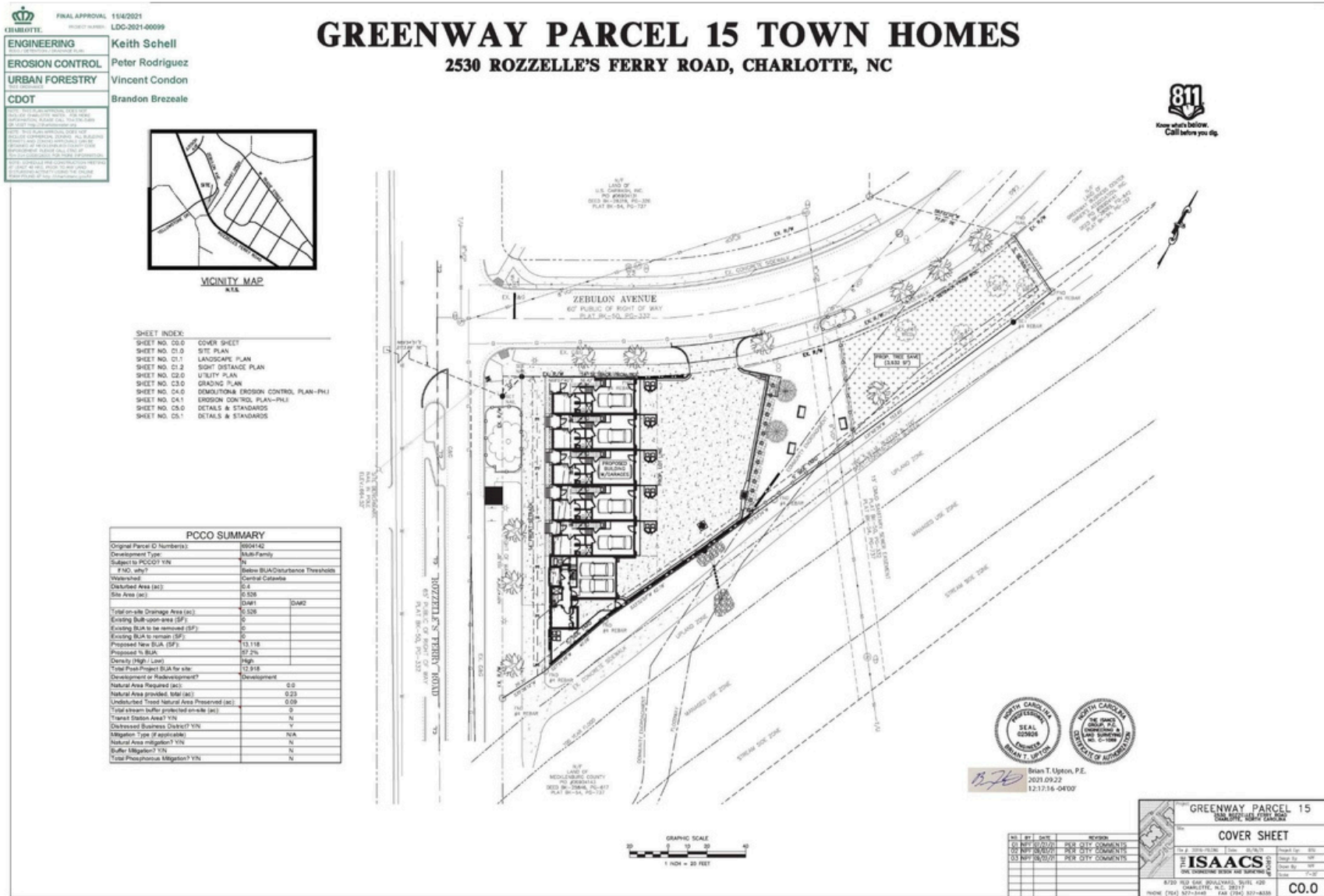


Development Opportunity in Historic West End



5

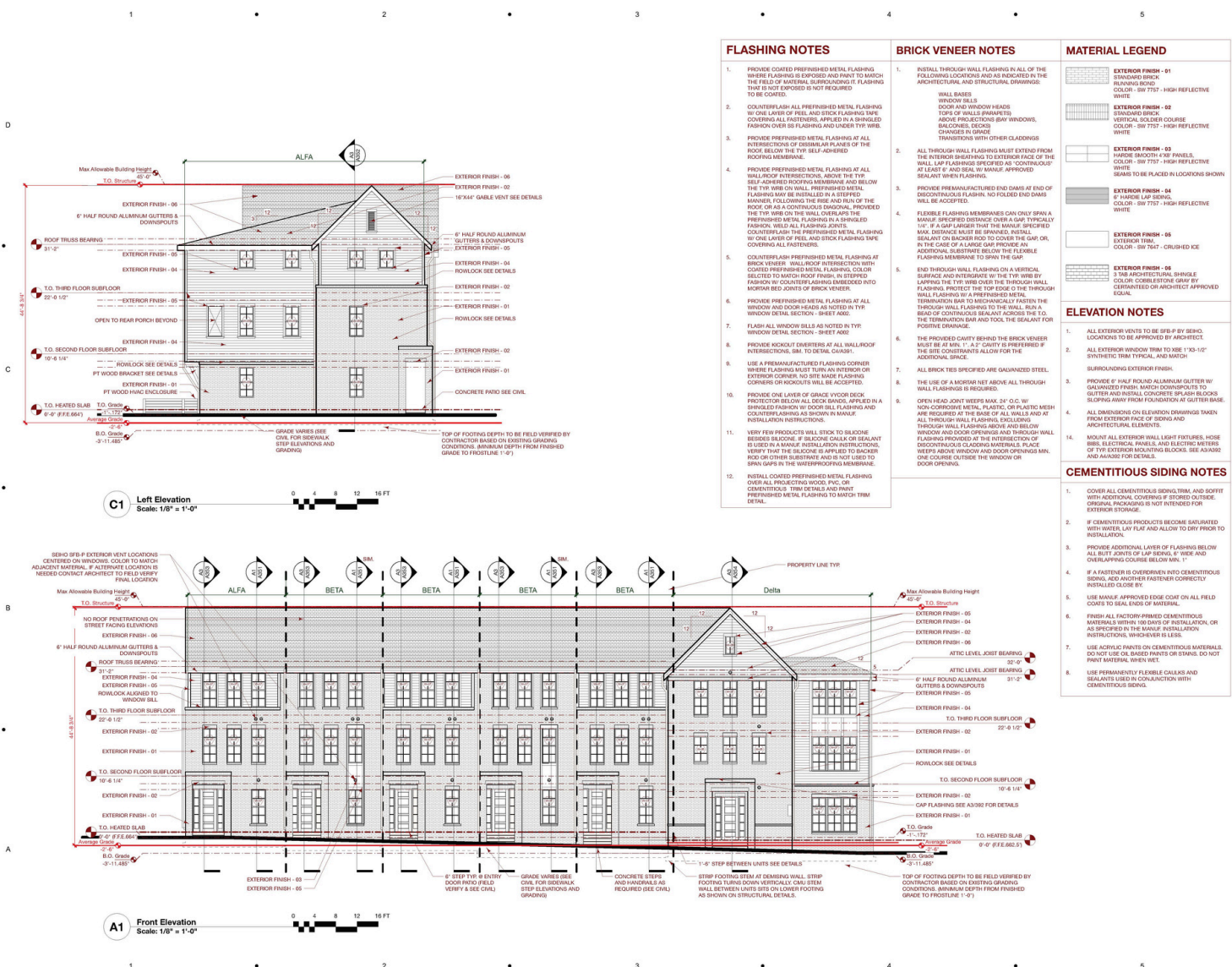
MICHAEL DONEY

Broker/REALTOR®

704.819.3944

mdoney@5pointsrealty.com

Development Opportunity in Historic West End



Cluck

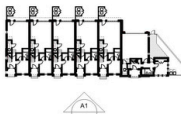
Cluck Design
1550 Elizabeth Avenue, Suite 200
Charlotte, NC 28204
704.405.5980
cluckdesign.com



