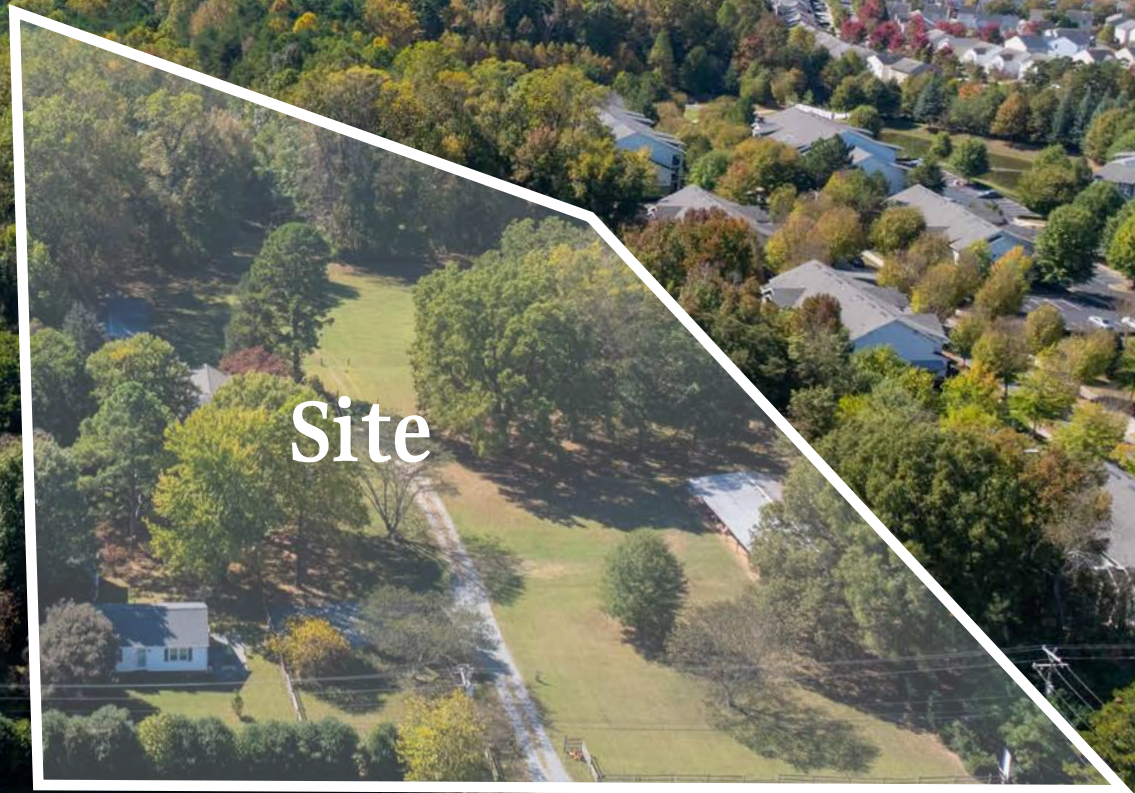




Reames Road Assemblage

Charlotte, North Carolina 28216



Available for Sale

+/- 4.34 AC Land

Property Overview

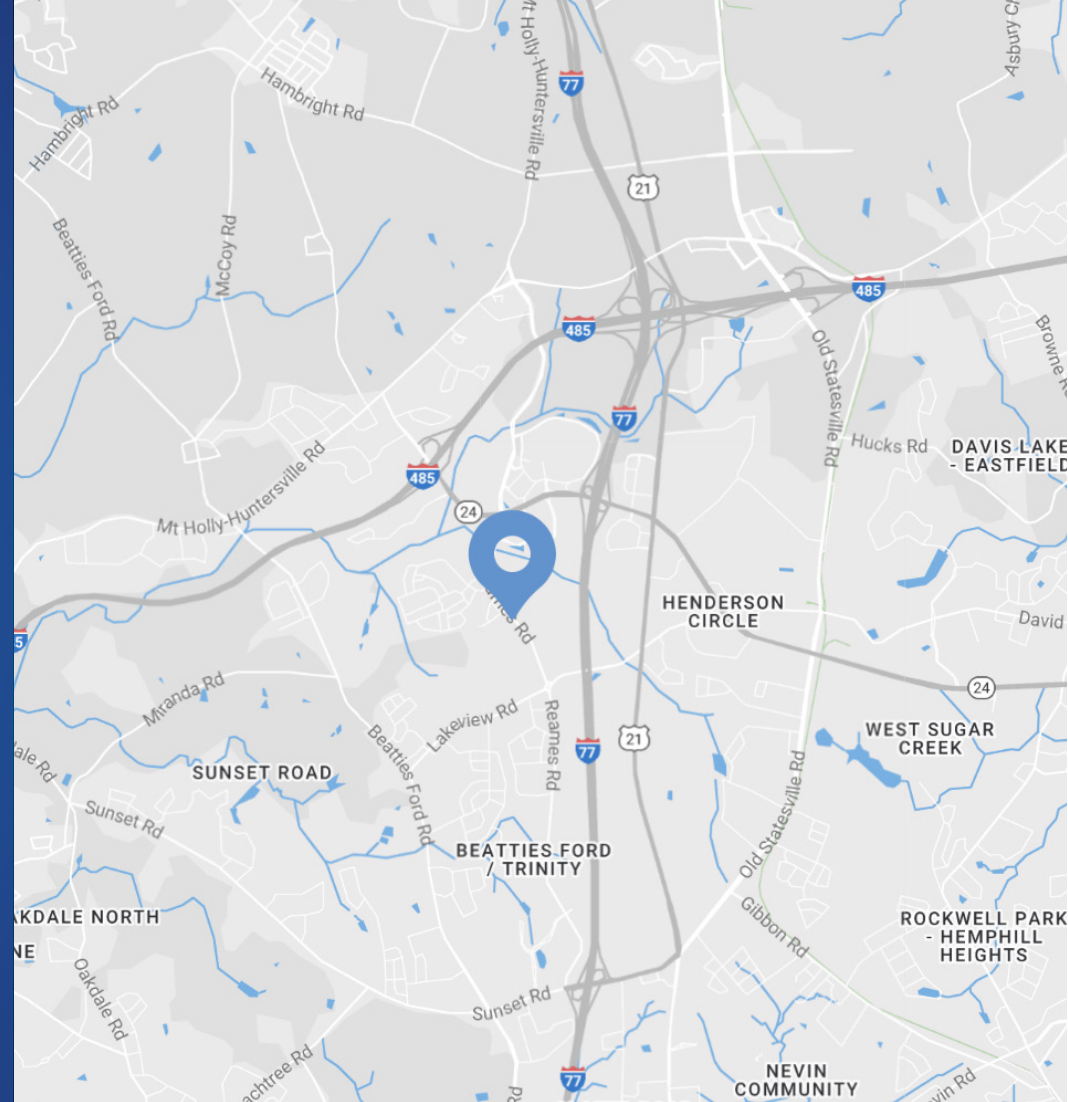
Reames Road Assemblage Available for Sale

Four contiguous parcels totaling approximately ±4.34 acres in northwest Charlotte's rapidly growing 28216 corridor. The site presents a strong opportunity for cottage court or multifamily residential development, supported by surrounding growth and increasing housing demand throughout the area. Conceptual plans demonstrate the flexibility of the site for a variety of residential development approaches.

The property is served by water and sewer, surrounded by successful multifamily communities, and positioned near retail, dining, and major commuter routes. Ownership is open to rezoning, offering flexibility for developers pursuing cottage court, multifamily, or mixed-density residential concepts. An outstanding opportunity for builders and developers seeking a ready-to-entitle site in one of Charlotte's strongest growth corridors.

