RESIDENTIAL DEVELOPMENT OPPORTUNITY

10.39 ACRES

OF CONTIGUOUS LAND

IDEAL FOR RESIDENTIAL DEVELOPMENT

11425 FAIRES RD
CHARLOTTE, NC 28215

- **10.39 ACRES**
- **SEWER ON SITE**
- **WATER NEARBY*** (EXACT LOCATION TO BE VERIFIED WITH MECKLENBURG COUNTY)
- **IDEAL FOR RESIDENTIAL DEVELOPMENT**

PROPERTY OVERVIEW

10.39 acres of contiguous land offering an exceptional opportunity for residential development.

This property features public sewer already available on-site and public water near the property—exact location to be verified with Mecklenburg County.

There is a 2,800 SF house currently on the property.

The site is ideally suited for a residential community and is surrounded by established neighborhoods.

Located just minutes from schools, retail, parks and major roadways, this property offers both convenience and outstanding potential for a quality residential development.

INVESTMENT HIGHLIGHTS

- Price adjusted to reflect current market conditions
- Strong residential demand and growth
- Public sewer right-of-way is on the property
- Public water is near the property – exact location to be verified with Mecklenburg County
- N1-A Zoning – Mecklenburg County
- Surrounded by established residential neighborhoods
- Excellent access to major roadways, schools, shopping, and employment centers
- Ideal opportunity for residential subdivision or single-family home community

PROPERTY DETAILS

ADDRESS:	11425 Faires Rd Charlotte, NC 28215
ACREAGE:	10.39 Acres
ZONING:	N1-A (Mecklenburg County)
UTILITIES:	Public Sewer On Site Public Water Near Property* (Exact location to be verified with Mecklenburg County)
TOPOGRAPHY:	Level to Gently Rolling
PARCEL ID:	10522203
SALES PRICE:	**$2,597,500**

LOCATION ADVANTAGES

- **12 MILES TO DOWNTOWN CHARLOTTE**
- **4 MILES TO I-485**
- **MINUTES TO SHOPPING, DINING & RETAIL**
- **CLOSE TO SCHOOLS & PARKS**
- **STRONG AREA GROWTH & DEMAND**

SALES PRICE

$2,597,500

10.39 ACRES

OF UNLIMITED POTENTIAL

CREATE A PREMIER RESIDENTIAL COMMUNITY IN A THRIVING LOCATION

GBROKERAGE COMMERCIAL REAL ESTATE

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FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT US TODAY.

***All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.