



2201 N. Davidson Street

NoDa | Charlotte, North Carolina 28205

BAINBRIDGE



273 MultiFamily Units

COLLECTIVE

250 MultiFamily Units



UDM
Food Hall



Future MultiFamily

Site

Rail Trail Greenway

Prime Urban Core Development Opportunity

+/- 1.16 AC at LYNX 25th Street Station

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Executive Summary

Introduction

2201 N. Davidson Street is a prime urban core development opportunity to acquire +/- 1.16 AC on the corner of N. Davidson and E. 25th Street, steps from the LYNX 25th Street Station. This is a high profile NoDa opportunity walkable to the Light Rail, various retail and restaurants, and multiple under construction and new multi-family developments.

Offering Overview

- Prime urban core development opportunity in NoDa
- Walkable to various points of interests, including LYNX Light Rail 25th Street Station
- Scarcity of similar sites in the submarket
- Zoned TOD-NC

Property Overview

2201 N. Davidson Street Available for Sale

Prime development opportunity at the signalized intersection of N. Davidson Street and E. 25th Street in NoDa. The site is 1.16 AC and is a great opportunity for various uses. This prominent location is only steps away from the LYNX Light Rail's 25th Street Station, surrounded by new multi-family developments and surrounding retail and restaurants.

Property Details

Address 2201 N. Davidson Street | Charlotte, NC 28205

Availability +/- 1.16 AC Available for Sale

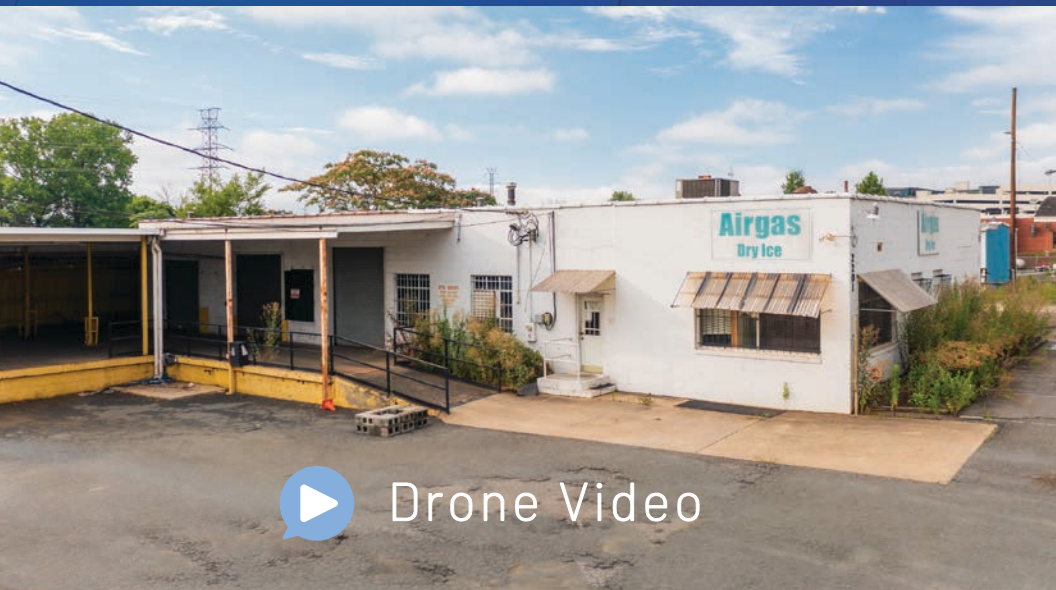
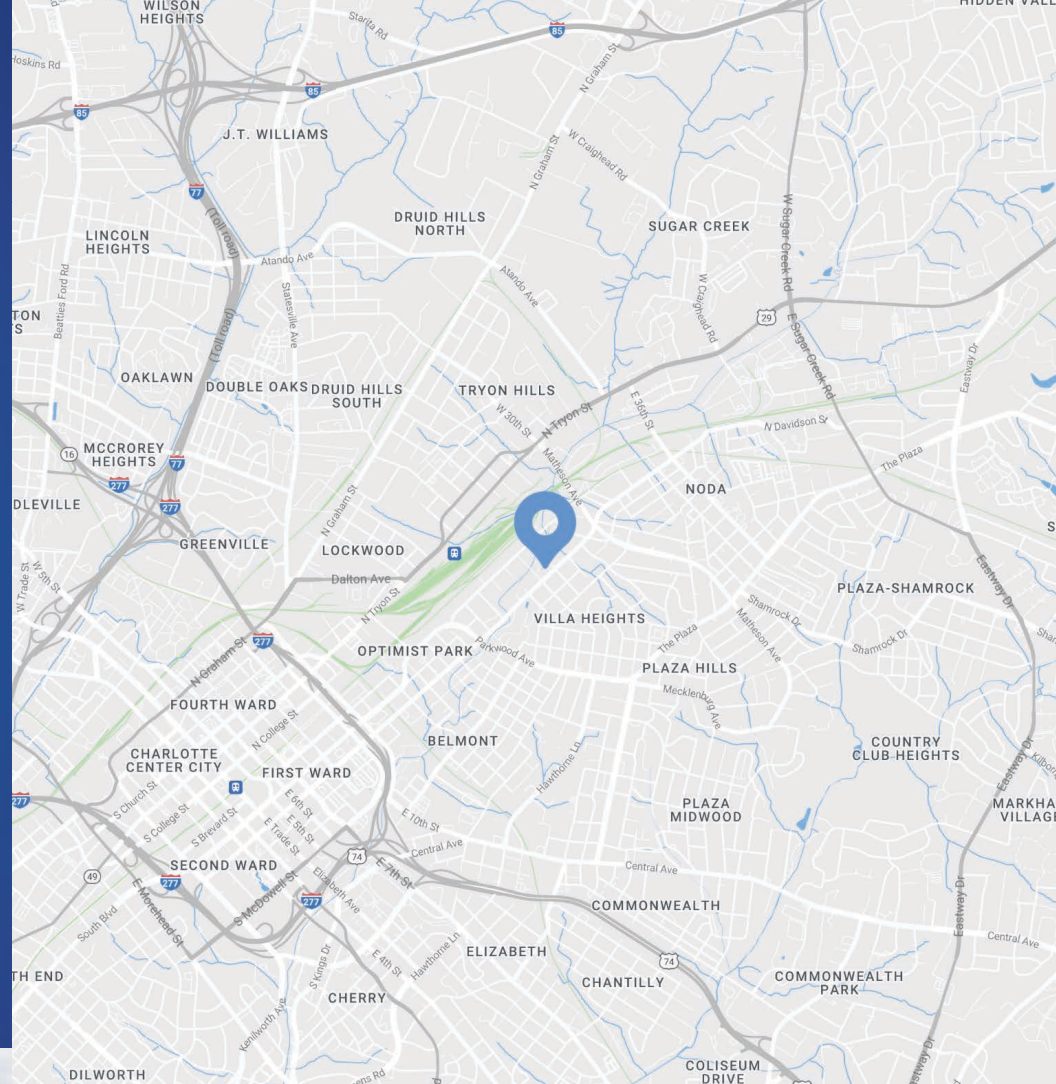
Parcel ID 08305309


Zoning TOD-NC

Frontage +/- 208 FT on N. Davidson Street

Traffic Counts N. Davidson Street | 9,500 VPD

Sale Price Call for Pricing



 Drone Video

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	13,829	115,438	282,322
Avg. Household Income	\$105,452	\$111,432	\$106,489
Median Household Income	\$69,834	\$70,363	\$63,822
Households	7,300	57,659	126,058
Daytime Employees	,381	137,982	218,444

