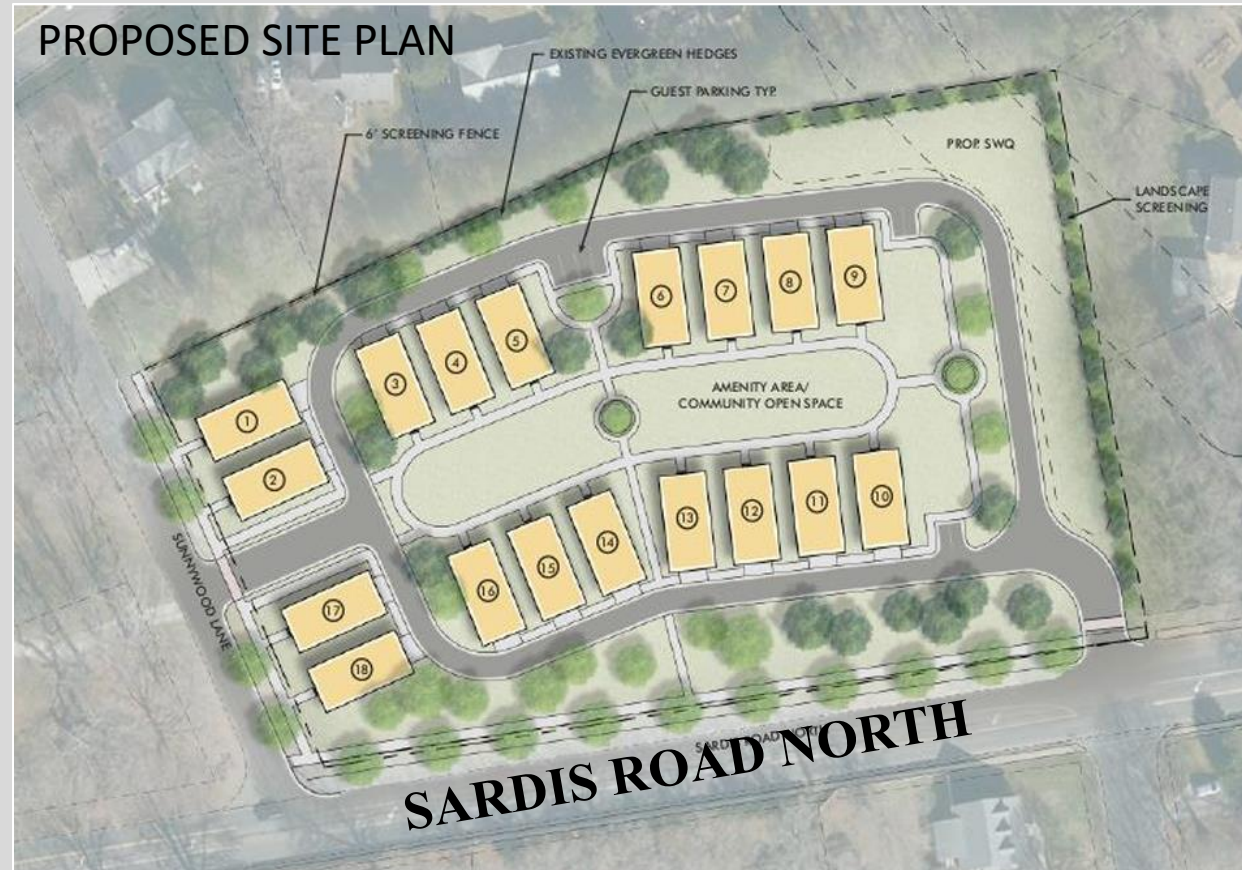


TURNKEY DEVELOPMENT LAND FOR SALE

911 Sardis Road North, Charlotte, NC

- ❖ FOR SALE – Entitled Land ready to be developed.
- ❖ Price - \$1,850,000.00
- ❖ PSF - \$11.73
- ❖ Located in Southeast Charlotte between Monroe Road & Sardis Road.
- ❖ 20 Minutes to Uptown
- ❖ 10 Minutes to Southpark
- ❖ 25 Minutes to the Airport



