

Wisteria Drive Townhome Site

6505 Wisteria Drive
Charlotte, NC 28210

Infill
Townhome Site
For Sale



STARMOUNT

Contents

Wisteria Drive

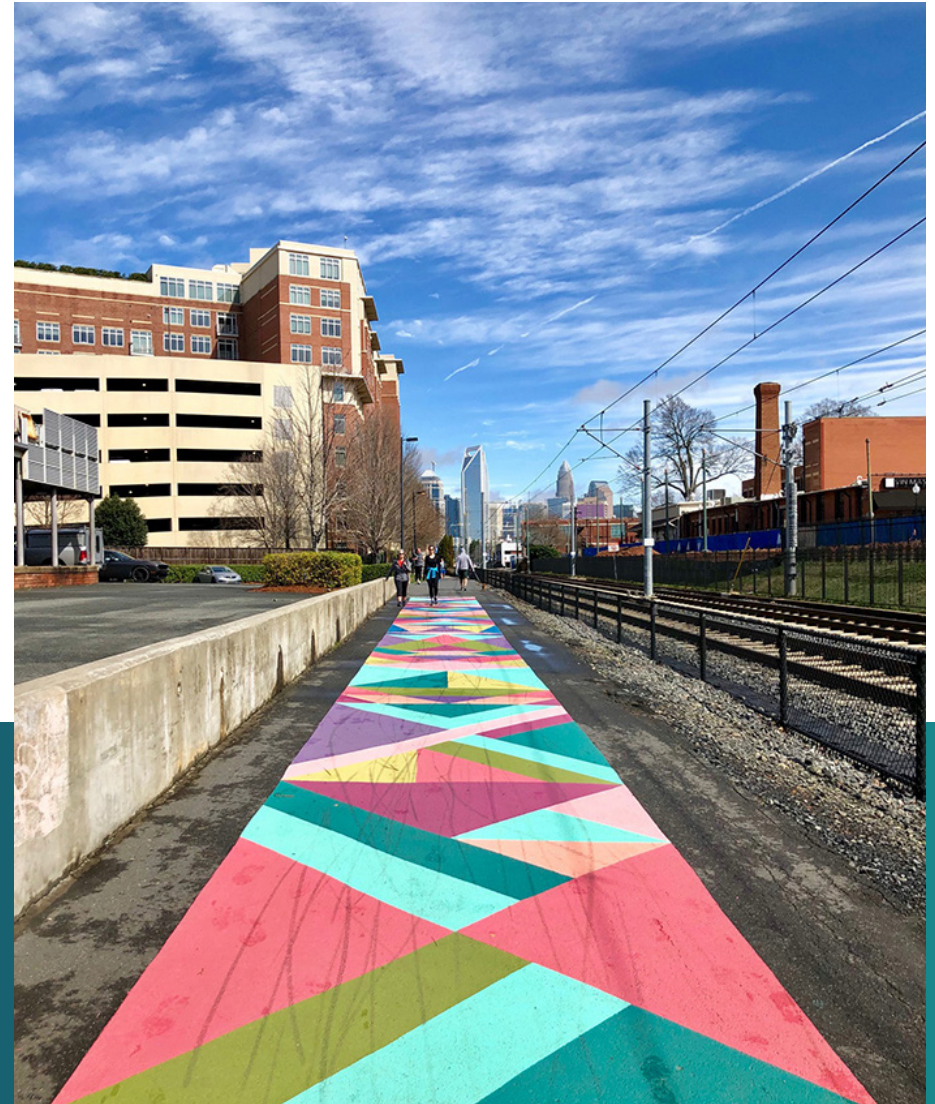
- 03 Property Overview
- 04 Approved Rezoning Plan
- 05 Surrounding Amenities
- 06 Lower South End Development
- 07 Market Overview

Contact

Justin Holofchak
Senior Director of Land
(704) 248 2107
jholofchak@mpvre.com

The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.



