

Arrowood Development Site

West Arrowood Road
Charlotte, NC 28217



**3.12 Acre
Outparcel For Sale**

Contents

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- 03 Property Overview
- 04 Location Aerial
- 05 Market Overview
- 06 Charlotte Overview

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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.



Property Overview

Property Highlights

Pad ready site located at signalized intersection

Utilities available

Development opportunity for hotel, MOB, or office

City of Charlotte Zoned: B-D (CD)

Close proximity to I-77 & I-485

PID # 20322137

Sale Price: \$1,275,000



Location Aerial



Market Overview



Charlotte Overview

Destination CLT

"Destination CLT encompasses the first phase of our Master Plan Update, a collaborative effort with our airline partners and the FAA. It represents a \$4 billion capital investment in capacity enhancement projects. Over the last 20 years, the presence and growth of Charlotte Douglas International Airport (CLT) and its airline hub have resulted in CLT becoming not only one of the busiest airports in the U.S. but in the world. With a forward-thinking philosophy and a focus on constant growth, CLT sees itself as an Airport of the future. Charlotte Douglas International Airport is one of the nation's and world's busiest airports. Destination CLT includes a \$600 million makeover of the main terminal lobby that will upgrade the existing 191,000 square feet and expand it by 175,000 square feet." [Source](#)

"CLT ranks the seventh busiest airport worldwide and nationwide for arrivals and departures, according to Airports Council International (ACI) 2022 final rankings, which were released this month." [Source](#)

"The city of Charlotte added more than 15,000 people to its population count between 2021 and 2022, the nation's fifth-highest numeric increase during that span, according to the U.S. Census Bureau's latest estimates." [Source](#)



Working Together

Office | Medical | Industrial | Retail | Land | Investment

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