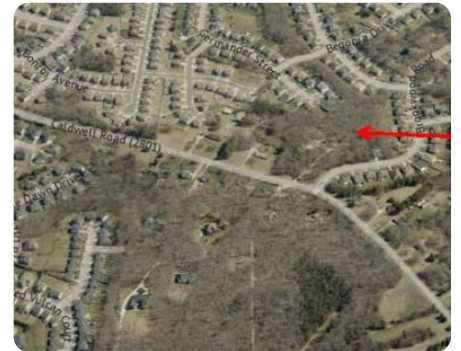
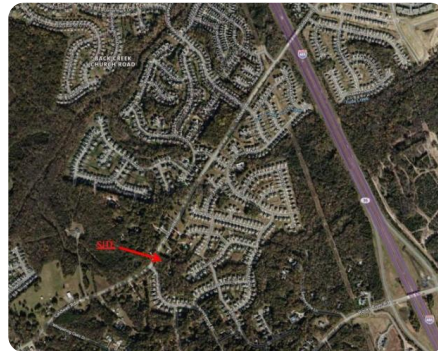
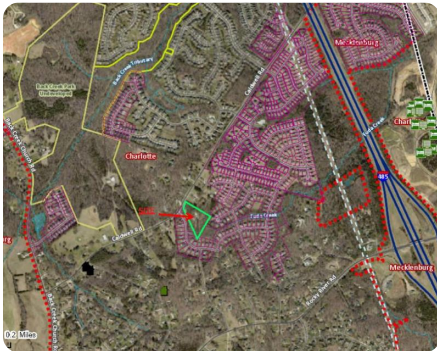


UNDER CONTRACT



Northeast Charlotte In-fill Site

3.78 +/- Acres | Mecklenburg County, NC | \$1,250,000



ADDRESS

12808 Caldwell Rd
Charlotte, NC 28213

LOCATION

From I-485 Inner take exit 33 to merge onto NC-49 S/University City Blvd. Turn left onto Back Creek Church Rd and continue for 2.3 miles until you reach Caldwell Road. Turn left on Caldwell, property will be on your right in .6 miles

PROPERTY SUMMARY

This 3.94 acre tract is strategically located in the northeast quadrant of Charlotte surrounded by new residential development. Convenient to downtown and points north and south via I-485 the site is well suited for infill development or a large estate style lot.

The adjoining 3.78 parcel is also available for sale and those sellers will cooperate in an assemblage bringing the total acreage to 7.72 acres.

The property is currently zoned R-3 however neighborhood trends would indicate an opportunity to rezone to allow for a higher density.

University City (3.5 miles away) is known by residents, business owners and employees as a great place to be and grow. This area is now the second largest business center in Charlotte with a vibrant metropolitan and multicultural community.

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