Property Overview

Property Specifications

Address	6505 Wisteria Drive Charlotte, NC 28210
Total Acreage	±1.88
Parcel ID	17304166
Existing Zoning	UR-2 (CD)
Price	\$1,800,000
County	Mecklenburg
Access	Wisteria Dr via South Blvd

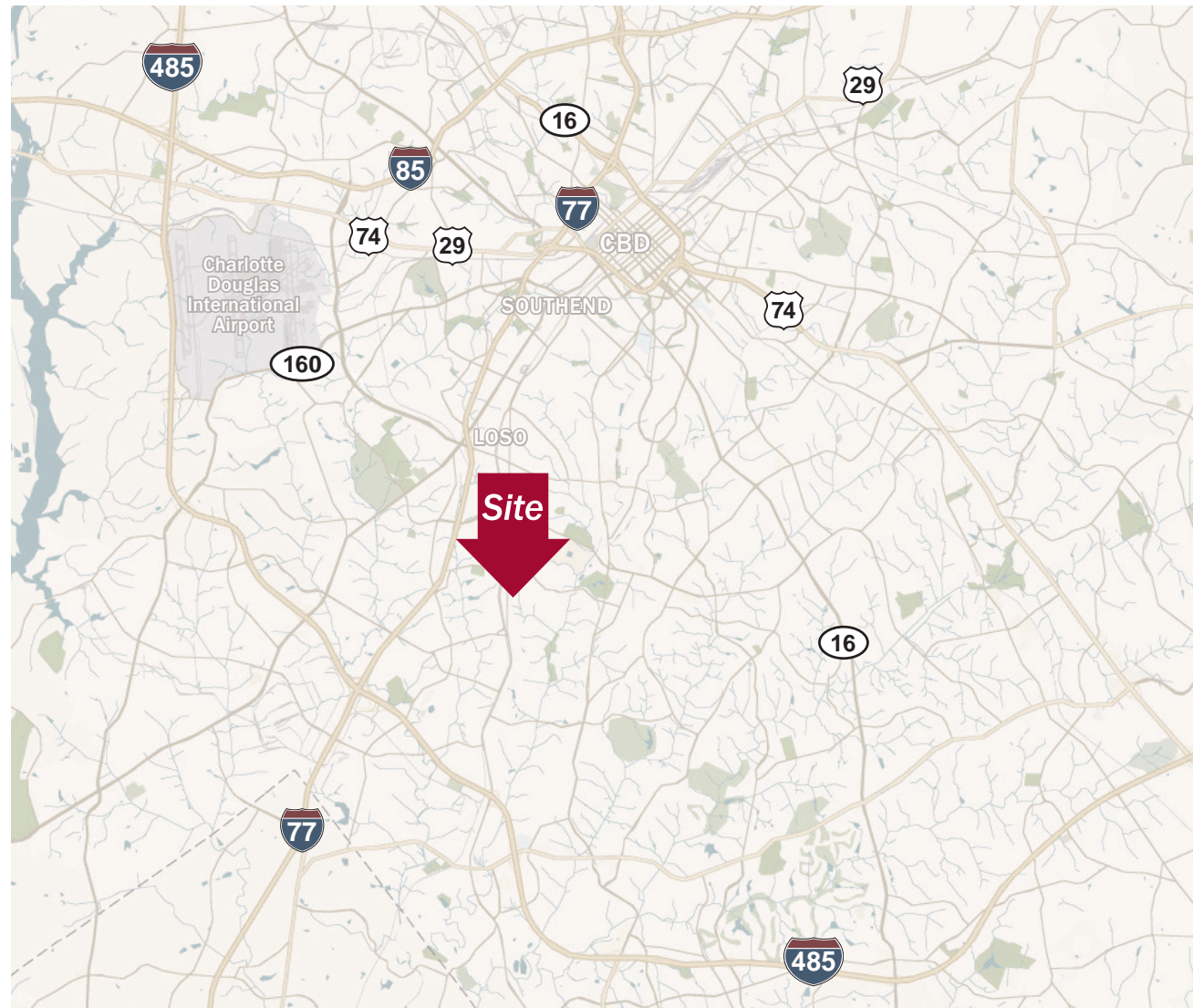
HIGHLIGHTS

Property zoned for 33 townhome units on Wisteria Drive off South Boulevard

