

± 0.76 ACRE FOR SALE

NEAR THE CORNER OF N. TRYON & UNIVERSITY CITY BLVD, CHARLOTTE, NC

LAND FOR SALE

NS New South
Properties

NEWSOUTHPROP.COM

UNIVERSITY LAND FOR SALE



PROPERTY INFORMATION

- Less than a half mile from the University City Blvd Blue Line Extension Stop
- Close proximity to Ikea with 1.7M annual visitors and University Top Golf Site
- Zoned TOD-CC, **maximum** number of parking spaces is 4/1,000 SF; many commercial uses do **not** have a minimum requirement
- Less than a mile and a half from UNC Charlotte, third largest university in NC with over 32,000 students
- Utilities: water and sewer are available to the site, parcel ties in to master stormwater detention
- Immediately in front of 205 unit student housing development and adjacent to a 229 unit/755 bed student housing development

- Residence Inn by Marriott planned immediately across a small access road from this parcel
- **Call Brokers for Pricing**

DEMOGRAPHICS (2026)



POPULATION

1 Mile: 14,175
3 Miles: 99,499
5 Miles: 241,034



AVG. HH INCOME

1 Mile: \$77,417
3 Miles: \$82,556
5 Miles: \$95,525



DAYTIME EMPLOYEES

1 Mile: 4,935
3 Miles: 27,032
5 Miles: 61,779

BROKER CONTACT

DALE HALL

704.927.2880

dhall@newsouthprop.com

DOWELL FINCH

704.927.2889

dfinch@newsouthprop.com



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RETAIL &
MULTI-FAMILY
AERIAL

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SITE AERIAL

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RETAIL AERIAL

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MARKET AERIAL

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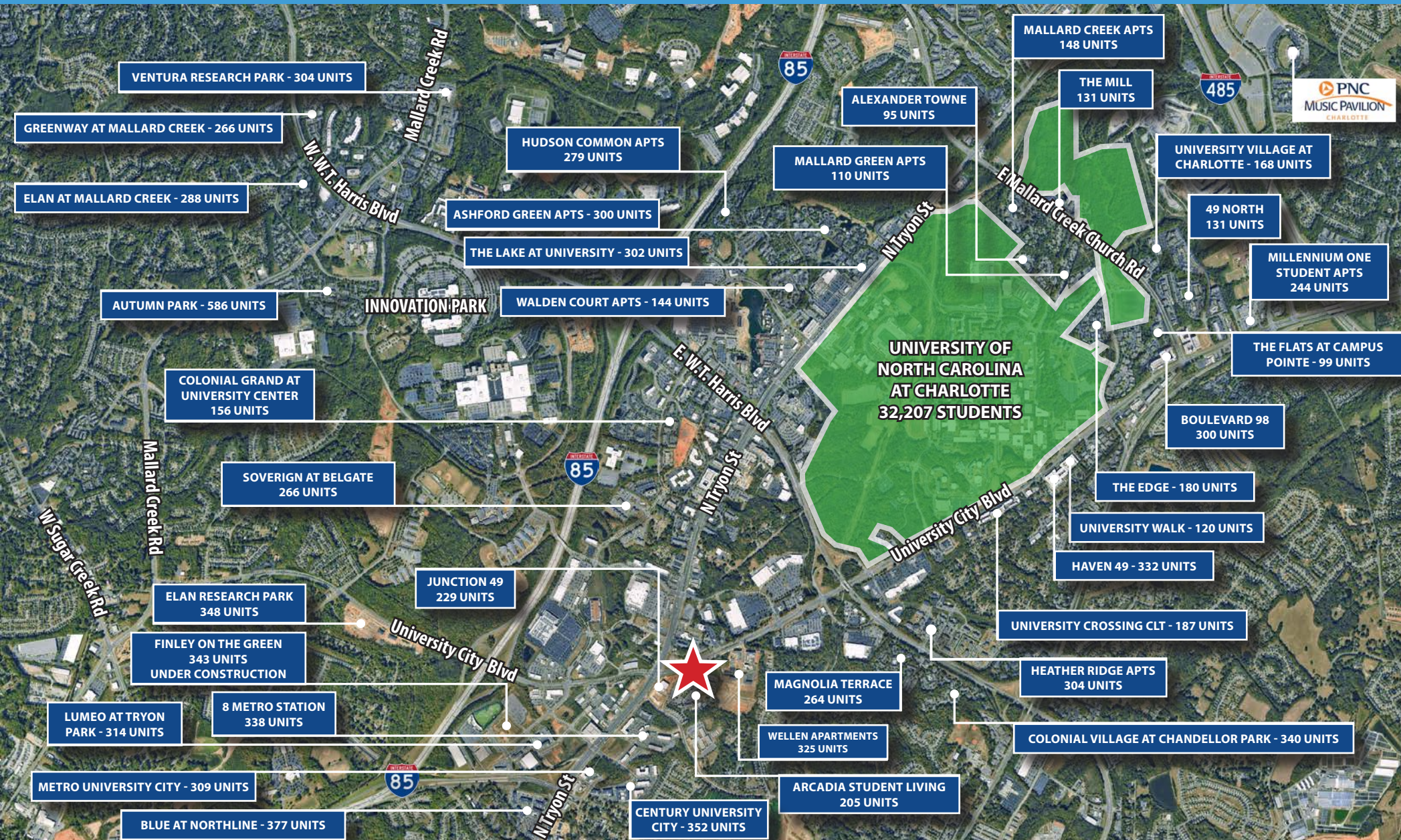
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APARTMENTS
AREA AERIAL