ROZZELLE FERRY RD &
ZEBULON AVE
Charlotte, NC 28208

Prepared for: JUE PROPERTIES
ROZZELLE FERRY ROAD, SUITE A
CHARLOTTE, NC 28208

Mark	Date	Description
1	09/02/2021	FOR CONSTRUCTION



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Project Name: 2021 07 15, Rozzelle Ferry-Zebulon
CAD File Name: T1_CD (MASTER).dwg

Exterior Elevations

A201



MICHAEL DONEY
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2602 Rozzelles Ferry Road Charlotte NC 28208

Prime opportunity for residential development in popular West End location. This property is being sold with a complete set of civil, structural, and architectural plans for a 6-unit development. Architectural plans by Cluck Design – A well-known, local Charlotte firm and AIA North Carolina Architecture Firm of the Year winner. All of this means cutting-edge design, less time and money spent on planning, and a quicker path to construction. The site location is just outside of Uptown Charlotte and directly adjacent to the Stewart Creek Greenway trail which provides miles of enjoyable green space and also acts as a direct connector to Bank of America Stadium and Savona Food Works – Charlotte’s new food hall opening in 2027. This neighborhood is full of amenities and charm and is emerging as one of Charlotte’s premier live-work-play neighborhoods. If you are looking for a close-to-turn-key project, please contact Listing Agent for more information and to schedule a time to review all of the valuable plans that have been put together for this development.

AERIAL VIEW



ZONING UR-2(CD)



PROPERTY DETAILS



**2602 Rozzelles
Ferry Road
Charlotte NC
28208**



**Zoning
UR-2(CD)**



**Sale Price
\$950,000**



**Available
.526 Acres**



**Property Type
Residential
Land**

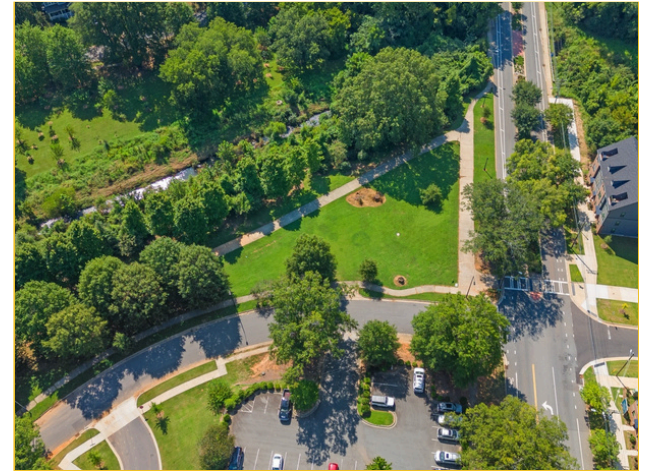


**Included
Civil
Structural
Architectural**

These boundaries



PROPERTY PHOTOS



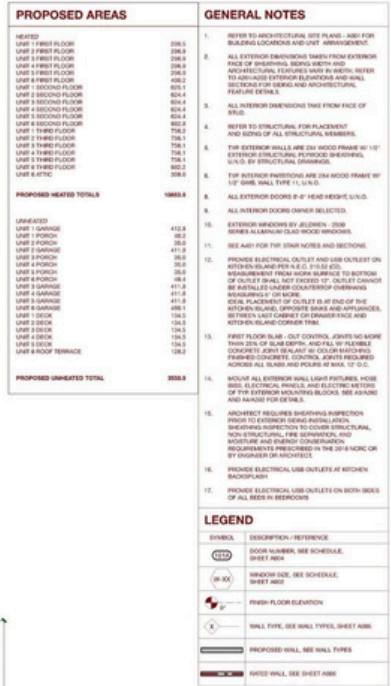
LOCAL HOTSPOTS



5

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Floor Plan - First & Second Floor

A101



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