

10960 Morningstar Place Dr



CHARLOTTE, NC 28262

Land

FOR
Sale

SIZE
±2.06 AC

PRICE
\$799,000



Overview

±2.06 Acres with great visibility along N. Tryon Street (Hwy 29)

Zoned: O-1 (CD)

Approved for Office Building with up to 20,000 SF or Hotel with up to 120-Rooms

Seller will sell subject to rezoning

Based on 2024 Charlotte UDO plan, Multifamily, Self Storage Units or Campus related rezoning possible

0.91 miles to I-485

Utilities Nearby

Mecklenburg County PID 05103301

±2.06 Acres Land for Sale



Mike Chatham
Broker

(704) 367 5010
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2400 South Boulevard | Suite 300
Charlotte, NC 28203

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Property Overview

Demographics

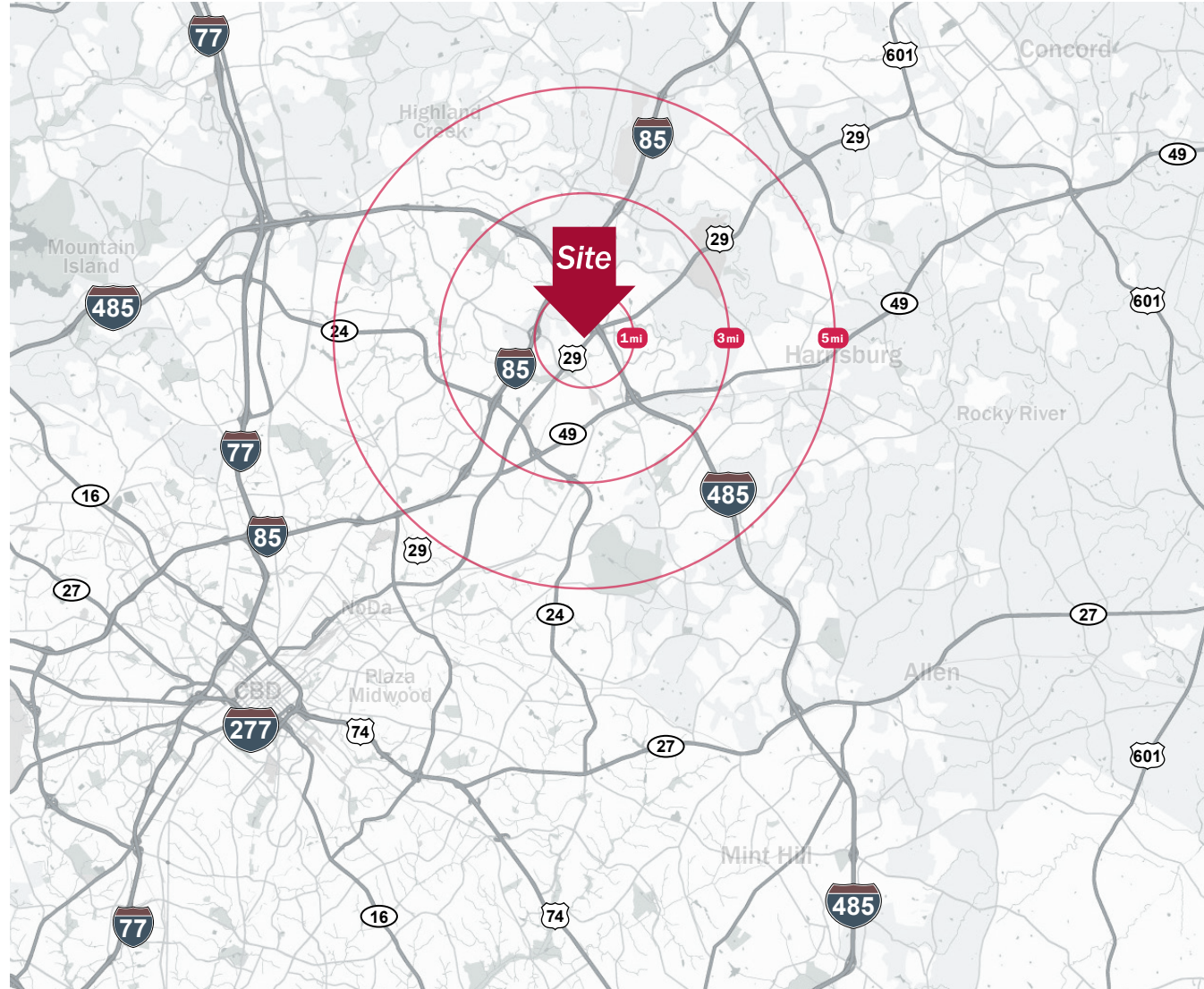
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	9,187	77,315	200,883
Growth Rate	1.93%	1.31%	1.13%
Avg. HH Income	\$89,422	\$92,894	\$109,810

