

MF DEVELOPMENT SITE FOR SALE

5701 Vernedale Rd

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Charlotte, NC 28212

PRESENTED BY:

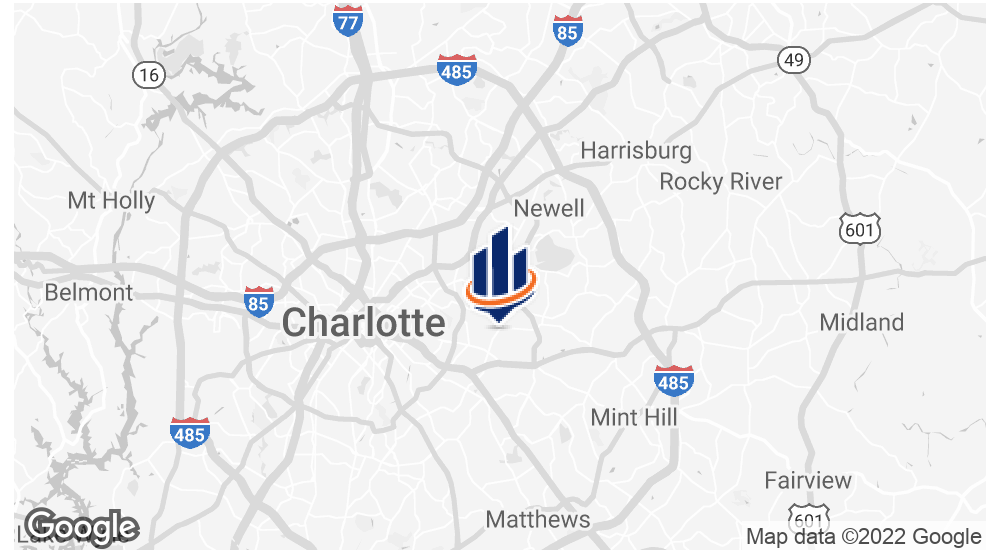
RAN SHAPIRA

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5701 Vernedale Rd

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$ Call for Guidance
APN:	10308204
LOT SIZE:	1.069 Acres
PRICE / ACRE:	TBD
ZONING:	R-17MF
MARKET:	Charlotte
SUBMARKET:	East Charlotte

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PROPERTY OVERVIEW

Rare Residential Appartments Development Opportunity. Neighboring MF apartment complex and single-family residential. Very high demand for rental units in the area.

PROPERTY HIGHLIGHTS

- 1.069 Acres
- Great for creative planning to maximize lot density
- Zoning R-17MF - 12 doors per acre are permitted by The City of Charlotte
- Currently has a single-family dark structure and a detached garage
- Non-Sloping Lot (Flat)
- City W&S

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	850	3,598	14,342
AVERAGE AGE	37.7	37.6	36.9
AVERAGE AGE (MALE)	32.7	33.4	33.8
AVERAGE AGE (FEMALE)	40.5	40.4	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	332	1,402	5,488
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$49,708	\$50,138	\$50,405
AVERAGE HOUSE VALUE	\$693,973	\$283,406	\$230,853

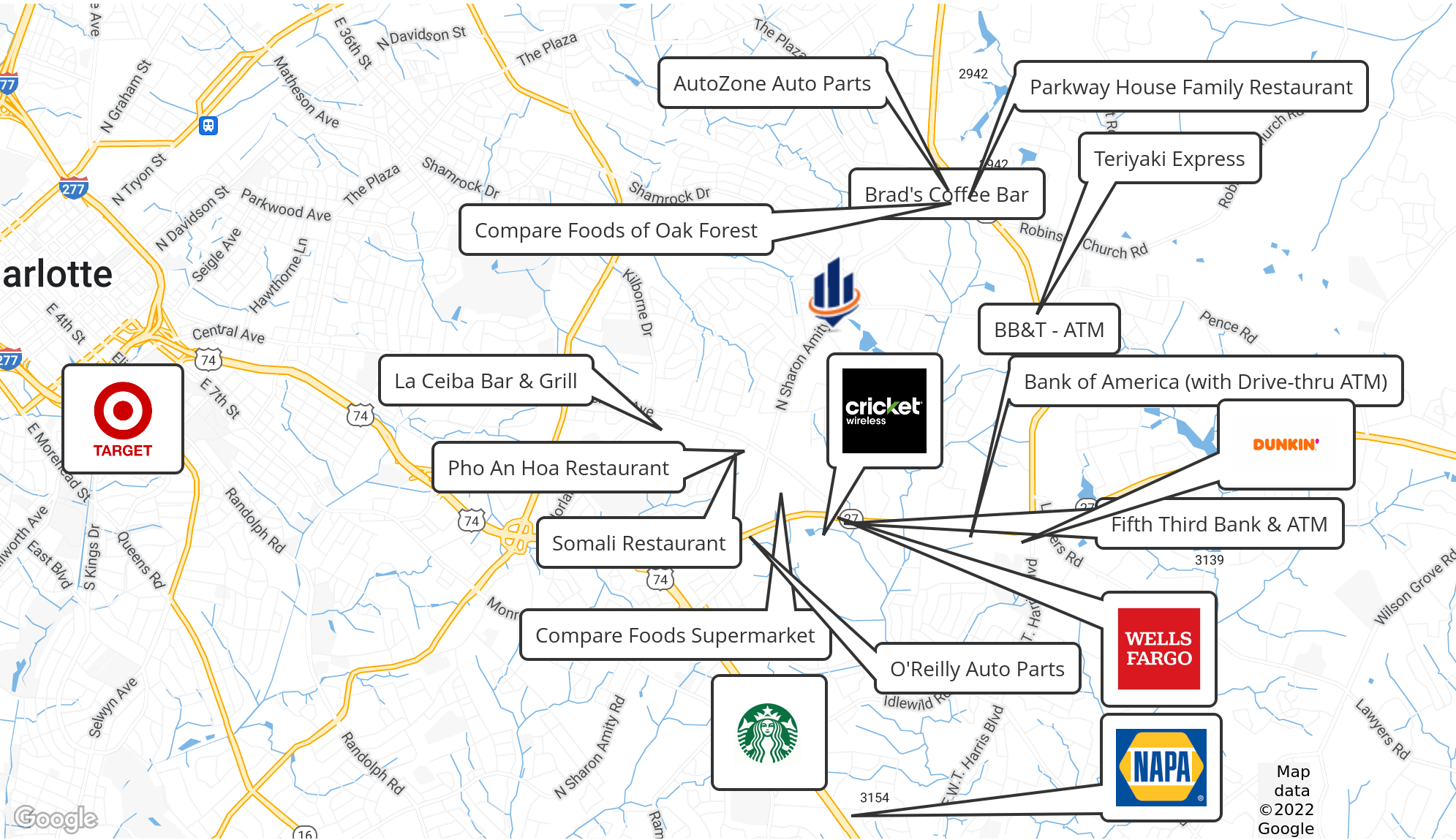
* Demographic data derived from 2020 ACS - US Census



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RETAILER MAP



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