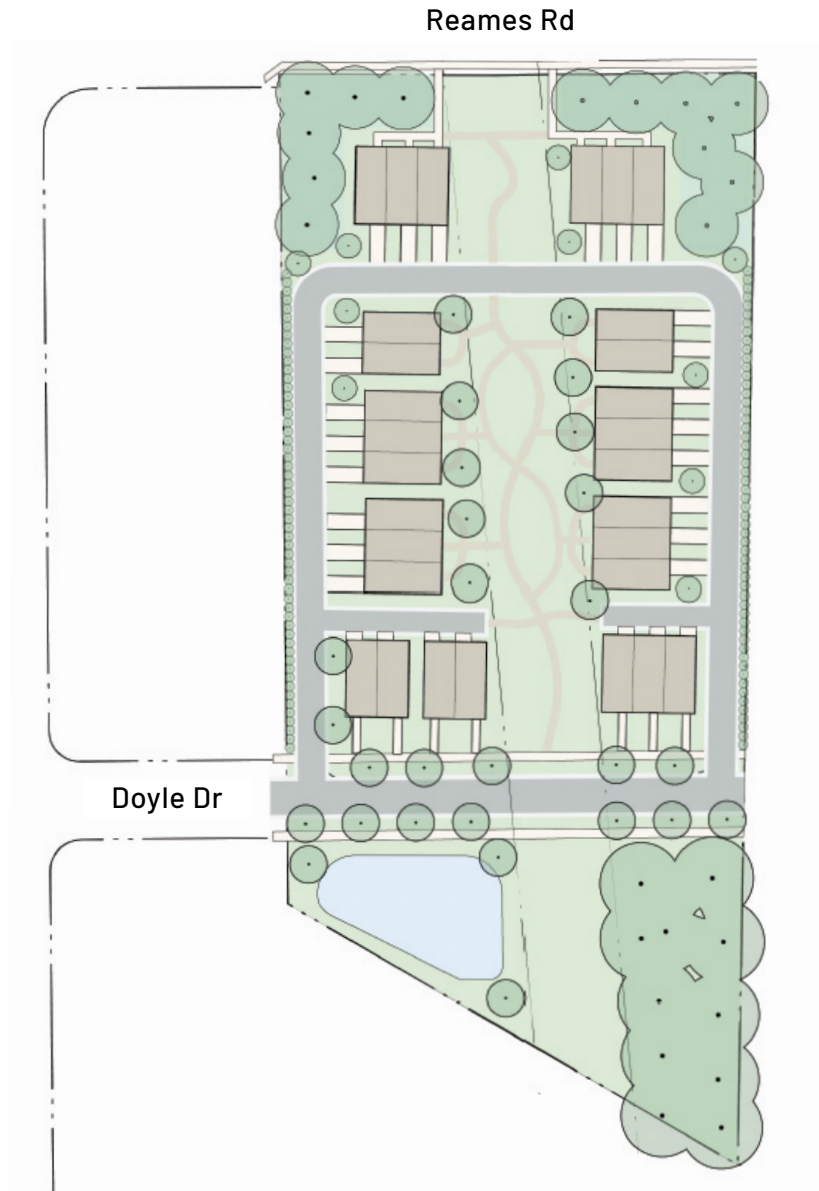
Property Details

Address	9009, 9021, 9017, 9019, Reames Rd Charlotte, NC 28216
Availability	+/- 4.34 AC Site Available for Sale
Parcel IDs	02514101, 02514102, 02514103, 02514104
Zoning	N1-A
Traffic Counts	Reames Rd 17,500 VPD
Sale Price	Call for Details



