



411 E 13th Street Charlotte, NC 28206



N Caldwell St
15,000 VPD



94,000 VPD



Lynx Blue Line

N Brevard St

FOR SALE
+/- 0.51 Acre

Site

**COMPASS
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Development Opportunity Available for Sale

Prime commercial development opportunity in Optimist Park, a neighborhood that is in a period of revitalization and growth. This .51 AC property is just a mile from the center of Uptown Charlotte and situated between N. Caldwell St and N. Brevard St. It is also steps away from the premier Optimist Hall, the Lynx Blue Line Parkwood Station, and benefits from it's proximity to I-277 and I-77.

Property Details

Location	411 E 13th St Charlotte, NC 28206
Parcel IDs	081-063-02, 081-063-01
Property Size	+/- 0.51 AC
Road Frontage	Approx, 232' along E 13th St & 100' along N Brevard St
Price	Call for pricing

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Est. 2024 Population	19,814	124,733	281,574
Avg. Household Income	\$118,184	\$124,855	\$110,014
Median Household Income	\$79,090	\$80,552	\$67,513
Households	11,196	63,580	127,736



Zoning Details

Designation	TOD - UC
Description	Transit Urban Center Zoning District

Zoning Intent

The TOD - UC Transit Urban Center Zoning District is appropriate for parcels near high-intensity rapid transit stations and streetcar stops. Of the Transit Oriented Development Zoning Districts, the TOD-UC Zoning District will permit the greatest building heights, demand the uppermost level of site and architectural design, permit the least amount of vehicle parking, and require the most urban form of streetscape and public realm. This zoning district should be used on sites closest to transit stations and a limited number of streetcar stops where the highest density and most intense uses are envisioned.

Permitted Uses

Various uses include multi-family residential, retail sales and service, hospitality, office, institutional, and recreational uses.

Site Overview



**.5 Mile to both Parkwood & 9th Street
Lynx Blue Line Stations**



**Great for Multi-Family, Hotel,
Office Building or Mixed-Use**



.2 Mile to Interstate 277



+/- 0.51 AC

Northeast Site View



North End

NoDa



Parkwood
Lynx Station

Lynx Blue Line

Optimist
Hall

N Davidson St

Site

N Brevard St

N Caldwell St
15,000 VPD

Charlotte Transit Lynx System

Lynx Blue Line

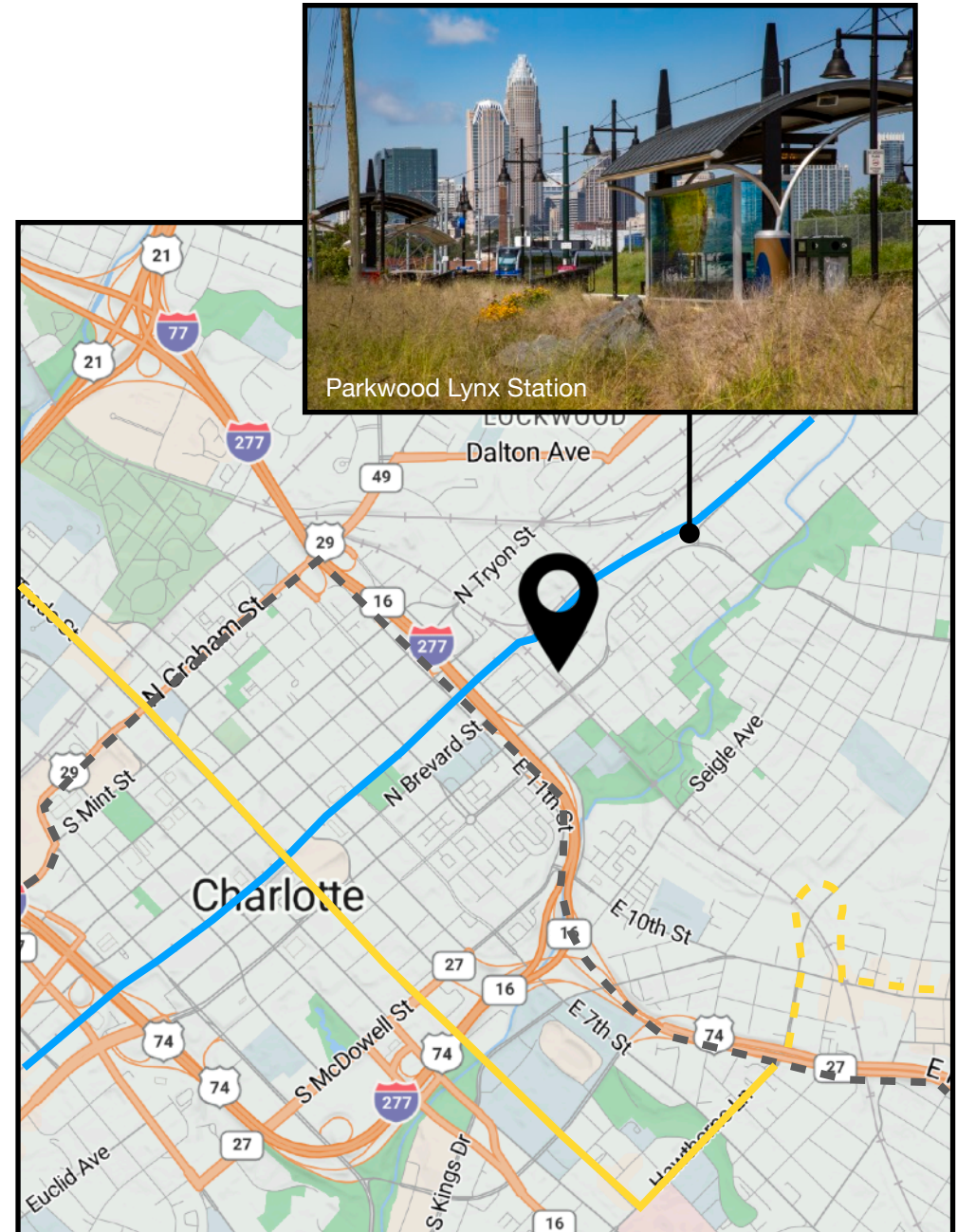
The Blue Line is an 18.6-mile light rail line that opened in November 2007, offering extensive connectivity with 26 stations and stretches from Interstate 485 to UNC Charlotte's main campus. It features 11 park-and-ride locations, designed to facilitate easy access for commuters. The Blue Line Extension to Pineville and Ballantyne will add 5.5 miles and five stations to the current Blue Line.