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JUNCTION 49

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Properties

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**Adjacent Student
Housing Development**

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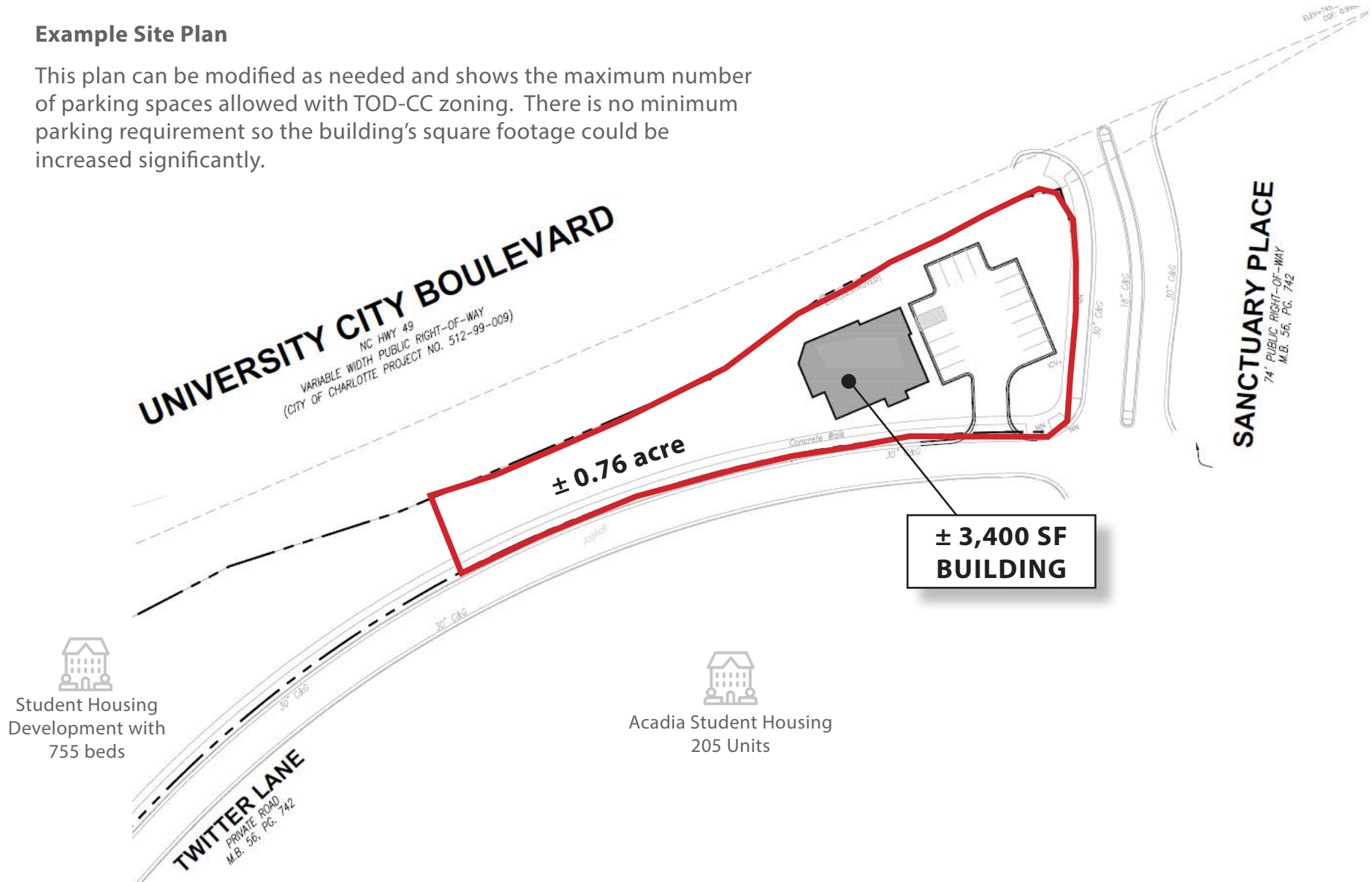
SITE PLAN

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Example Site Plan

This plan can be modified as needed and shows the maximum number of parking spaces allowed with TOD-CC zoning. There is no minimum parking requirement so the building's square footage could be increased significantly.



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