# ± 0.76 ACRE FOR SALE

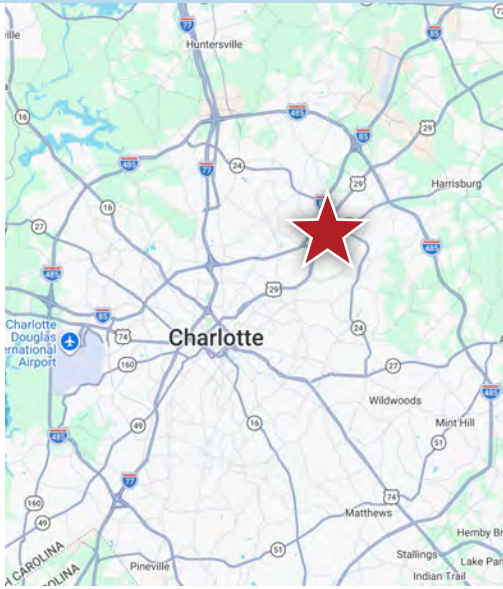
NEAR N. TRYON & UNIVERSITY CITY BLVD, CHARLOTTE, NC

**LAND FOR SALE**

New South Properties
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## UNIVERSITY LAND FOR SALE




## PROPERTY INFORMATION:

- Less than a half mile from the University City Blvd Blue Line Extension Stop
- Close proximity to Ikea with 1.7M annual visitors and University Top Golf Site
- Zoned TOD-CC, maximum number of parking spaces is 4/1,000 SF; many commercial uses do not have a minimum requirement
- Less than a mile and a half from UNC Charlotte, third largest university in NC with over 32,000 students
- Utilities: water and sewer are available to the site, parcel ties in to master stormwater detention
- Immediately in front of 205 unit student housing development and adjacent to a 229 unit/755 bed student housing development
- Residence Inn by Marriott planned immediately across a small access road from this parcel
- **CALL BROKERS FOR PRICING**

