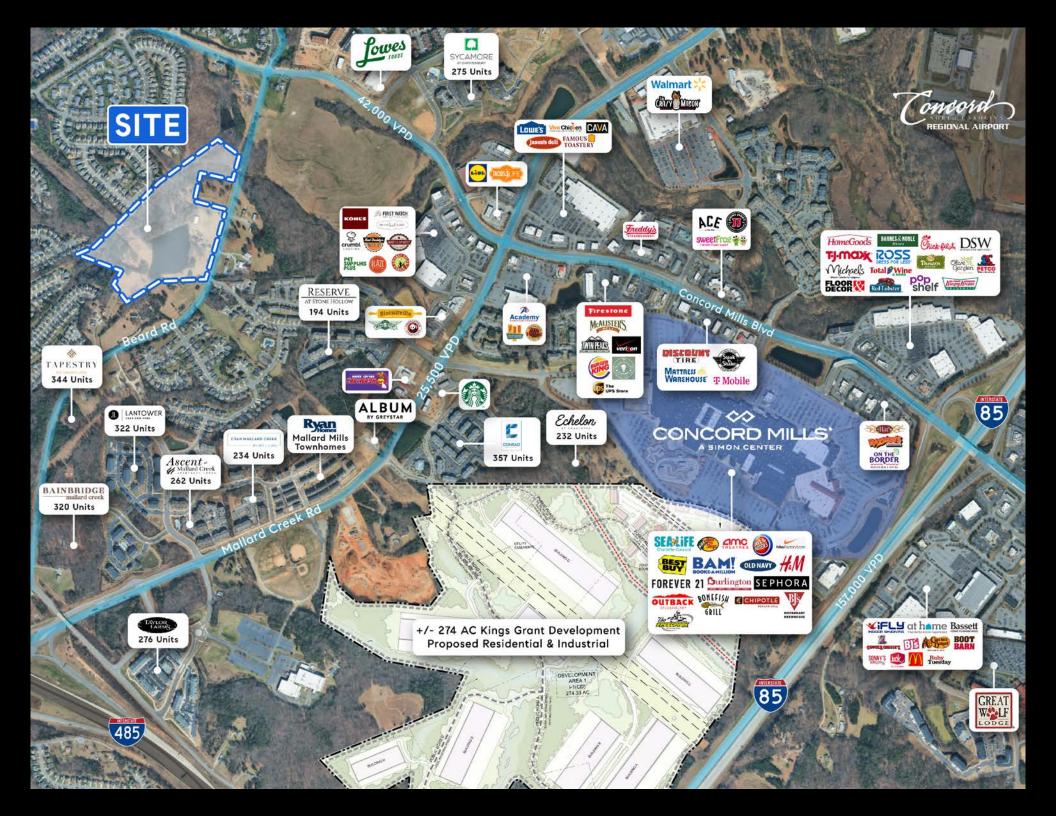


## PROPERTY DETAILS

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



## 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.





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## CONTACT



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