



SITE FOR SALE

709 Louise Avenue

Charlotte, NC 28204 · Mixed-Use
Historic Elizabeth · Mecklenburg County

ASKING PRICE
\$990,000

BUILDING SF	LAND AREA	YEAR BUILT	ZONING	PRICE / SF
1,587 SF	0.196 AC	1930	N2-B	\$624/SF

Presented by **Jim Pryor, Managing Partner**

(704) 620-8745 · jim@ardorcre.com · www.ardorcre.com



Ardor Commercial Advisors is pleased to present 709 Louise Avenue, a 1,587-square-foot mixed-use building on a 0.196-acre lot in the heart of Historic Elizabeth — one of Charlotte's oldest, most walkable, and most sought-after urban neighborhoods. Positioned minutes from Uptown, Plaza Midwood, and the Elizabeth dining and retail corridor, the property offers a rare infill opportunity in a submarket where comparable inventory rarely trades.

The site's N2-B (Neighborhood 2) zoning supports moderate-to-high-intensity residential redevelopment — multi-family, townhome, and missing-middle housing — with select neighborhood commercial and institutional uses also permitted, giving a developer or investor real optionality on a scarce intown infill parcel. With a one-mile population that has grown 21.7% since 2020 and a one-mile median household income of \$97,760, the surrounding demand drivers are as strong as any in the city.

OFFERING SUMMARY

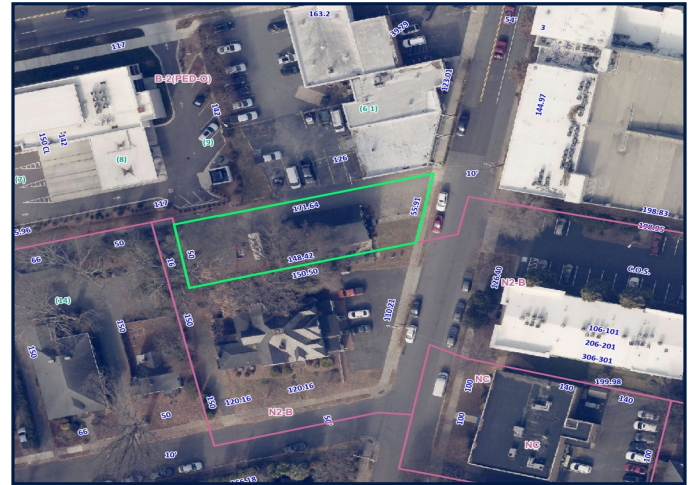
Asking Price	\$990,000
Price / SF	\$624/SF
Building Size	1,587 SF
Land Area	0.196 AC (8,494 SF)
Year Built	1930
Zoning	N2-B (Neighborhood 2)
Parcel ID (APN)	08021211
2025 Tax Assessment	\$844,600
ASKING PRICE	\$990,000

INVESTMENT HIGHLIGHTS

- Irreplaceable infill location in Historic Elizabeth, steps from the Elizabeth dining corridor, Plaza Midwood, and Uptown Charlotte.
- N2-B (Neighborhood 2) zoning supports multi-family, townhome, and missing-middle residential redevelopment, plus select neighborhood commercial — strong optionality for an infill developer or investor.
- Affluent, densifying trade area: \$97,760 median household income within one mile and a 1-mile population up 21.7% since 2020.
- Robust daytime economy with 31,273 employees inside one mile, supporting retail, service, and office tenancy.
- Versatile 1,587 SF improvement on a 0.196-acre lot — a manageable basis for an intown infill redevelopment in a supply-constrained corridor.
- Minimal flood and fire risk (First Street Factor 1/10) with a clean 2025 assessment of \$844,600.

PROPERTY DETAILS

Address	709 Louise Avenue, Charlotte, NC 28204
Property Type	Mixed-Use
Building Size	1,587 SF
Number of Buildings	1
Land Area	0.196 Acres (8,494 SF)
Year Built	1930
Zoning	N2-B — Neighborhood 2
Parcel ID (APN)	08021211
Opportunity Zone	No
Parking	On-Site + Street
Flood Risk	Minimal (1/10)
Fire Risk	Minimal (1/10)



ZONING & USE

The property is zoned N2-B (Neighborhood 2) under the Charlotte Unified Development Ordinance. The Neighborhood 2 districts accommodate moderate-to-high-intensity residential development — primarily multi-family (attached and stacked) dwellings, with single-family, duplex, triplex, and quadraplex dwellings also permitted, subject to N1-E standards or as part of a multi-dwelling development. Select nonresidential uses such as neighborhood commercial, educational, and institutional uses are also allowed, and the district commonly serves as a transition between lower-intensity neighborhoods and higher-intensity mixed-use centers. Buyer to independently verify all use rights, the status of any existing nonconforming use, and development standards with the City of Charlotte.

