

FOR SALE



LAND AVAILABLE

2.106 Acres

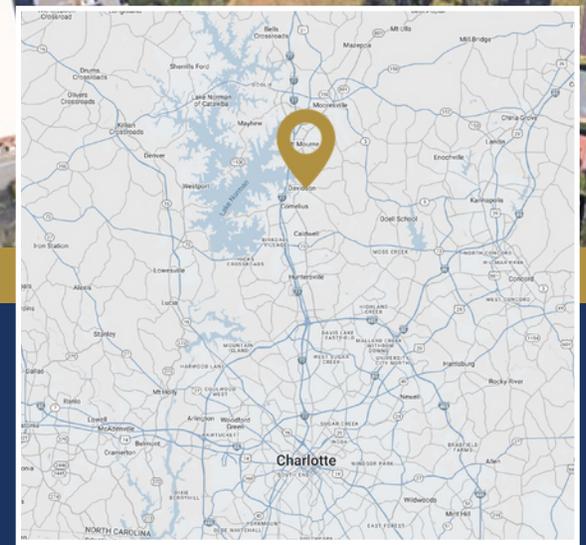
131 Davidson Gateway Dr., Davidson, NC 28036

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PROPERTY DETAILS

Property Address:	131 Davidson Gateway Dr., Davidson, NC 28036
Submarket:	North Charlotte
City & State:	Davidson, NC
County:	Mecklenburg
Parcel ID #:	00323190 & 00323191
Land Size (acres):	2.106
Current Zoning:	Lakeshore
Property Features/Highlights:	Corner site, great access, visibility
Water, Sewer & Power:	Water, sewer & power available on parcel facing Griffith St.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,698	37,438	86,129
Annual Growth Rate	0.53 %	0.68%	0.78%
Average HH Income	\$159,089	\$156,749	\$162,297

TRAFFIC VOLUME	
Davidson Gateway Dr	1,800 VPD
Griffith St	20,000 VPD
Hwy 77	80,000 VPD
S Main St	11,500 VPD

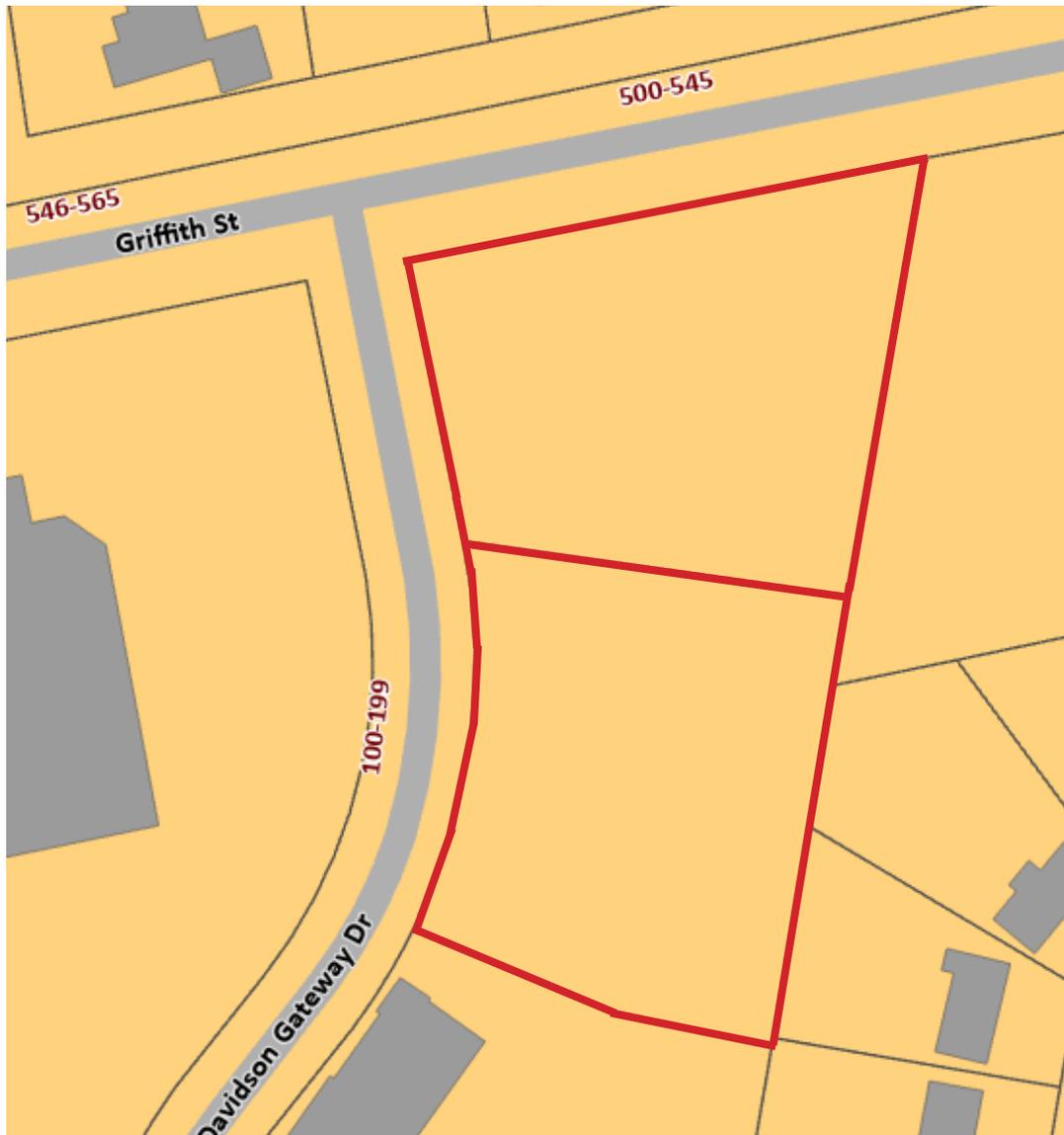


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LAKESHORE USE TABLE

Residential Uses

Family Care Home	P
Residential	P

Commercial/Office/Retail Uses

Commercial Services	P
Home Occupation	AR
Micro-Brewery or Micro-Distillery	AR
Professional Services	P
Research Laboratory	P
Retail, Primary	P
Retail, Secondary	P

Civic/Educational/Institutional Uses

Daycare Center	AR
Fire & Police Station	P
Recreation Facility, Indoor	AR
Recreation Facility, Outdoor	AR
Transit Shelter	AR

Agricultural Uses

Community Garden	P
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Infrastructure Uses

Essential Services I	AR
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Accessory Uses

Use customarily accessory to the principal use	P*
Accessory Dwelling	AR
Automatic Teller Machine (ATM)	AR
Containment Devices for trash & recyclables	AR

P = Permitted, AR = Permitted with Additional Requirements

*Use must be approved by the Planning Director

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