Lynx Silver Line

The Silver Line is a planned 29-mile, 30 station light rail alignment from the City of Belmont in Gaston County, through Center City Charlotte and the Town of Matthews in Mecklenburg County, and into Stallings and Indian Trail in Union County. Key connections include: Charlotte Douglas International Airport, Bank of America Stadium, Trust Field, Bojangles Coliseum/Ovens Auditorium, Novant Uptown and Matthews Hospitals, Town of Matthews, Sportsplex, and CPCC Central and Levine campuses.

Streetcar Gold Line

The Gold Line is a 10-mile (37 stop) streetcar system that is an integral part of the 2030 Transit Corridor System Plan and is being built in phases. The full streetcar line will connect all current and future rapid transit lines, including the Blue Line light rail, Silver Line light rail, Red Line commuter rail and provide a critical connection to the future Charlotte Gateway District and Multimodal Station.

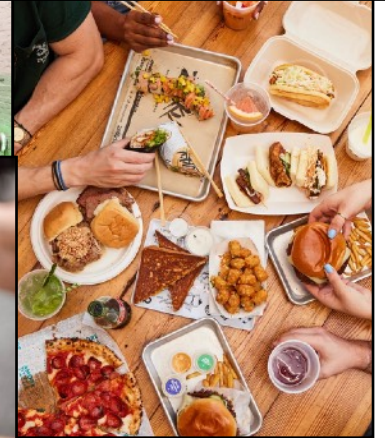


The Mill District

Optimist Park

Situated along what was once the northern boundary of Charlotte, Optimist Park now finds itself at the heart of everything. Its optimal location has led to recent efforts to better connect it to Uptown and to adjacent neighborhoods—once again by rail and by foot. Today, Optimist Park serves as the gateway to the Mill District, connecting Uptown to NoDa and beyond.

What once was Charlotte's largest textile mill is now a premier food, beverage, and retail hall. Optimist Hall offers a wide variety from 26 vendors and is home to Duke Energy's Innovation Center.



NoDa

NoDa is a great place to break away from the norm. Named after North Davidson Street, the main strip of Charlotte's historic arts and entertainment district, this creative epicenter has promoted diversity and encouraged culture for years! Galleries housing local art, tons of live music venues, an abundance of cafes, bars, restaurants, and walls embellished with eccentric murals are just some of this art-forward borough's attractions.

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For More Information

www.develop13th.com

Boston Reid

704.749.0002

info@bostonreid.co



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