Generally permitted under N2-B (subject to UDO standards; buyer to verify with City of Charlotte):

- Multi-Family
- Single-Family
- Duplex / Triplex
- Quadraplex
- Townhomes
- Neighborhood Commercial
- Institutional (select)

2025 TAX ASSESSMENT

\$844,600

ASSESSED LAND

\$764,500

ASSESSED IMPROVEMENTS

\$78,900

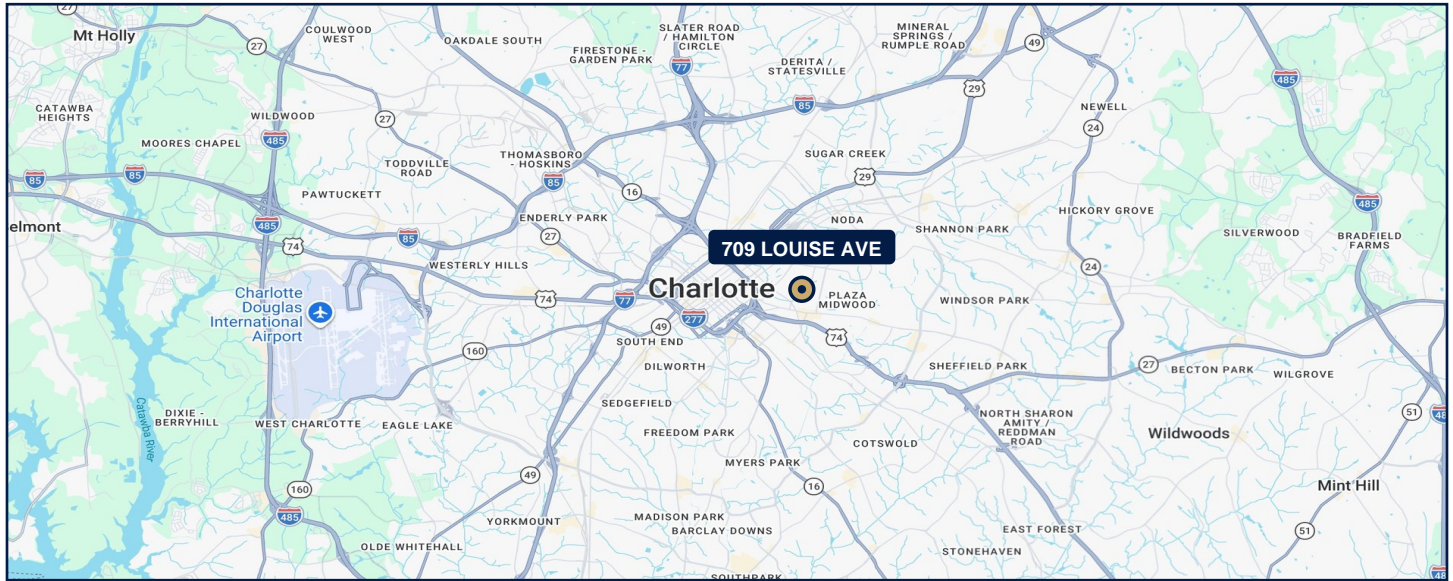
FLOOD RISK

Minimal

FIRE RISK

Minimal

Based on publicly available mapping, the site appears to carry low flood and fire risk; buyer to verify all risk metrics (e.g., FEMA, First Street Foundation) independently.



TRADE AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population (2024)	35,113	180,834	395,321
Population Growth (2020-24)	+21.7%	+6.9%	+2.8%
Median Household Income	\$97,760	\$87,698	\$77,422
Total Employees	31,273	151,585	318,491
Median Age	34.3	33.6	34.0
Owner-Occupied Homes	7,930	36,248	77,513
Renter Households	11,327	50,428	96,438

Source: ESRI / U.S. Census Bureau · estimated current-year figures

THE NEIGHBORHOOD

Historic Elizabeth is among Charlotte's most established intown neighborhoods — tree-lined, highly walkable, and anchored by the Elizabeth Avenue and 7th Street retail and dining corridor. The area benefits from proximity to Uptown employment, Novant Presbyterian Medical Center, Central Piedmont Community College, and the LYNX Gold Line streetcar. Rapid intown densification and an affluent, growing residential base continue to drive demand for well-located mixed-use product.

Jim Pryor

Managing Partner · Ardor Commercial Advisors, LLC

Phone (704) 620-8745

Email jim@ardorcre.com

Web www.ardorcre.com

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COMMERCIAL ADVISORS

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