

South Charlotte Land



9113 Wade Ardrey Road
Charlotte, NC 28277

Site

±2.6 Acres

Ardrey Kell
High School

Ardrey Kell Rd

Future
Camden at
Blakeney

Contents

South Charlotte Land *For Sale*

- 03 Executive Summary
- 04 Property Overview
- 05 Market Overview
- 08 Residential Activity

Contact

Justin Holofchak
Senior Director of Land
(704) 577 4343
jholofchak@mpvre.com

The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.



Executive Summary



Purchase Info

Sale Price: Call For Details

**9113 Wade Ardrey Road
Charlotte, NC 28277**

±2.6 acres

Zoned N1-A [N1-A Zoning District details](#)

PROPERTY HIGHLIGHTS

Future residential development opportunity

±2.653 acre parcel

City of Charlotte Zoned: N1-A

±1 mile from Blakeney Shopping Center

PID: 22937504



Property Overview

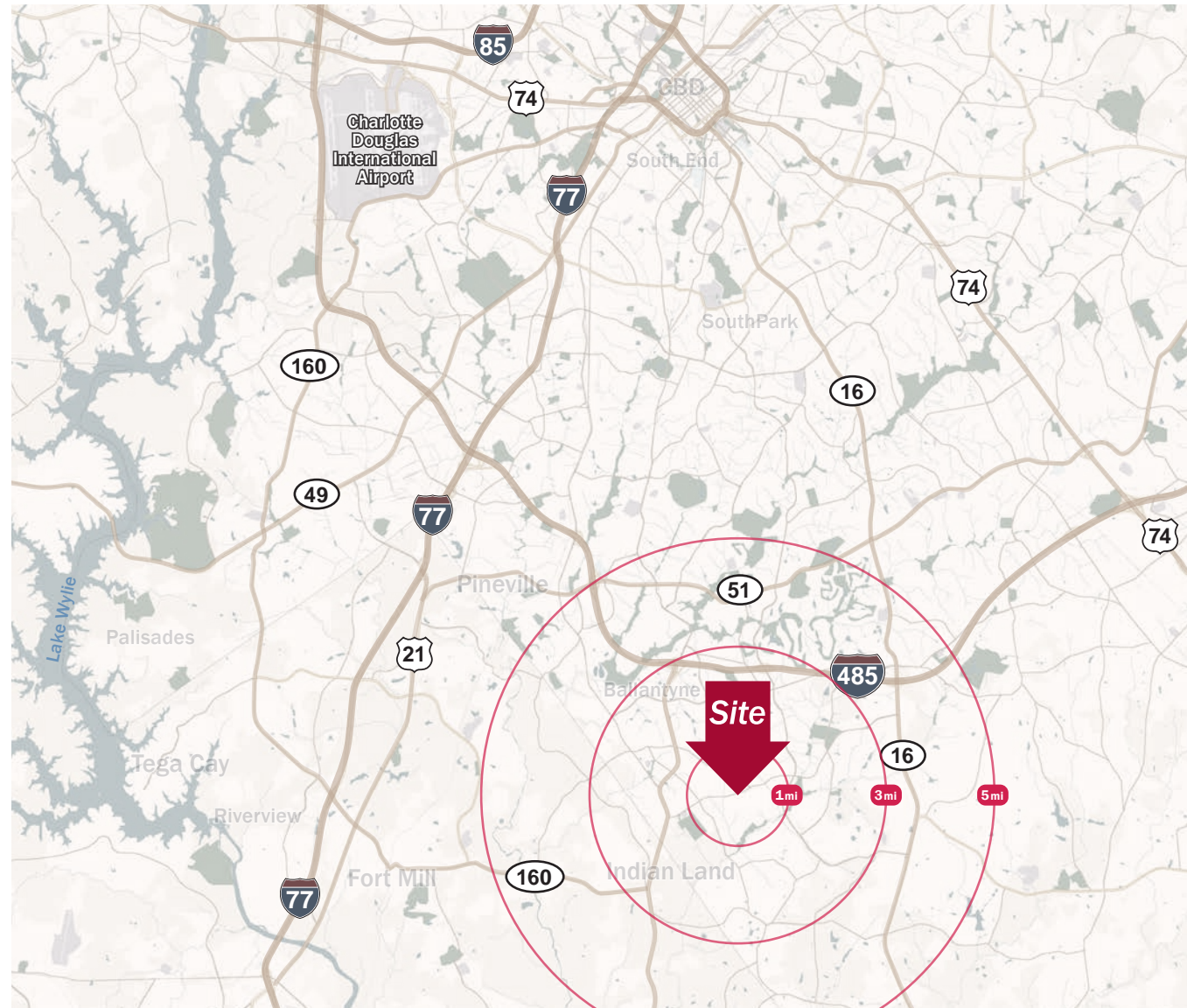
Property Specifications

Acres	2.653
Price	Call for Details
Tax Parcel #	22937504
County	Mecklenburg County
Access	Via Wade Ardrey Road