Walking distance to LYNX Blue Line, Archdale stop

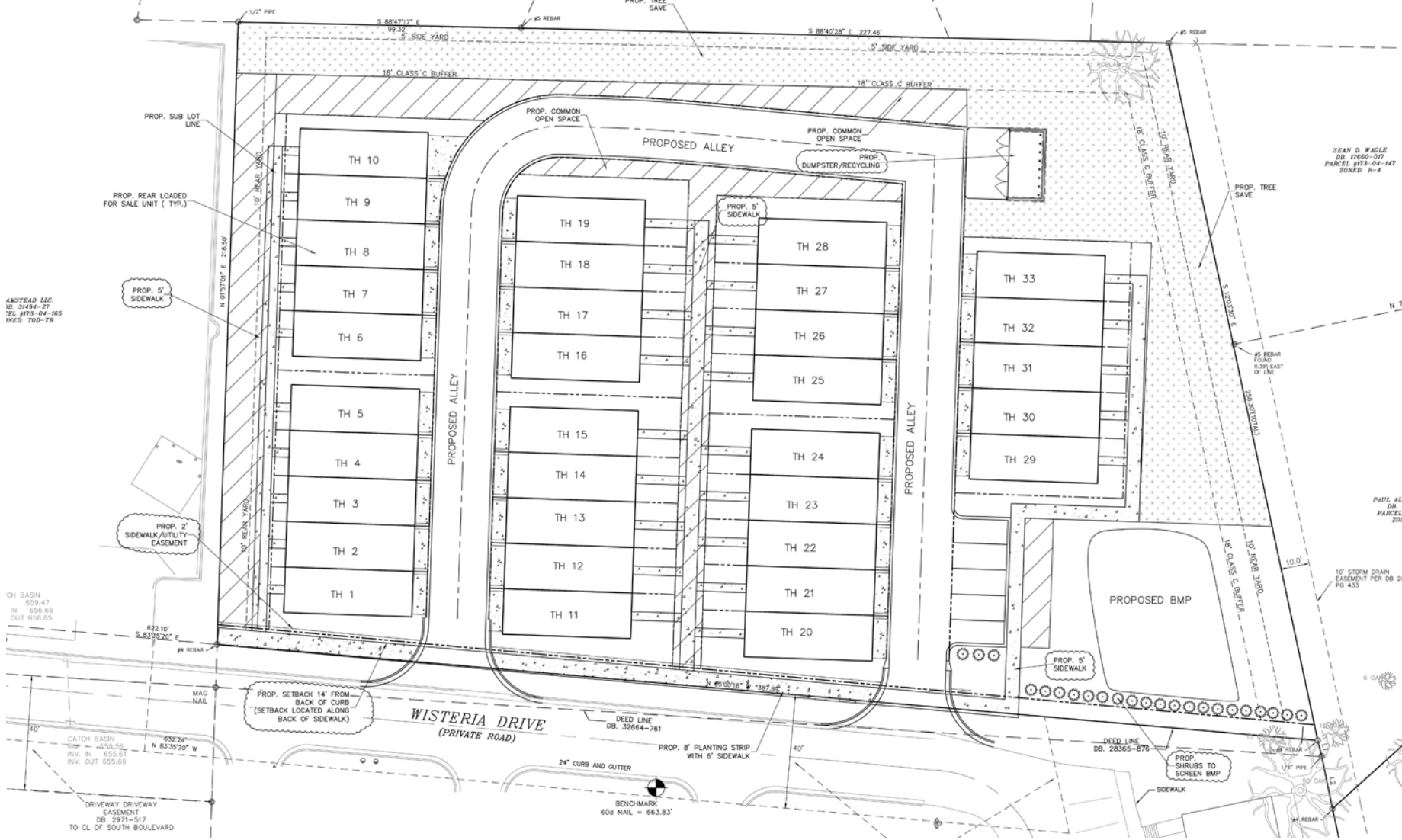
Surrounded by some of Charlotte's most popular neighborhoods

Other development projects surround site



Approved Rezoning Plan

Charlotte-Mecklenburg RZP-2021-094



Surrounding Amenities

HIGHLIGHTS

10 minute walk to LYNX Blue Line, Archdale stop (432 parking spaces)

