

DEVELOPMENT OPPORTUNITY

Legacy Real Estate Advisors | Mckee Realty



3815 The Plaza

Parcel 09106305

901-905 Sweetbriar St

Parcel 09106302

3901 The Plaza

Parcel 09106037



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Offering Summary

- **Total Land Size:** ~4.89 acres including partial railroad setback
- **Zoning:** R-22 & I-2 (Townhome Development Potential)
- **Parcels:**
 - 09106305 (3815 The Plaza)
 - 09106302 (901-905 Sweetbriar St)
 - 09106037 (3901 The Plaza)
- **Ownership Type:** Fee Simple
- **County:** Mecklenburg
- **Market:** Charlotte
- **Submarket:** NoDa / Plaza Shamrock

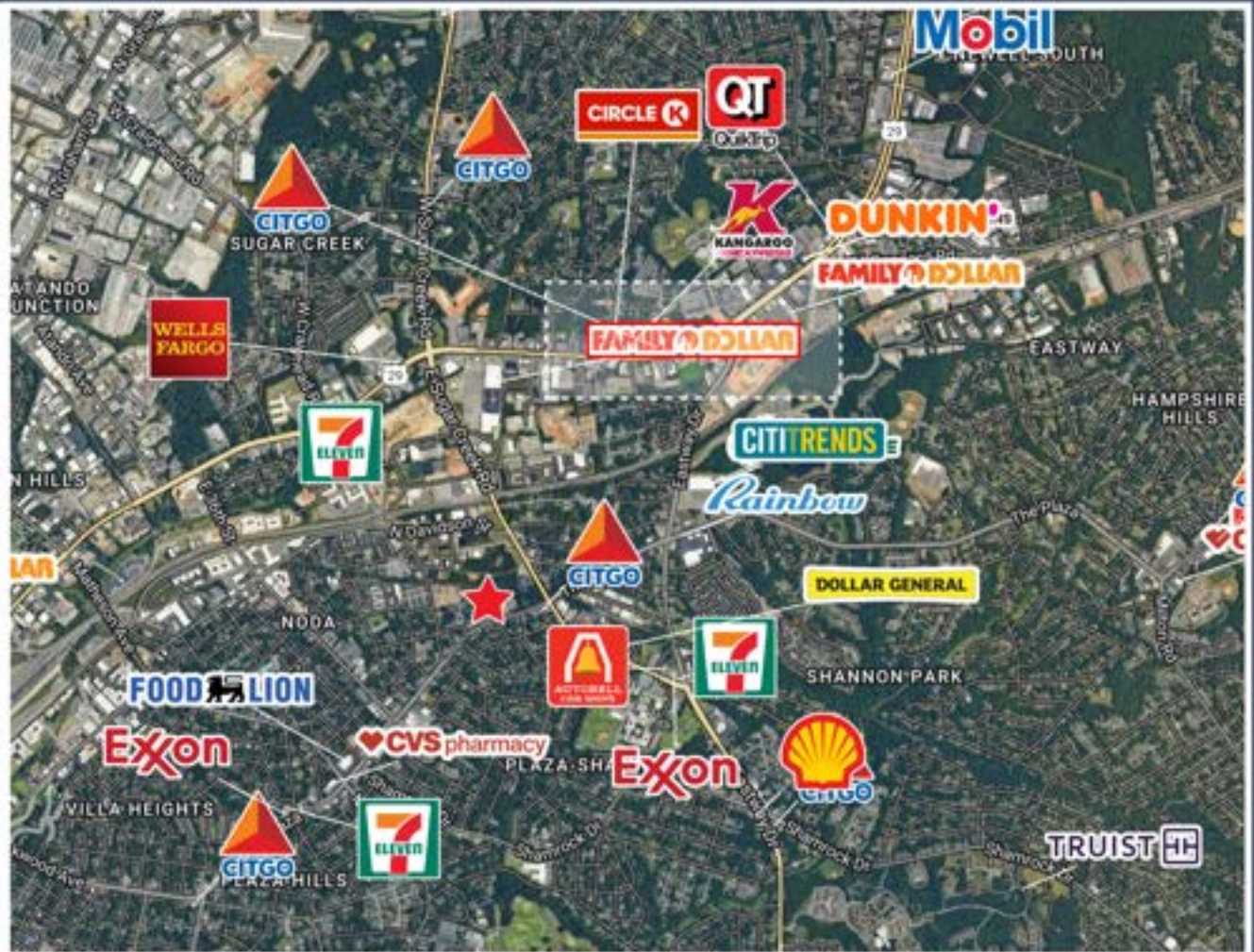


Property Details

- **Parking:** 75 spaces (existing)
- **Monument Signage:** Available on The Plaza
- **Existing Structures: Main Building:** ±2,095 SF (potential for adaptive reuse or demo)
- **Daycare Facility:** ±3,600 SF, currently occupied (tours by appointment only)
- **Zoning:** R-22 & I-2 — supporting residential redevelopment and townhome density
- **Utilities:** Public water & sewer available
- **Topography:** Generally level with wooded acreage at rear of site
- **Access:** Multiple access points via The Plaza and Sweetbriar Street
- **Visibility:** Strong street frontage on The Plaza corridor
- **Value-Add Opportunity:** Significant wooded acreage available for new vertical development
- Potential for phased development or subdivision
- Income potential from existing structures during entitlement process

LOCATION FEATURES

- **Strategic Positioning:** Ideally situated between the thriving North Davidson (NoDa) Arts District and the dynamic Plaza Midwood neighborhood, two of Charlotte's most sought-after cultural and entertainment hubs.
- **High Visibility & Traffic:** Located near The Plaza, a major corridor with an Average Annual Daily Traffic (AADT) of 22,000+ vehicles, ensuring strong exposure and accessibility.
- **Transit & Connectivity:** Easy access to Uptown Charlotte, major highways (I-277 & I-85), and the LYNX Blue Line light rail, providing convenient connectivity throughout the city.