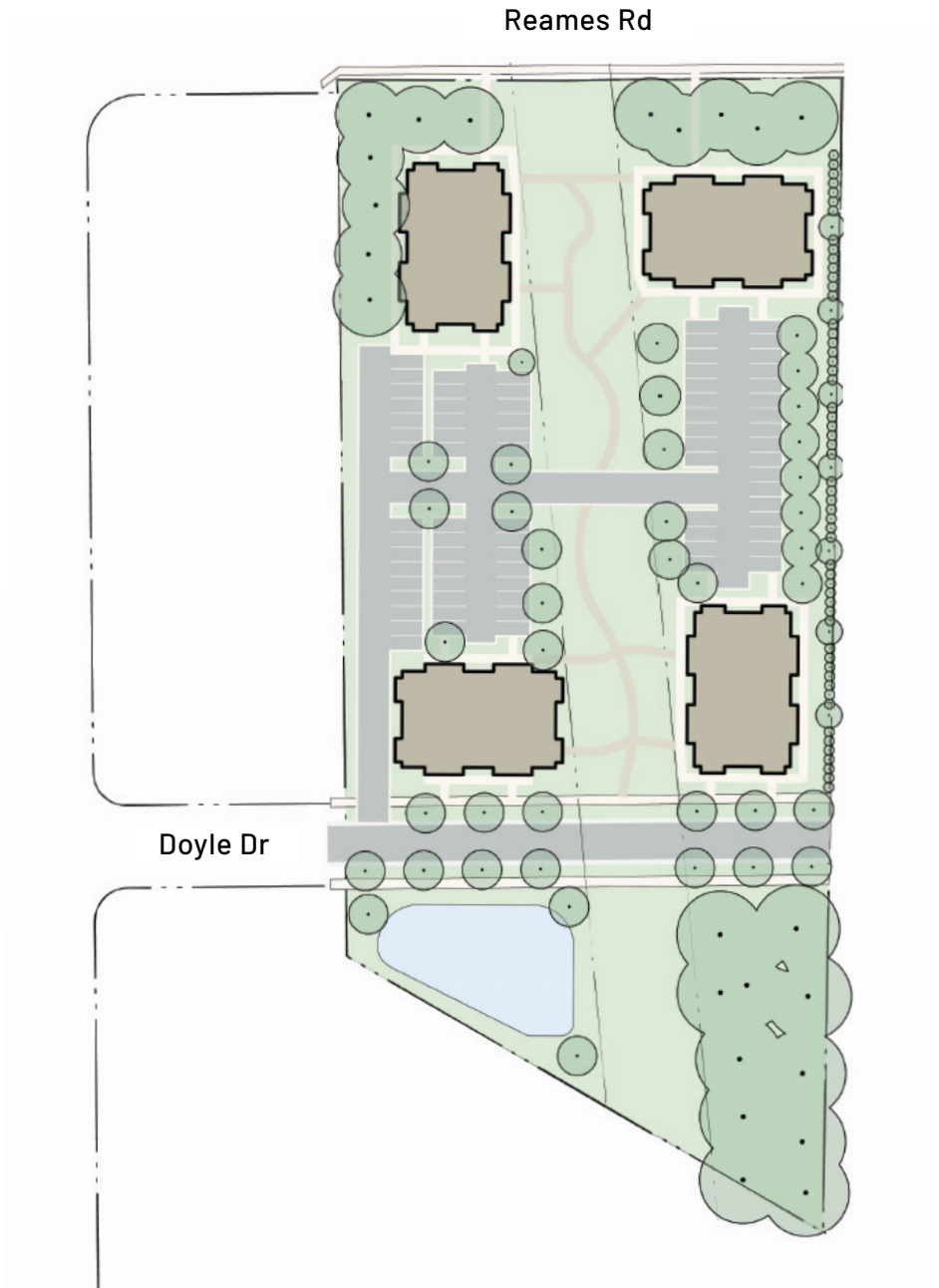
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	10,785	50,149	145,034
Avg. Household Income	\$86,946	\$100,321	\$107,778
Median Household Income	\$69,436	\$79,721	\$82,004
Households	4,825	19,392	57,204
Daytime Employees	7,491	27,603	64,473



Site Development Data

Acreage	+/- 4.34 AC
Tax Parcels	02514101, 02514102, 02514103, 02514104
Conceptual Type	Townhome
Base Zoning	N1-A
Dwelling Units	29
Unit Footprint	20' x 50'



Site Development Data

Acreage	+/- 4.34 AC
Tax Parcels	02514101, 02514102, 02514103, 02514104
Conceptual Type	Multi-Family Option
Base Zoning	N2-B
Building Size	60' x 100'
Dwelling Units	32-36 (2-Bedroom)
Parking Spaces	75
Parking Ratio	2.34 (32) 2.08 (36)



