



AVAILABLE FOR SALE

Up to +/- 20.45 AC

4918 Rozzelles Ferry Rd
125 Godley Ln & 215 Godley Ln
Charlotte, NC 28216



LEGACY



UP TO +/- 20.45 AC AVAILABLE FOR SALE

Prime +/- 20.45 AC industrial land opportunity located along Rozzelles Ferry Rd and Hwy 16 in Charlotte, NC. The offering includes multiple parcels at 4918 Rozzelles Ferry Rd, 215 Godley Ln, and 125 Godley Ln. Zoned ML-2, the site features existing buildings to remain and offers excellent frontage and access on both Rozzelles Ferry Rd and Hwy 16. Conveniently positioned with easy interstate access and close proximity to Uptown Charlotte and Charlotte Douglas International Airport, this property is ideally suited for a variety of industrial or commercial uses.

PROPERTY OVERVIEW

SITE DESCRIPTION	
Location	4918 Rozzelles Ferry Rd, 125 Godley Ln, 215 Godley Ln Charlotte, NC 28216
Availability	Up to +/- 20.45 AC Available for Sale
PID	4918 Rozzelles Ferry Rd: 03907112, 03907116, 03907120 125 Godley Ln: 03917201 215 Godley Ln: 03917205, 03917206
Frontage	Highway 16 & Rozzelles Ferry Rd
Zoning	ML-2
Additional Information	Existing buildings will remain
Pricing	Call Broker for Pricing



LOCATION OVERVIEW

THOMASBORO – HOSKINS

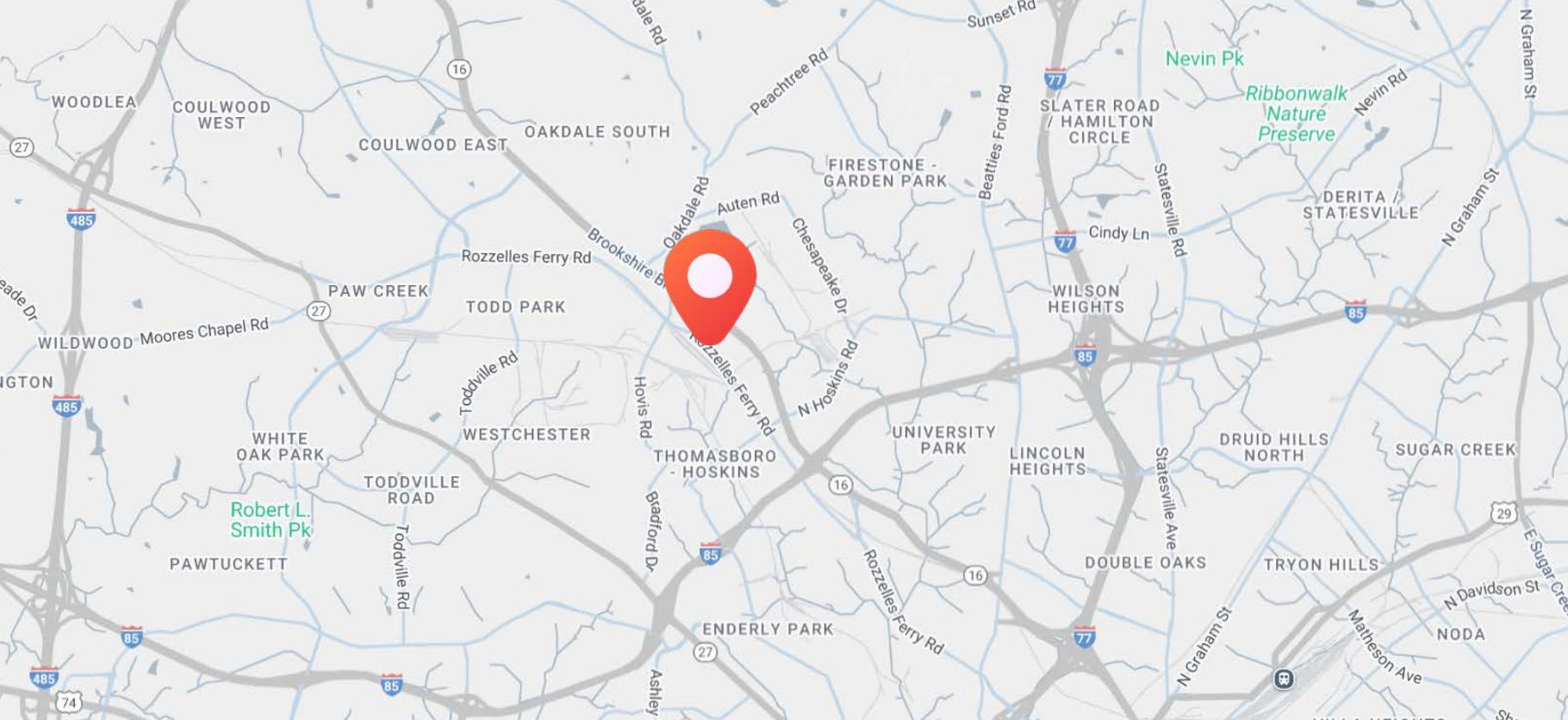
Thomasboro – Hoskins is one of Charlotte's historic westside neighborhoods, marked by its early 20th century mill village roots and close proximity to Uptown. Revitalization efforts and new housing investment are reshaping the area while maintaining its distinctive character. With its central location and improving infrastructure, Thomasboro – Hoskins is emerging as a key corridor for growth and opportunity in northwest Charlotte.

