

2745 & 3101 Archdale Dr

CHARLOTTE, NC 28210



Land	FOR	SIZE	PRICE
	Sale	±1.243 AC & ±0.346 AC	\$200,000 & \$195,000



Overview

Minutes from SouthPark Mall, top-rated schools, and dining

N1-B zoning allowing for the opportunity to subdivide into additional lots

Highly sought-after south Charlotte schools

Ideal for a builder seeking to acquire and develop in sequence or together

Strong residential sales comparables supporting higher end build

Infill Residential Development Opportunity



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Property Overview

Demographics

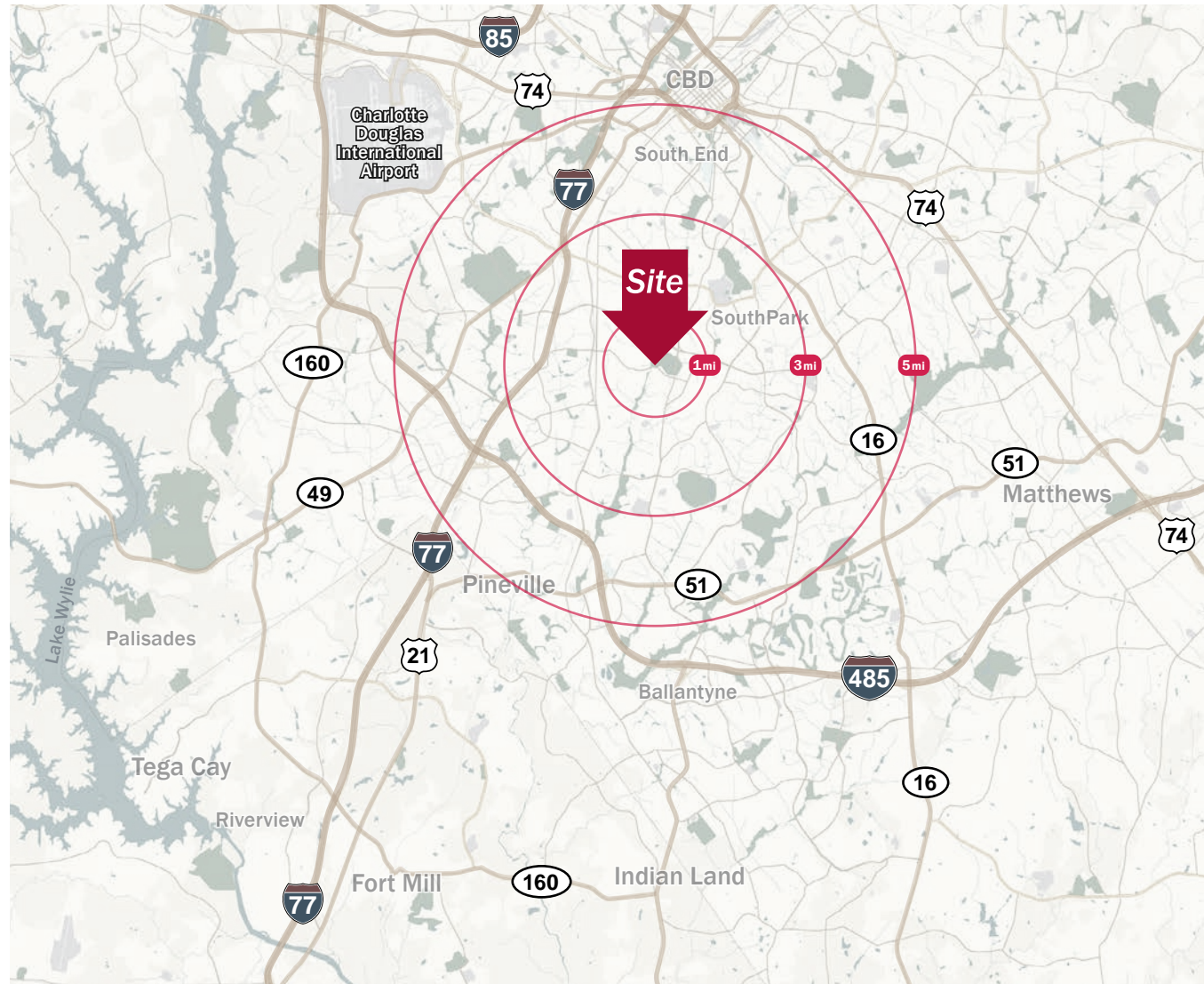
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	9,734	100,488	242,864
Avg. HH Income	\$162,531	\$163,629	\$165,582