## DEMOGRAPHICS (2025):

**POPULATION**
1 Mile: 14,175
3 Miles: 99,499
5 Miles: 241,034

**AVG. HH INCOME**
1 Mile: $77,417
3 Miles: $82,556
5 Miles: $95,525

**DAYTIME EMPLOYEES**
1 Mile: 4,935
3 Miles: 27,032
5 Miles: 61,779

## BROKER CONTACT:

**DALE HALL**
704.927.2880
dhall@newsouthprop.com

**JOHN CALHOUN**
704.927.2883
jcalhoun@newsouthprop.com




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# ± 0.76 ACRE FOR SALE

NEAR N. TRYON & UNIVERSITY CITY BLVD, CHARLOTTE, NC

**RETAIL & MULTI-FAMILY AERIAL**

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# ± 0.76 ACRE FOR SALE

NEAR N. TRYON & UNIVERSITY CITY BLVD, CHARLOTTE, NC

**SITE AERIAL**

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NEAR N. TRYON & UNIVERSITY CITY BLVD, CHARLOTTE, NC

**RETAIL AERIAL**

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## UNIVERSITY LAND FOR SALE




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# ± 0.76 ACRE FOR SALE

NEAR N. TRYON & UNIVERSITY CITY BLVD, CHARLOTTE, NC

**MARKET AERIAL**

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## UNIVERSITY LAND FOR SALE




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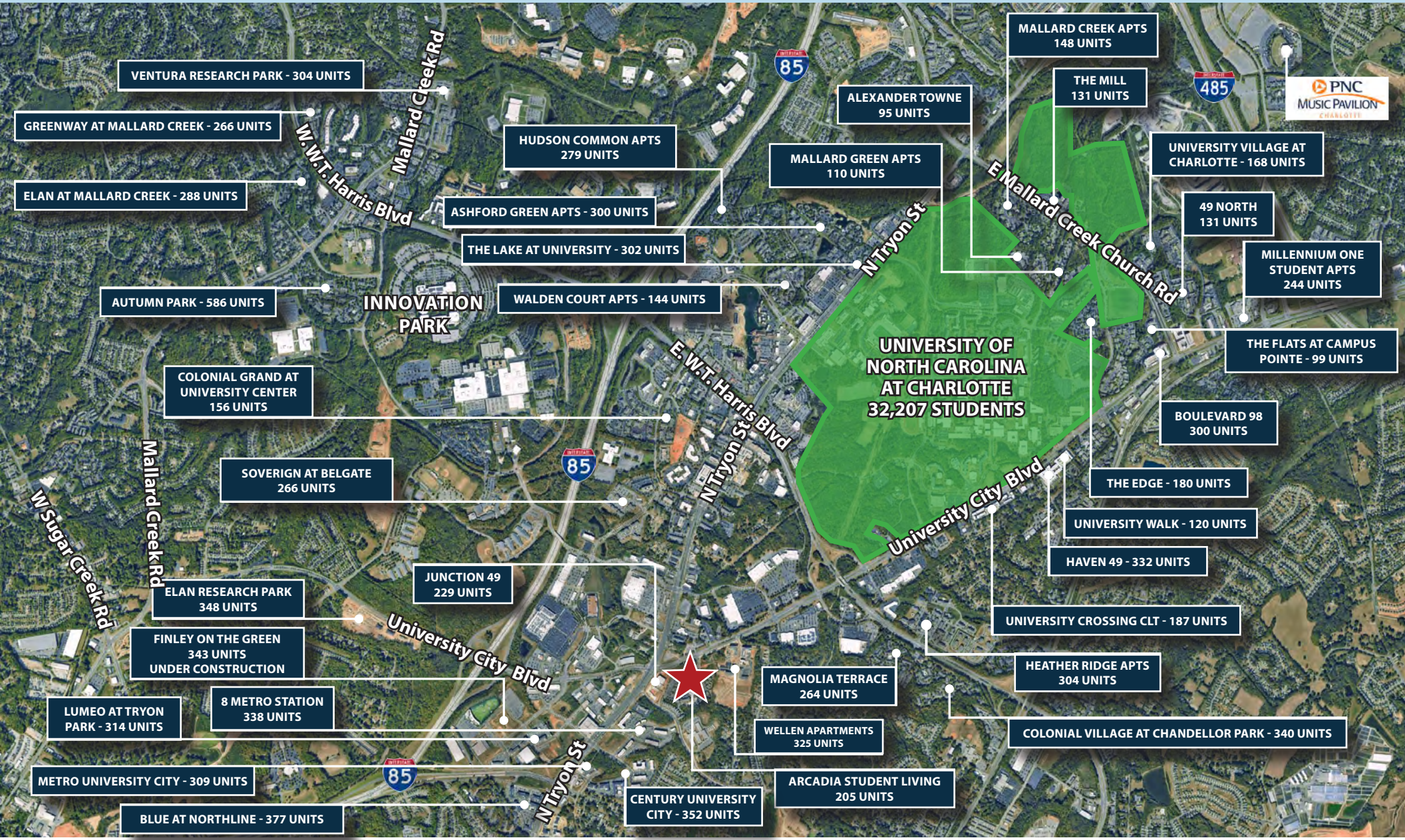
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NEAR N. TRYON & UNIVERSITY CITY BLVD, CHARLOTTE, NC