Site Overview



9,500 VPD

N. Davidson Street

+/- 1.16 AC Available

E. 25th Street

Rail Trail Greenway



South End

Uptown

NoDa

North End

Site

OPTIMIST HALL

Just Here
TIRIITY
ZUKKI
PAPI QUESO
BOWTALLA suárez bakery
HARRIET'S
VILLAGE JUICE
88A0
88B0TH
UNDERCURRENT COFFEE

alta Purl
CHARLOTTE, NC

341 MultiFamily Units

ALTON Optimist Park

238 MultiFamily Units

CORTLAND
NOVA

309 MultiFamily Units

BROADSTONE

323 MultiFamily Units

alta Filament

352 MultiFamily Units

NIGHT OWNS COFFEE
STARBUCKS

PHO NODA
HOBBYIST
THE DEGENERATE

Future MultiFamily

LYNX Parkwood Station

ABBERLY NODA VISTA
Apartment homes by ABBERLY

261 MultiFamily Units

LYNX 25th Street Station

N. Davidson Street

E. 500 VPD

E. 25th Street

Rail Trail Greenway

OG



kaleido
NODA
390 MultiFamily Units

MILL
DISTRICT
40,000 SF
4,000 SF Restaurant

CAMDEN
Node
387 MultiFamily Units
5,000 SF Retail
3,000 SF Co-Working

BAINBRIDGE
N9DA
273 MultiFamily Units

Seoul Food
RESTAURANT

OG

UDM
Food Hall

RHINE
MARKET &
DELI

North End

NoDa

Site

Rail Trail Greenway

LYNX Blue Line

E. 25th Street

N. Davidson Street
9,500 VPD

Market Overview





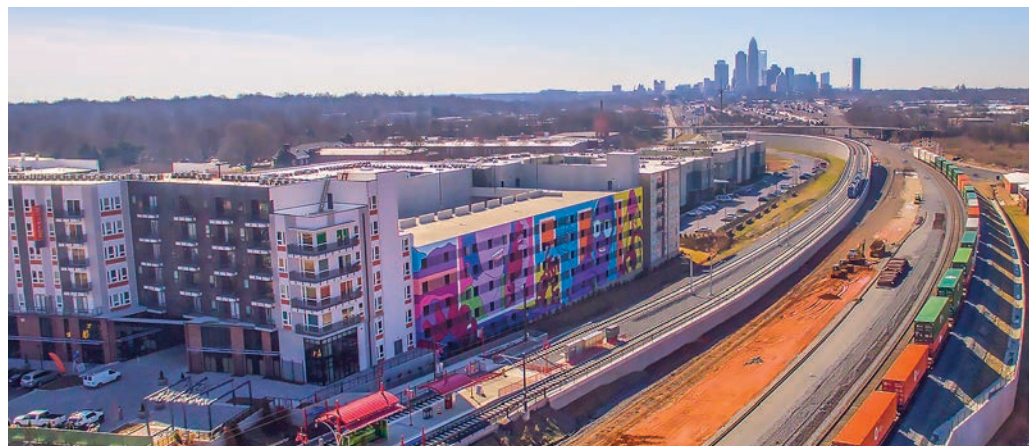
Optimist Park serves as the gateway to The Mill District, connecting Uptown to NoDa and beyond. Anchoring the neighborhood is a 137,000 SF redevelopment of an old mill, Optimist Hall. The food hall boasts 25 diverse retail shops, restaurants, and bars.



NoDa

Charlotte, NC

Known as Charlotte's arts district, NoDa has seen a boom in multi-family development as millennials moving to Charlotte seek residence somewhere modern, convenient and interesting. The restaurants and art galleries support an entertainment focused area that has become one of the most sought after neighborhoods for retail and residential development as the area expands. Multiple events are held in the neighborhood throughout the year, promoting grassroots causes that attract creative, sustainability-conscious Charlotte residents.



Interested parties should submit a non-binding Letter of Intent ("LOI") with the following terms:

- Purchase Price
- Earnest Money Deposit
- Intended Use
- Inspection Period
- Closing Period
- Contingencies
- References
- Documentation of Similar Transactions
- Sources of Funds (Equity & Debt, if applicable)
- Approval Process

Contact for Details

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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.