Traffic Count

Source: NCDOT

	AADT
Archdael Dr	12,000 (2023)
Park Rd	25,000 (2023)



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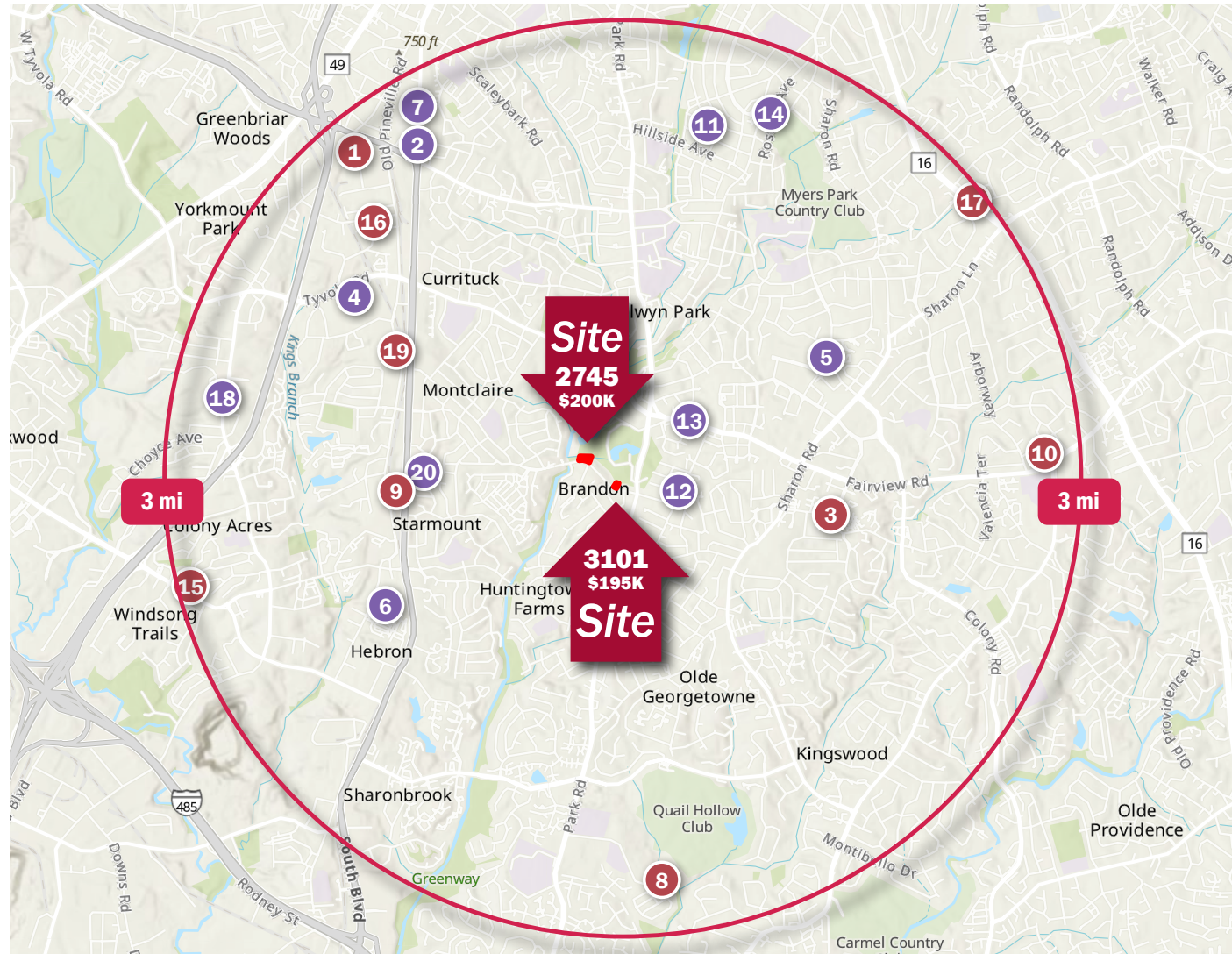
Residential Activity