Demographics

Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	12,330	76,115	162,494
Avg. HH Income	\$182,735	\$179,961	\$165,917
Growth Rate	2.86%	2.33%	2.37%



Market Overview



Market Overview



Residential Activity

3 Mile Residential Report

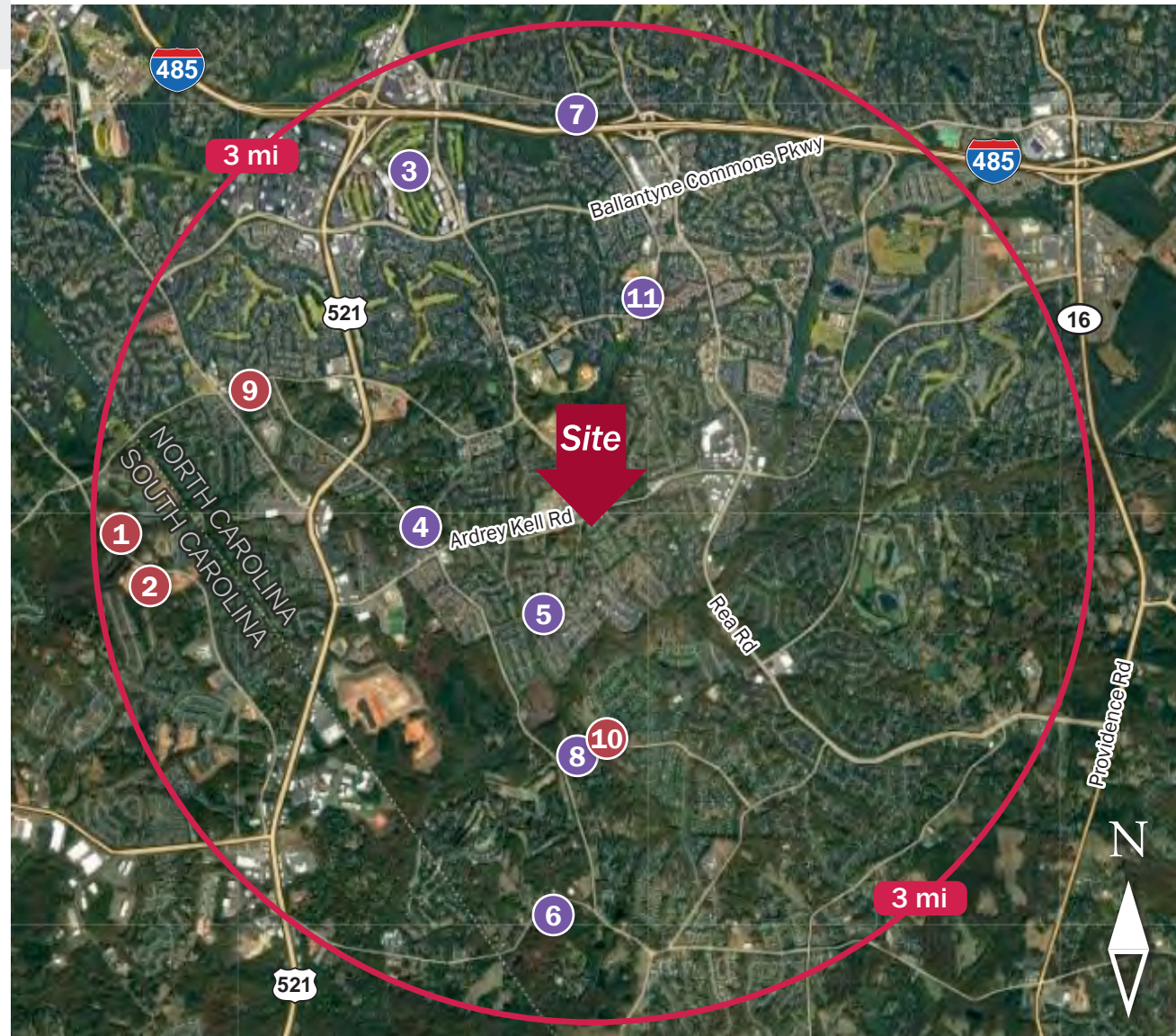
Key: ■ Active/Developing SFH ■ Future/Planned SFH

Source: Zonda® 2023

#	Residential Developments	Units
1	Covington Estates SF	53
2	Ridgecrest SF	129
3	Ballantyne Reimagined TH (P)	300
4	Marvin TH (P)	42
5	Wade Ardrey TH (P)	28
6	Heritage at Marvin SF (P)	68
7	Endhaven and Elm Towns (P)	52
8	Estates at Marvin Acres SF (P)	23
9	Terraces at Providence TH	21
10	Estates of Marvin Branch SF	16
11	Elm Lane TH (P)	17

Total Units Within 3 Miles

Future	530 units (Zonda® 2023)
Active	219 units (Zonda® 2023)
Existing SFH	27,628 (Esri® 2023)
TOTAL	28,377 units





Office | Medical | Industrial | Retail | Land | Investment

The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.

| contact

Justin Holofchak
Senior Director of Land
(704) 577 4343
jholofchak@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com