Highland Park at Northlake
240 Multifamily Units

Doyle Dr

Finn Hall Ave

Reames Rd

17,500 VPD

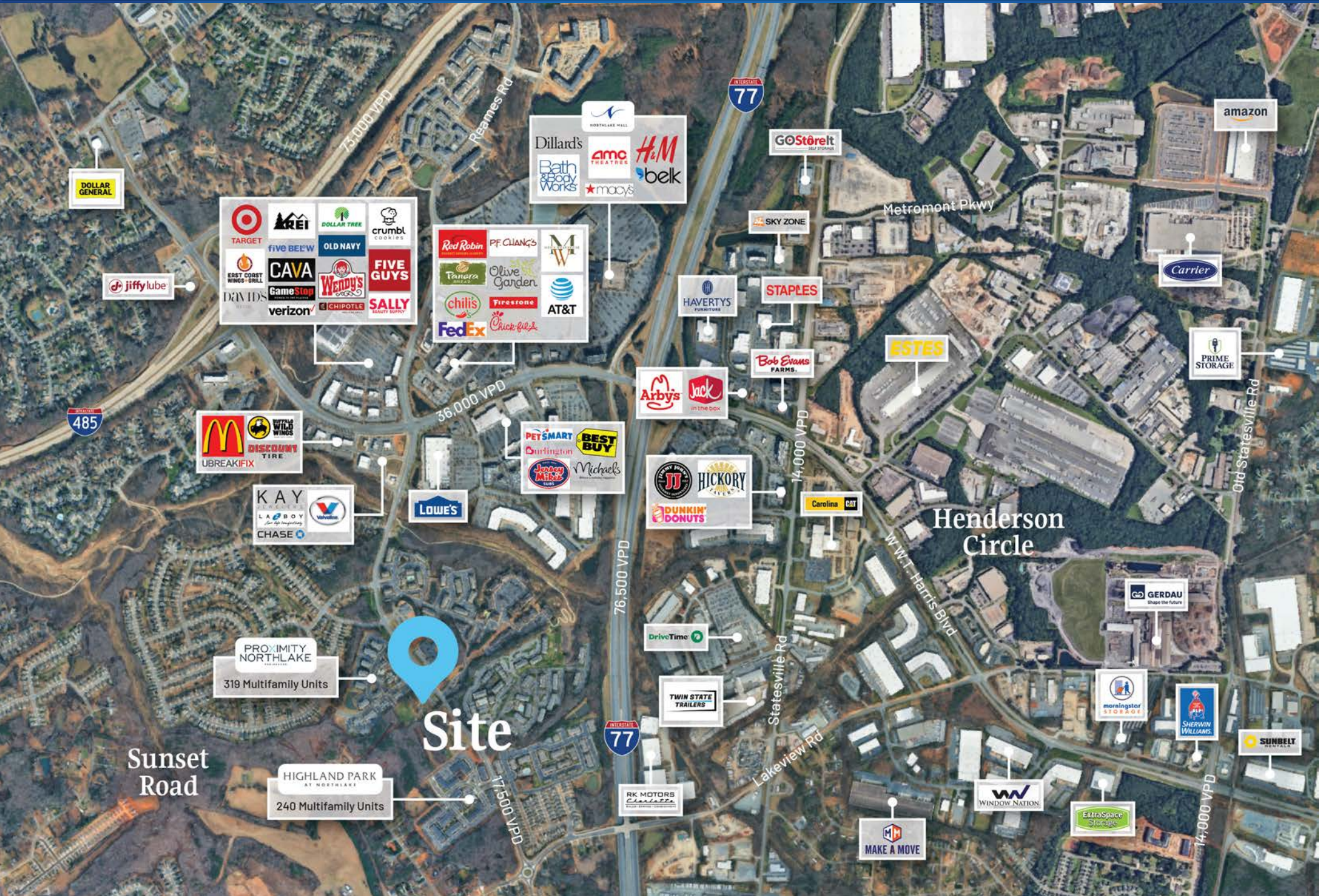
+/- 1.563 AC
02514101

+/- 1.0 AC
02514102

+/- 0.66 AC
02514103

+/- 0.603 AC
02514104

Market Overview





PROXIMITY
NORTHLAKE
RESIDENCES
319 Multifamily Units

HIGHLAND PARK
AT NORTHLAKE
240 Multifamily Units

Site

Contact for Details

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Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.