TODD PARK

Todd Park is a compact neighborhood that offers a blend of affordability and accessibility, located just minutes from major routes I-77 and Sunset Road. Its residential streets and nearby green spaces contribute to a quiet, community oriented environment. Continued public and private investment in nearby districts is strengthening Todd Park's connectivity and supporting steady neighborhood renewal.

OAKDALE SOUTH

Oakdale South offers a balance of suburban ease and convenient access to major corridors like I-485 and Brookshire Boulevard. The neighborhood is characterized by established homes, mature trees, and community. Ongoing residential development and proximity to employment centers in Northlake and Uptown continue to enhance Oakdale South's appeal for families and professionals alike.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	4,480	64,475	193,828
Population Growth (2025-2030)	-1.01%	1.06%	2.79%
Households	1,689	24,421	85,148
Average Household Income	\$63,757	\$75,927	\$103,366
Businesses	233	2,122	10,112
Employees	3,666	26,187	141,127



CHARLOTTE DOUGLAS INT'L AIRPORT



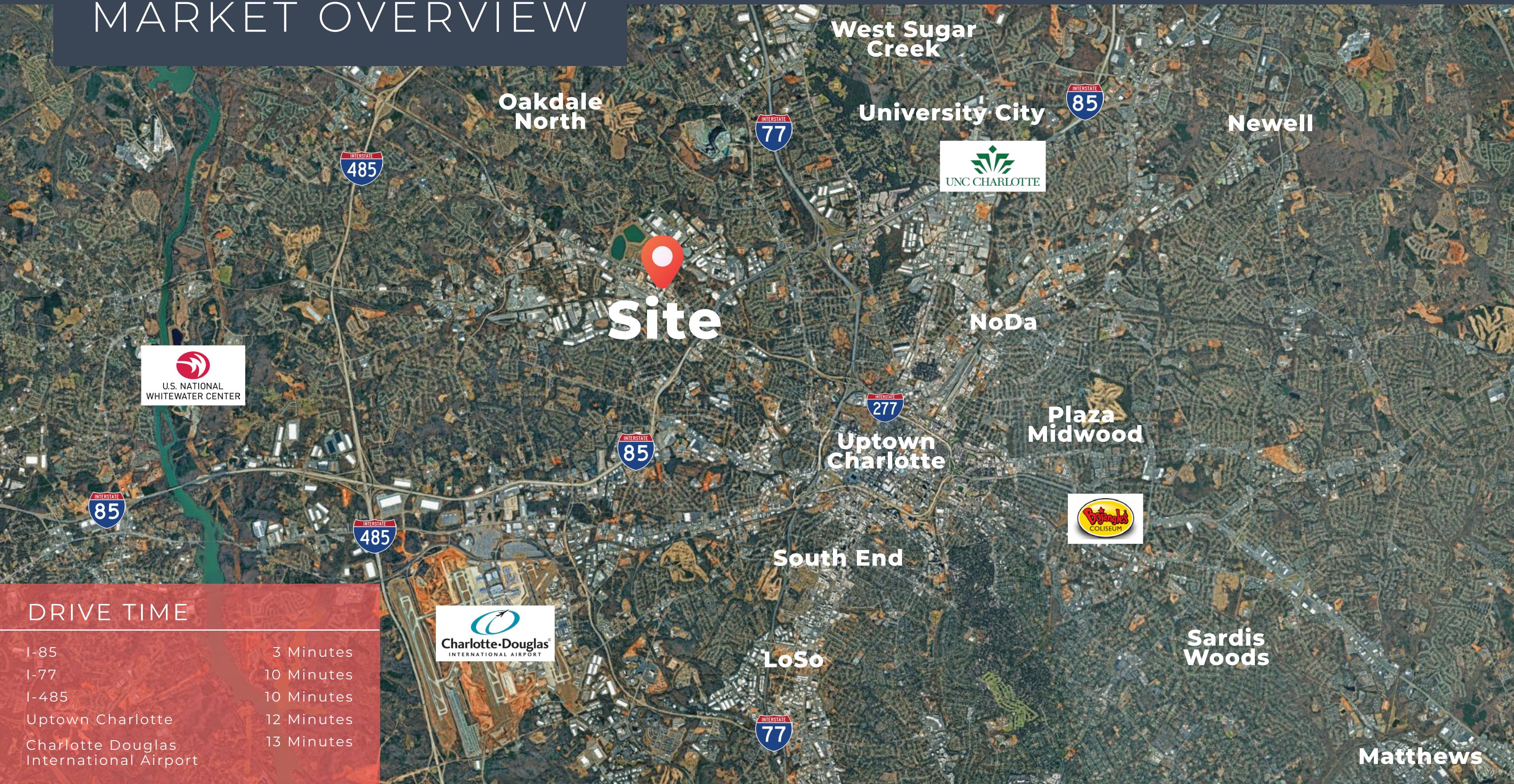
SUNSET HILLS GOLF COURSE

U.S. NATIONAL WHITEWATER CENTER

SUBMARKET OVERVIEW



MARKET OVERVIEW



CHARLOTTE AT A GLANCE

#1

Millennial Moving
Destination
(Smartasset)

1.3%

Projected Annual Job
Growth
(Forbes)

#3

Housing Market
in 2021
(Realtor.com)

#5

Fastest Growing City
in the US in 2021
(US Census Bureau)

#5

Best City for Jobs
in the US (Forbes)

#15

Largest City
in the US

Charlotte has become a major U.S. financial center, and is now the second largest banking center in the United States after New York City. Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

With access to nationally renowned universities, colleges and community colleges and a growing population of talented professionals, the Charlotte region is home to a highly educated workforce with a diverse range of skills. There are more than 45,000 employees that work in the management of companies and enterprises industry, which includes headquarters, in the Charlotte Region. That is about twice the number one would expect given the size of the market.

FORTUNE 500 HEADQUARTERS
CALLING CHARLOTTE HOME



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now meets next



EXCLUSIVE ADVISORY TEAM

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DISCLAIMER

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.



LEGACY

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