Several nearby retailers

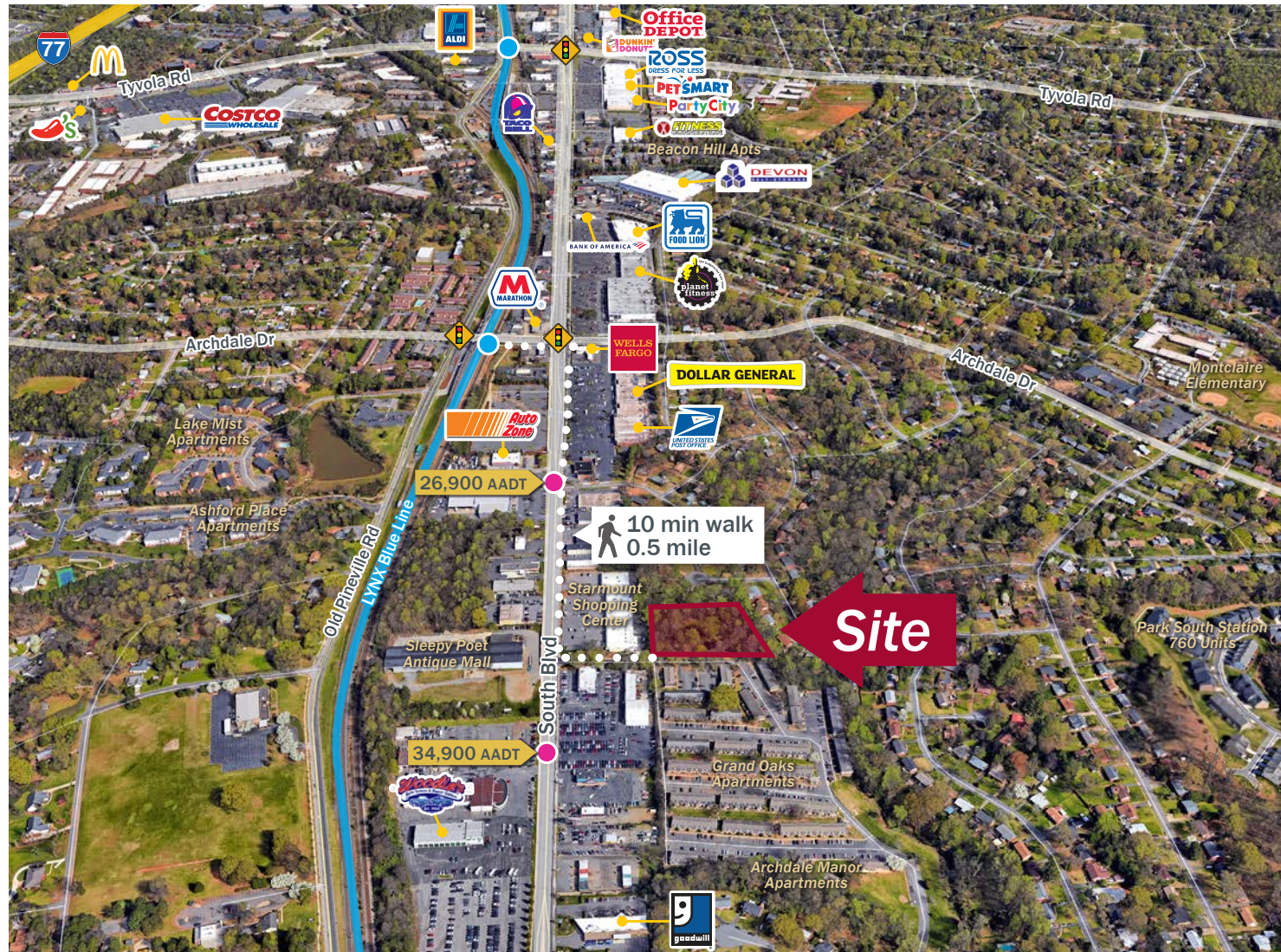
Local attractions such as Sleepy Poet Antique Mall, GW Boutique and everything LoSo has to offer

34,900

AADT SOUTH BLVD/WISTERIA DR (2023)

26,900

AADT SOUTH BLVD/WICKER DR (2023)