CRAIG CARLISLE
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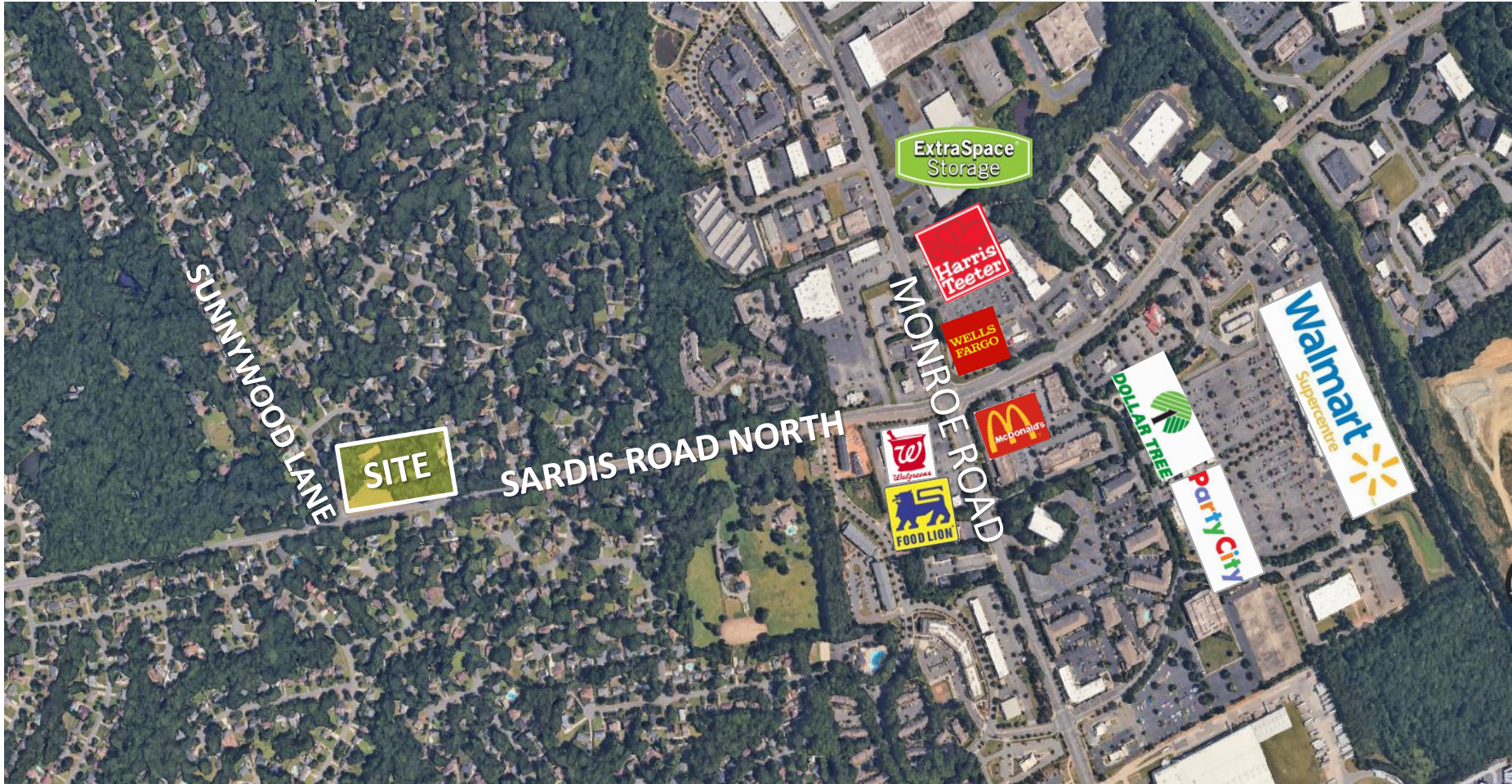
SITE INFORMATION

- Turnkey development – including all engineering.
- Recently rezoned to UR-1 (CD)
- 3.62 Acres
- Zoning allows for 18 single-family detached residential units.
- Sardis Road N Frontage – 499 ft (approx.)
- Lot Depth 241 Ft & 350 ft
- Extensive Engineering Reports Available
- Owner has spent over \$100K with the site engineers
- Owner is willing to owner finance a portion of the transaction and/or consider a JV.



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AREA MAP



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RENDERINGS



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DEMOGRAPHICS



Population

	<u>2010</u>	<u>2023</u>
1 Mile:	6,856	7,625
3 Mile:	71,887	76,752
5 Mile:	189,948	206,123

Average Household Income



1 Mile:	\$102,430
3 Mile:	\$103,918
5 Mile:	\$110,387

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