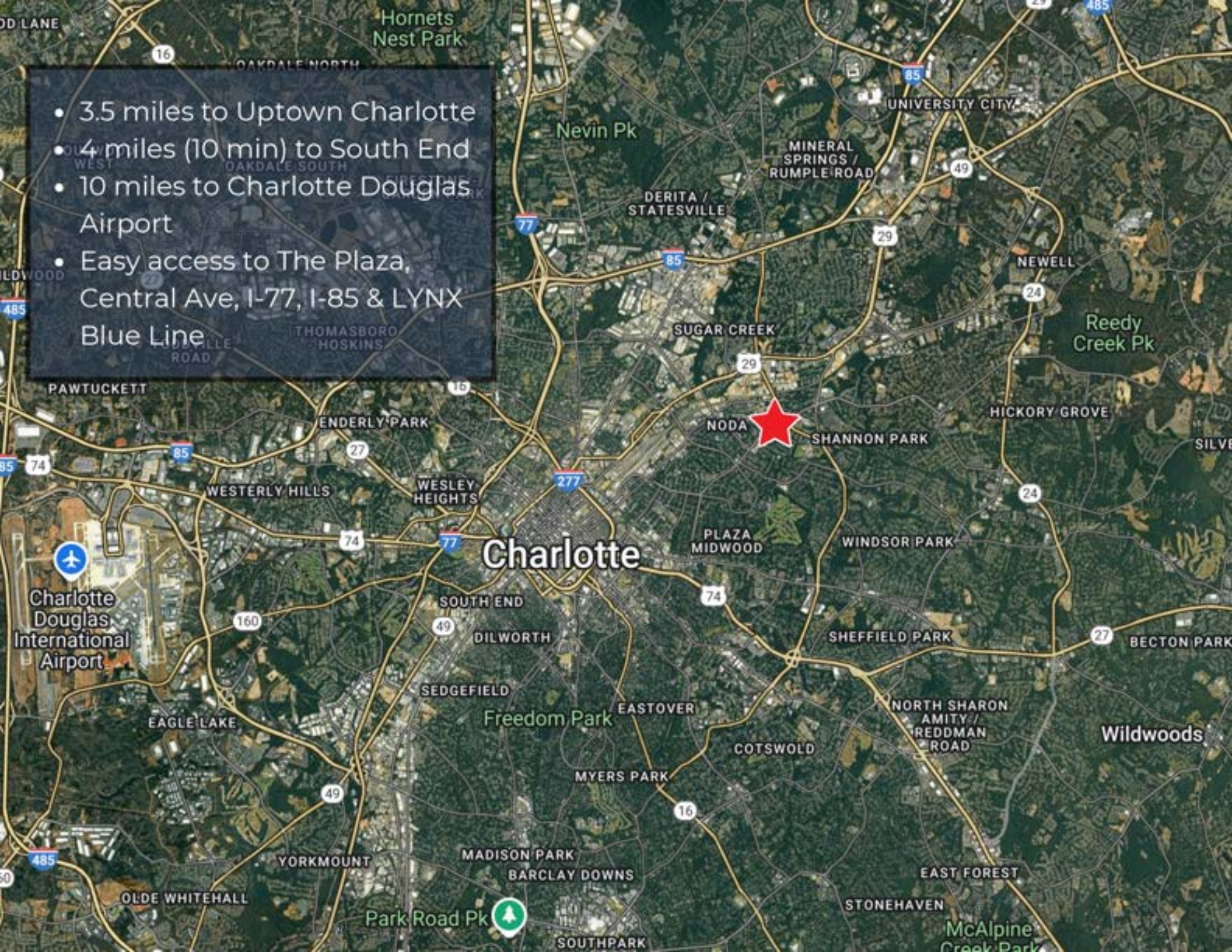


ABOUT THE NEIGHBORHOOD

- **Rapid Growth & High Incomes:** NoDa & Plaza Midwood attract young professionals, with median household incomes of \$80K–\$90K+.
- **Strong Residential Demand:** Booming multifamily, townhome, and mixed-use developments with rising home values.
- **Thriving Retail & Dining Scene:** Home to craft breweries, award-winning restaurants, boutique shops, and live music venues.



- 3.5 miles to Uptown Charlotte
- 4 miles (10 min) to South End
- 10 miles to Charlotte Douglas Airport
- Easy access to The Plaza, Central Ave, I-77, I-85 & LYNX Blue Line



See the Potential: Prime Development Opportunity

With flexible zoning and a strategic location, this site is ideal for investors or developers looking to capitalize on Charlotte's booming housing market.



CONTACT FOR MORE INFORMATION



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