## APARTMENTS AREA AERIAL

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NEAR N. TRYON & UNIVERSITY CITY BLVD, CHARLOTTE, NC

**JUNCTION 49**

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## UNIVERSITY LAND FOR SALE









# Adjacent Student Housing Development

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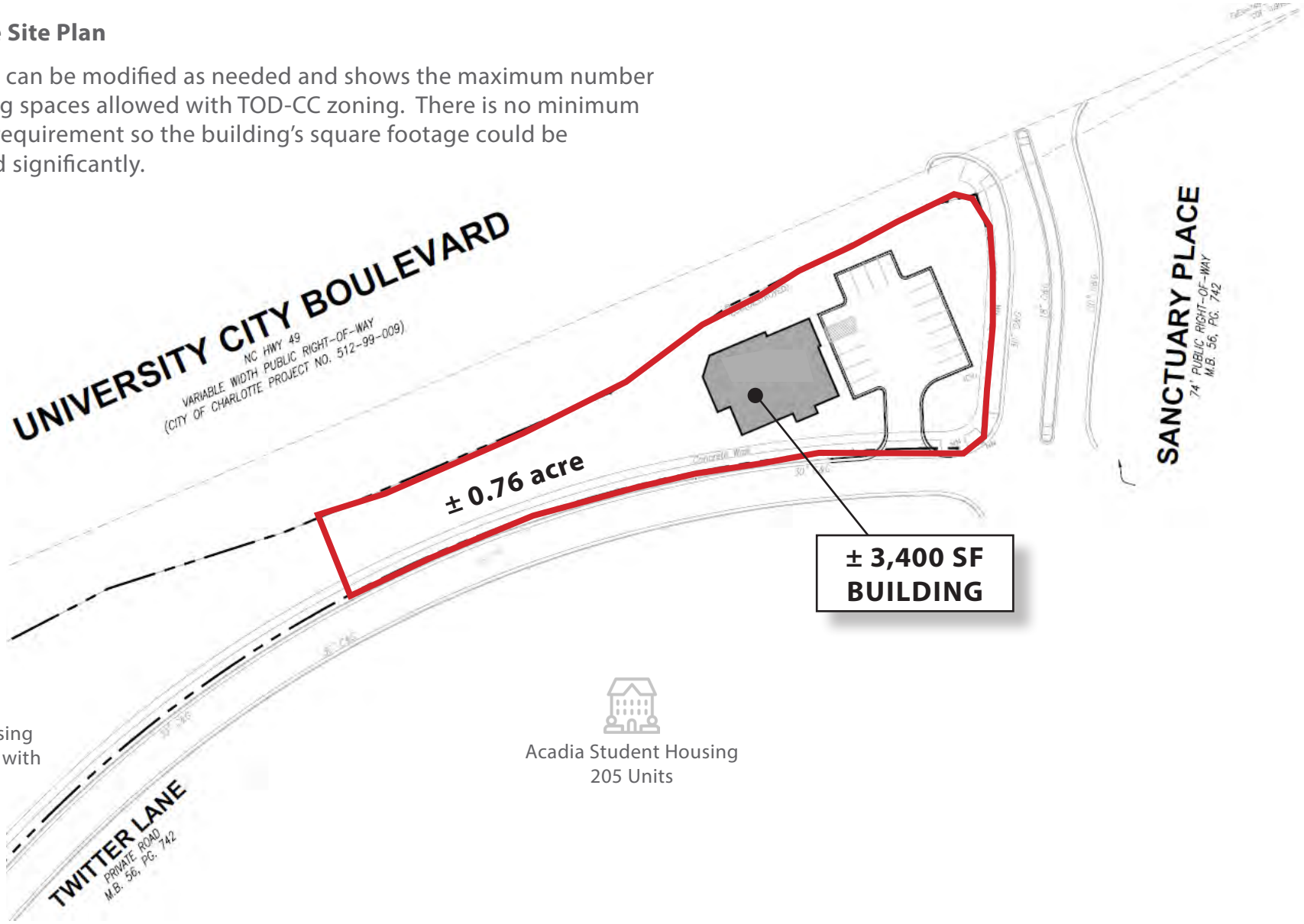
**SITE PLAN**

New South Properties
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## UNIVERSITY LAND FOR SALE

### Example Site Plan

This plan can be modified as needed and shows the maximum number of parking spaces allowed with TOD-CC zoning. There is no minimum parking requirement so the building's square footage could be increased significantly.




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