Marker	Subdivision	Units Planned
1	Southrail Station TH	194
2	4619 South Blvd Towns (P)	10
3	Seven Oaks TH (S Meck)	23
4	Tyvola Station TH (P)	152
5	RD Southpark TH (P)	24
6	Hadley TH (P)	60
7	South Blvd Townhomes	103
8	Heydon Hall	152
9	Southmont TH	165
10	Courts of Prince Charles	10
11	Lynnwood Townes	18
12	Park South Towns (P)	10
13	Fairview Rd TH	14
14	2129 Queens Rd	17
15	Archer Row TH	33
16	Montclaire Terraces	41
17	Providence Towns	20
18	Nations Ford TH (P)	37
19	Magnolia Pines TH	34
20	Wisteria Dr TH (P)	33

Total Units Within 3 Miles

Future	478 units planned (Zonda® 2025)
Active	672 units planned (Zonda® 2025)
Existing	48,230 (Esri® 2025)
TOTAL	49,380 units

Key: ■ Active/Developing ■ Future/Planned



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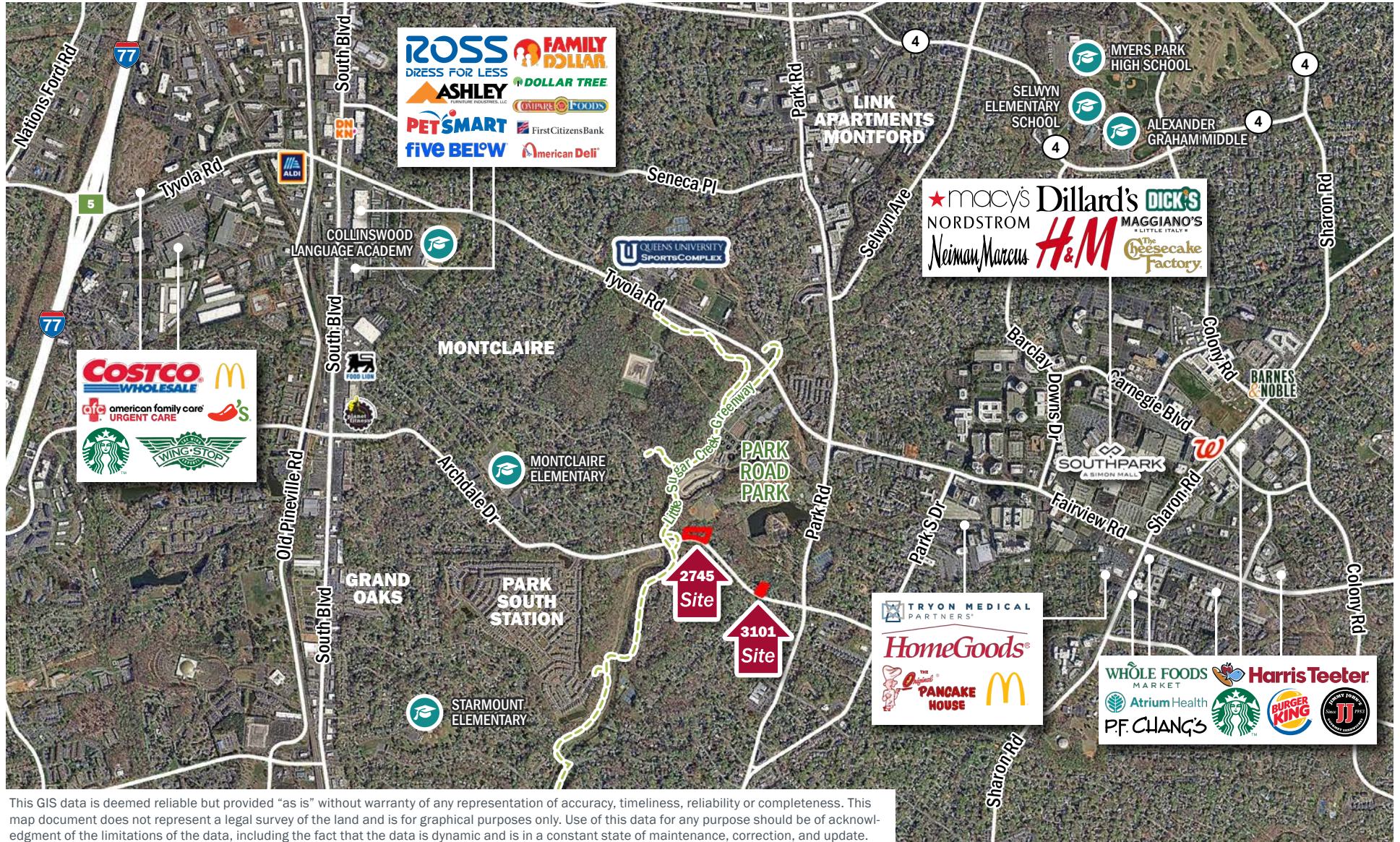
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Market Aerial