LoSo Development

PLAY

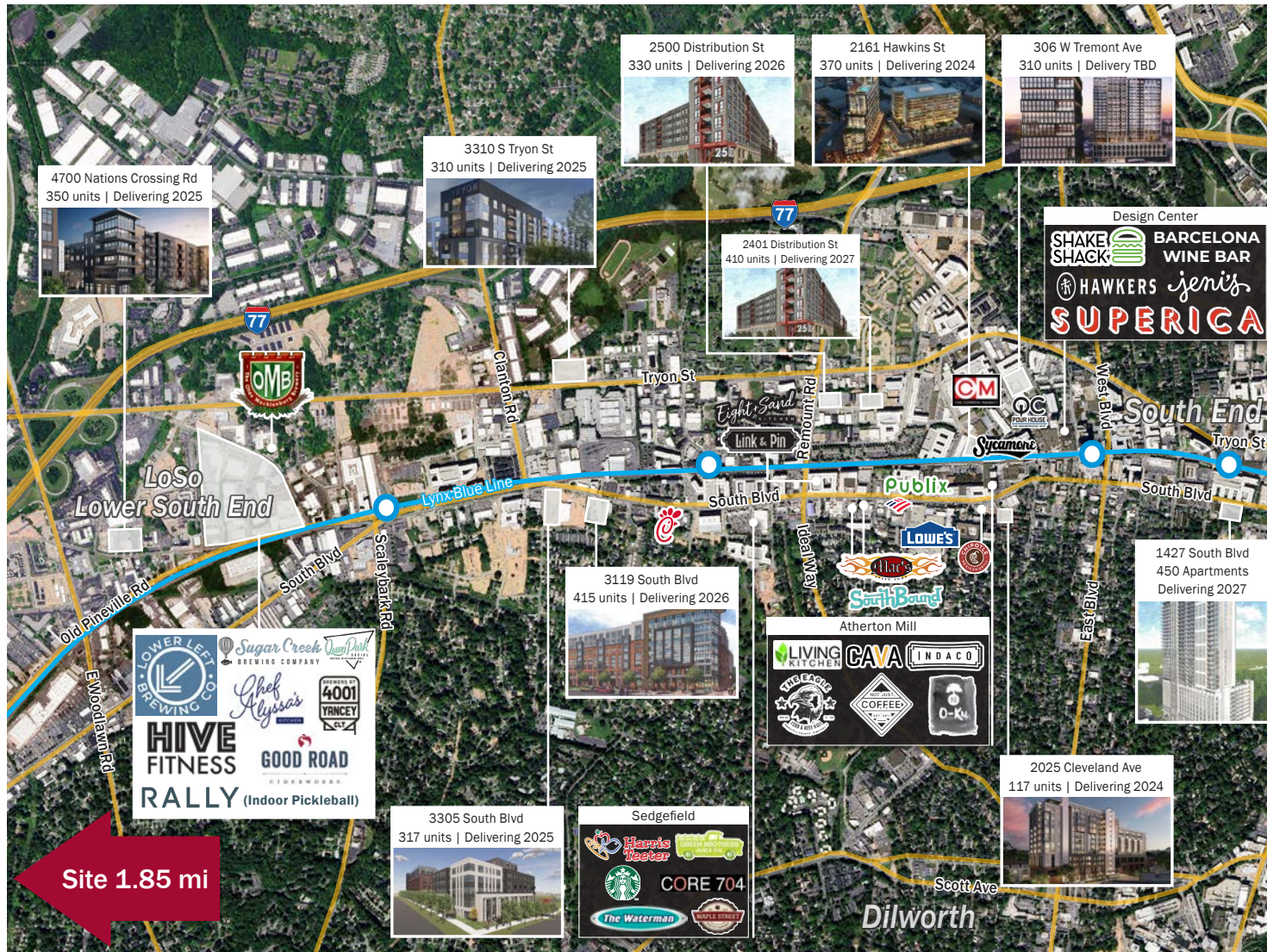
CHEF ALYSSA'S KITCHEN
ESCAPE TACTIC
INNER PEAKS

EAT & DRINK

MUGSHOTS COFFEE + TEA
OLDE MECKLENBURG BREWERY
PROTAGONIST
QUEEN PARK SOCIAL
BREWERS AT 4001 YANCEY

SHOP

SLEEPY POET
GW BOUTIQUE



Market Overview

LoSo Neighborhood

YORK ROAD

“You are likely already familiar with Charlotte’s historic South End neighborhood. But what you may not know is that just a few blocks further down Tryon Street, you’ll arrive in a whole new area called “LoSo,” also known as “Lower South End.” Easily accessible by light rail at the Scaleybark Station, this entertainment district is home to a growing number of watering holes, crafting all sorts of alcoholic beverages (including beer, cider, liquor and even mead) – along with neighboring restaurants, coffee shops and fitness studios.”

<https://www.charlottesgotalot.com/neighborhoods/lower-south-end>



LoSo



THRIVING LOSO BUSINESSES





Working Together

Office | Medical | Industrial | Retail | Land | Investment

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2400 South Boulevard | Suite 300
Charlotte, NC 28203

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