Traffic Count

Source: NCDOT

	AADT
N Tryon St	27,000 (2023)
I-485	103,000 (2023)

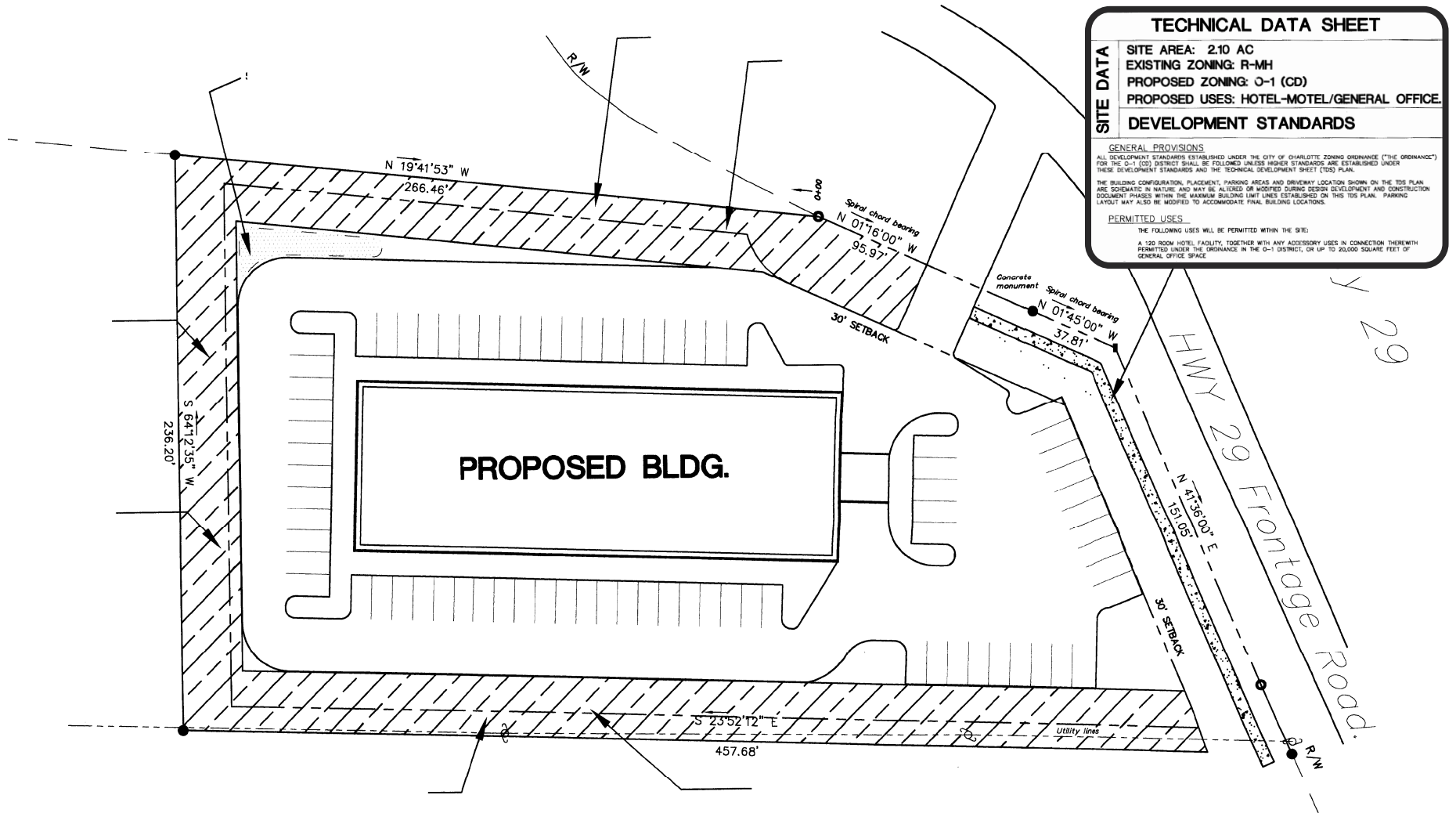


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Site Topography



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Market Aerial



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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