



524 Dawn Circle

4.26 +/- Acres | Mecklenburg County, NC | \$585,000



ADDRESS

524 Dawn Circle
Charlotte, NC 28213

LOCATION

Take Orr Rd west off of N. Tryon St (5700 block). Dawn Circle is first left. Property can be accessed from second to last driveway on the right before Dawn Circle bends back to the right.

PROPERTY SUMMARY

This unique 4.26 +/- acre parcel in Mecklenburg County has a 1.41 +/- acre pond leaving 2.85 +/- usable acres before setbacks and buffers. It is an open canvas with sufficient acreage for a homebuilder to carve out 6+ lots for N1-B zoned single family home development in a location that is in high demand for home buyers. The property is in an up and coming neighborhood midway between uptown Charlotte and UNC Charlotte and a short walk to the Old Concord Road light rail station for the LYNX Blue Line. Significant public and private development and redevelopment activity in surrounding area in recent years and planned for the future. Restaurants and retail nearby. Dawn Circle is the connector for the Toby Creek Greenway and the Cross Charlotte Trail system. Located very close to I-85 and just off of N. Tryon Street, there are two access points along Dawn Circle and a third off of Austin Dr through a deeded right-of-way easement. Area serviced by Charlotte sewer and water.

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