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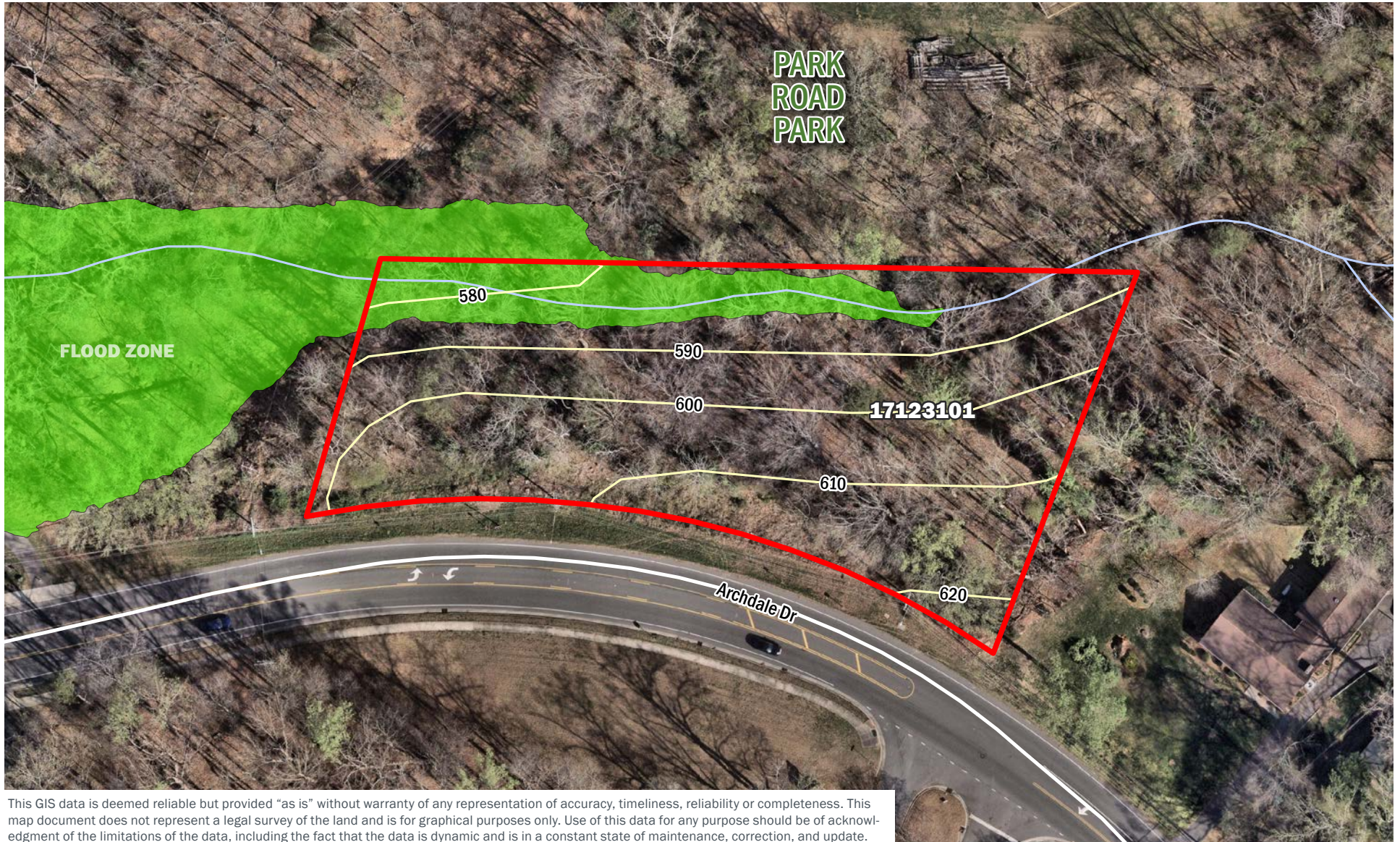
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Site Aerial & Topography

2745 ARCHDALE DR, CHARLOTTE, NC 28210



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

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