

Prime Development Opportunity in Huntersville

Eastfield Rd

CHARLOTTE, NORTH CAROLINA

► **STRATEGIC SIGNALIZED CORNER**

Prime site in a signalized corner, high-traffic area with 15,000 VPD, ideal for visibility and accessibility from the I-485.

► **DIRECT ACCESS TO I-485**

Conveniently located just a 2-minute drive from Interstate 485, providing effortless connectivity and rapid access to the wider region.

► **EXPANSIVE 13.37 ACRE LOT**

Offering ample space for a luxurious senior living community or market rate townhomes.

► **WALMART WITHIN 1-MIN DRIVE**

Ensures daily necessities are always within easy reach.

► **FULLY SERVICED WITH UTILITIES**

Equipped with essential services including water, gas, electricity, and sewer facilities.

► **WIDE ROAD FRONTAGE**

Featuring 663 feet road frontage on Eastfield Rd, enhancing the development's accessibility and presence.



ZONING APPROVED!

**160-UNIT SENIOR
APARTMENT**



GIUSEPPE HOLDINGS LLC
+1 704 947 9772
VineyardsNC.com



This document/email by Giuseppe Holdings LLC is for promotional and informational purposes only. Giuseppe Holdings LLC disclaims all warranties, express or implied, regarding accuracy, completeness, or reliability of the content. Recipients should verify the information independently. Giuseppe Holdings LLC is not liable for any losses or damages arising from its use. Copyright © 2024 Giuseppe Holdings LLC and/or its licensors. All rights reserved. This message is not intended to breach any existing contractual listing agreement.

6-Min Drive

NORTHLAKE MALL

Firestone COMPLETE AUTO CARE

Target

Chipotle MEXICAN GRILL

Red Robin

FIREHOUSE SUBS

Chili's

Panera BREAD

Chick-fil-A

CVS pharmacy

REI COOP

Olive Garden ITALIAN KITCHEN

First Citizens Bank

five BELOW

Wendy's

FRIDAYS ON THE BORDER

OLD NAVY

belk

AT&T

verizon

macy's

EDOMAE

1-Min Drive

Shell

7 ELEVEN

Mercedes-Benz

LEXUS LEXUS OF MOBILE

Audi

BMW

1-Min Drive

Walmart Supercenter

Exxon

Bojangles

McDonald's

Firestone COMPLETE AUTO CARE

Woodforest NATIONAL BANK

sam's xpress CAR WASH

Public Storage

2-Min Drive

FOOD LION

GOLD'S GYM

Walgreens

The UPS Store

Bank of America

Marco's Pizza

Pop Day's

CIRCLE K

Commerce Bank

PROPERTY LOCATION

6-Min Drive

Bob Evans FARMS

Enterprise

Staples

COINFLIP

bp

DUNKIN'

Mobil

American Freight FURNITURE - MATTRESS

Arby's

Jack in the box

THE JOINT

HUCKORY

AZTECA FRESH MEATS

WELLS FARGO

Godspeed

4-Min Drive

HAWTHORNES PIZZA & BAR

SHERWIN-WILLIAMS

Harris Teeter

Bojangles

DOLLAR TREE

STARBUCKS COFFEE

Chick-fil-A

WELLS FARGO

IHOP

MAVIS DISCOUNT TIRE

Mr. Tokyo JAPANESE RESTAURANT

Publix

ALDI

Jersey Mike's SUBS

PAPA JOHN'S

8-Min Drive

LOWE'S

BEST BUY

McDonald's

7 ELEVEN

PETSMART

DISCOUNT TIRE

Michael's

TRUIST

BUFFALO WILD WINGS





Population

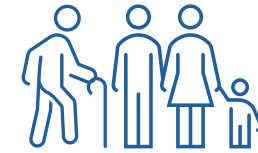
(2028 Projection)

1 mile – 4,179
3 mile – 50,553
5 mile – 150,638



Average Household Income

1 mile – \$ 101,833
3 mile – \$ 99,658
5 mile – \$ 100,435



Median Age

1 mile – 36.2
3 mile – 36.9
5 mile – 36



Traffic Counts

(vehicles per day)

Eastfield Rd / Dogwood Ln NE - 15,652
Alexanderana Rd / Old Statesville Rd - 13,760
Eastfield Rd / Asbury Chapel Rd - 19,140



Daytime Employees

1 mile – 926
3 mile – 23,573
5 mile – 66,363



Median Home Value

1 mile – \$ 218,839
3 mile – \$ 248,193
5 mile – \$ 252,648

Source: CoStar



This document/email by Giuseppe Holdings LLC is for promotional and informational purposes only. Giuseppe Holdings LLC disclaims all warranties, express or implied, regarding accuracy, completeness, or reliability of the content. Recipients should verify the information independently. Giuseppe Holdings LLC is not liable for any losses or damages arising from its use. Copyright © 2024 Giuseppe Holdings LLC and/or its licensors. All rights reserved. This message is not intended to breach any existing contractual listing agreement.



ZONING APPROVED!

GIUSEPPE HOLDINGS LLC
+1 704 947 9772
VineyardsNC.com

**160-UNIT SENIOR
APARTMENT**



This document/email by Giuseppe Holdings LLC is for promotional and informational purposes only. Giuseppe Holdings LLC disclaims all warranties, express or implied, regarding accuracy, completeness, or reliability of the content. Recipients should verify the information independently. Giuseppe Holdings LLC is not liable for any losses or damages arising from its use. Copyright © 2024 Giuseppe Holdings LLC and/or its licensors. All rights reserved. This message is not intended to breach any existing contractual listing agreement.



ZONING APPROVED!

160-UNIT SENIOR APARTMENT

GIUSEPPE HOLDINGS LLC
 +1 704 947 9772
 VineyardsNC.com



This document/email by Giuseppe Holdings LLC is for promotional and informational purposes only. Giuseppe Holdings LLC disclaims all warranties, express or implied, regarding accuracy, completeness, or reliability of the content. Recipients should verify the information independently. Giuseppe Holdings LLC is not liable for any losses or damages arising from its use. Copyright © 2024 Giuseppe Holdings LLC and/or its licensors. All rights reserved. This message is not intended to breach any existing contractual listing agreement.