

PROPERTY DETAILS

- Lot Size: 5.14+/- acres
- Current Zoning: I1-(CD) Conditional Light Industrial
- PID's: 14125111
- Lot Dimensions: +/- 185'W x 1000' D
- Price: Contact Broker

PROPERTY HIGHLIGHTS

- Excellent Location in Steele Creek Submarket
- 1 Mile to I-485 via Steele Creek Rd., 2 Miles from Charlotte Douglas Airport
- Located in Established Industrial Corridor
- May Require Site Plan Amendment or Rezoning to Shrink Building Footprint

BROKER CONTACT

SHAWN GEORGE 2049 Birchside Drive | Charlotte, NC 28205 | 704.503.9608 | queencitycommercial@gmail.com
www.QueenCityCRE.com

APPROVED INDUSTRIAL LAND FOR SALE 4000 SHOPTON ROAD, CHARLOTTE, NC 28217



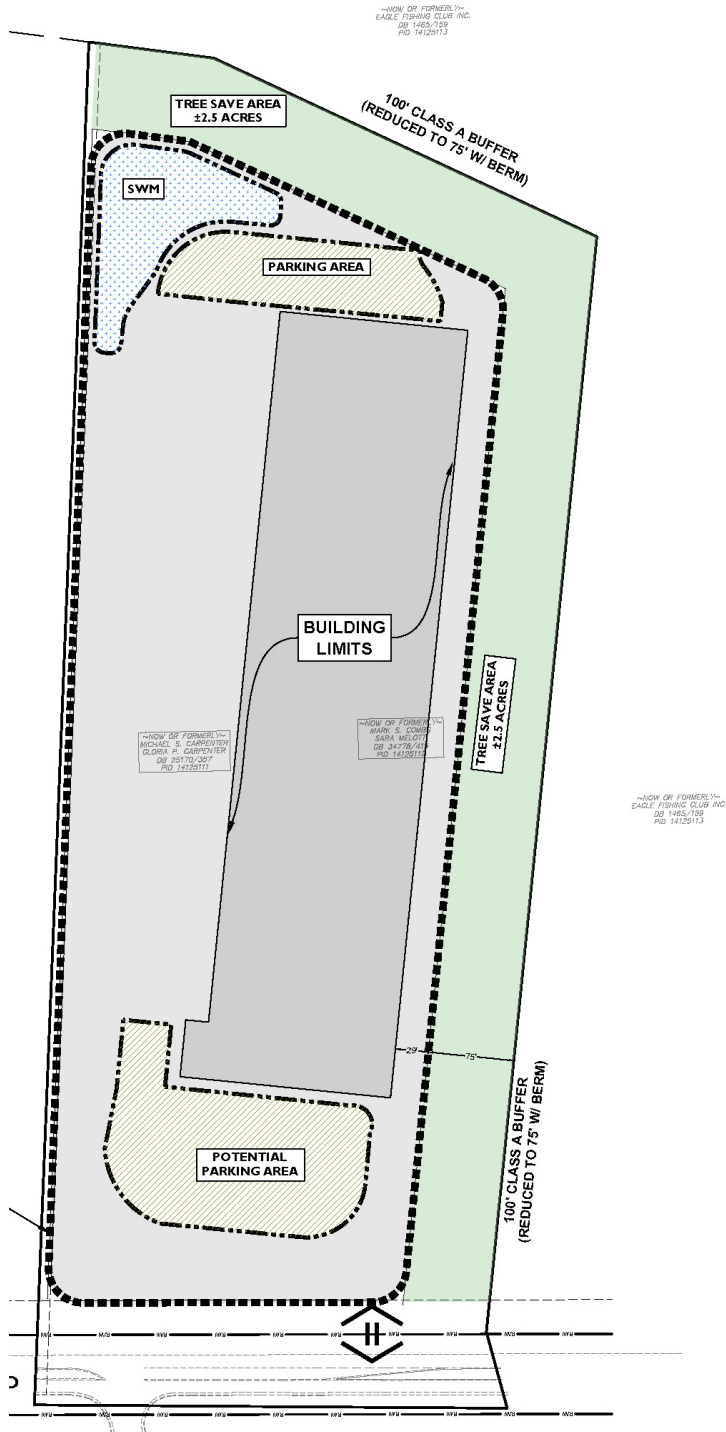
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,518	32,594	97,557
2024 PROJECTION	2,607	34,915	104,786
PROJ. ANNUAL GROWTH (2018-2023)	.7%	1.4%	1.5%
HOUSEHOLD INCOME	\$86,513	\$80,286	\$76,656
DAYTIME EMPLOYMENT	2,112	33,355	104,121



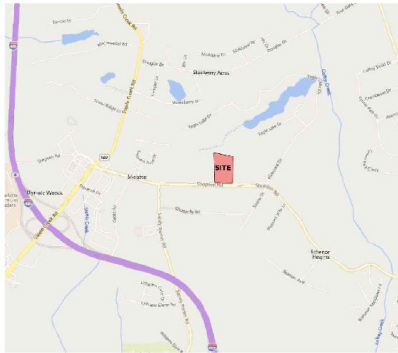
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VICINITY MAP



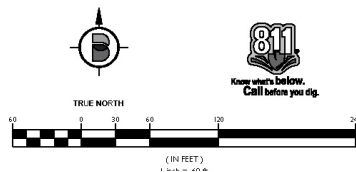
SITE DEVELOPEMENT INFORMATION

- ACREAGE: ± 10.34 ACRES
- TAX PARCEL #: 141-251-11 AND 141-251-11
- EXISTING ZONING: R-3
- PROPOSED ZONING: I-1(CD)
- EXISTING USES: SINGLE FAMILY RESIDENTIAL - ACREAGE
- PROPOSED DEVELOPEMENT: UP TO 120,200 SQUARE FEET OF GROSS FLOOR AREA
- MAXIMUM BUILDING HEIGHT: AS PERMITTED BY THE ORDINANCE
- PARKING: MEET OR EXCEED ORDINANCE MINIMUM
- FRONT SETBACK: 30'
- REAR YARD: 10'
- SIDE YARD: 10'
- BUFFER: 100' CLASS A BUFFER REDUCED TO 75' WITH BERM
- TREE SAVE: 15% (1.55 REQUIRED)
±2.5 ACRES PROPOSED

LEGEND

	BUILDING LIMITS
	CIRCULATION LIMITS
	POTENTIAL PARKING AREA
	POTENTIAL STORMWATER MANAGEMENT AREA
	TREE SAVE

DRAWING INFORMATION



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