



LAND FOR SALE

CORNER OF VANCE DAVIS DRIVE
AND OLD STATESVILLE ROAD
I-485, EXIT 23
CHARLOTTE, NC
28269

FEATURES

27.83 combined acres
parcel a - 11.5337 acres
parbel b - 16.2946 acres

ZONING

BP, business park

RATE

parcel a - \$4,036,795
parcel b - \$4,481,015



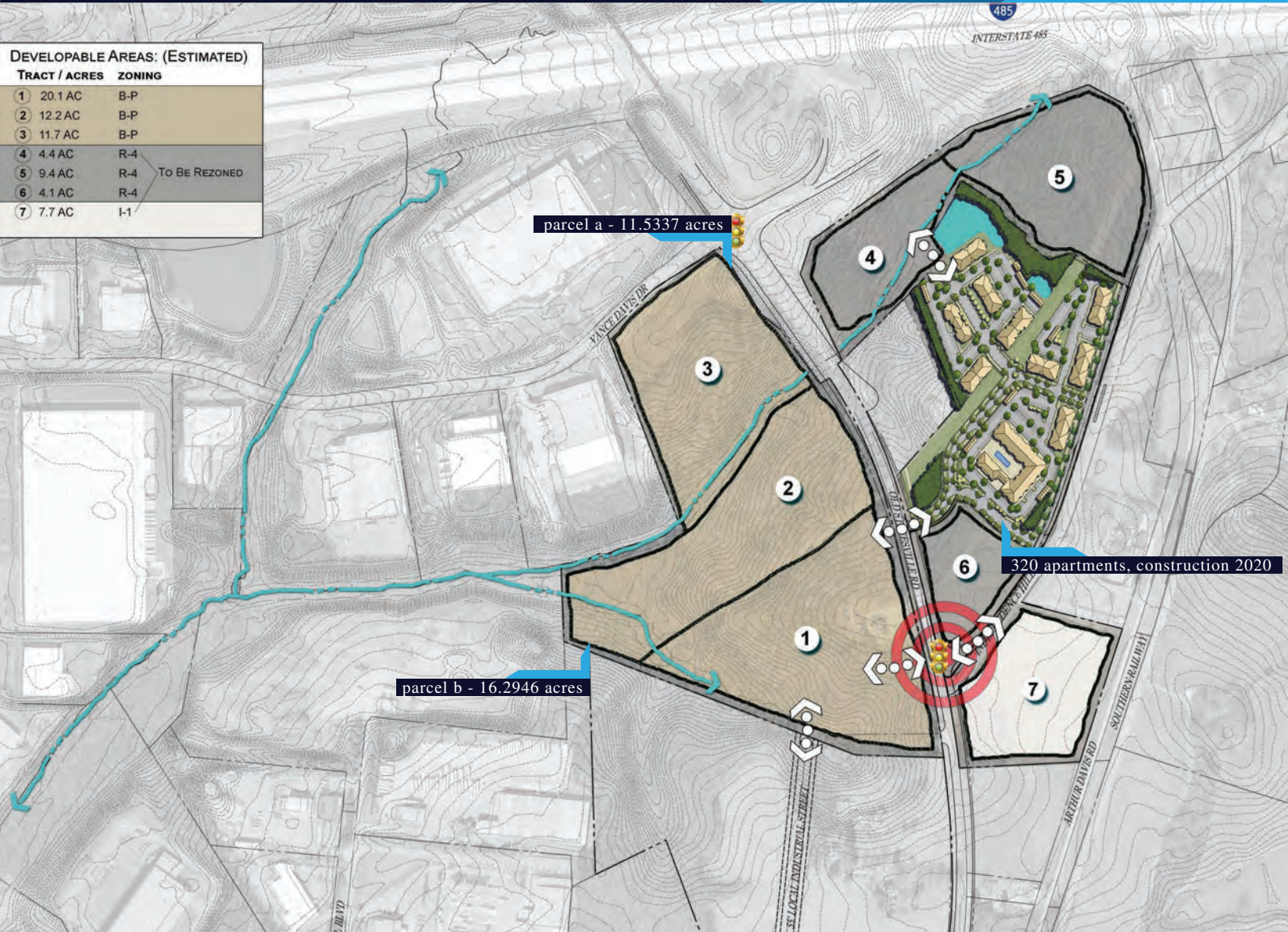


hotel, restaurant, fast food, convenience store

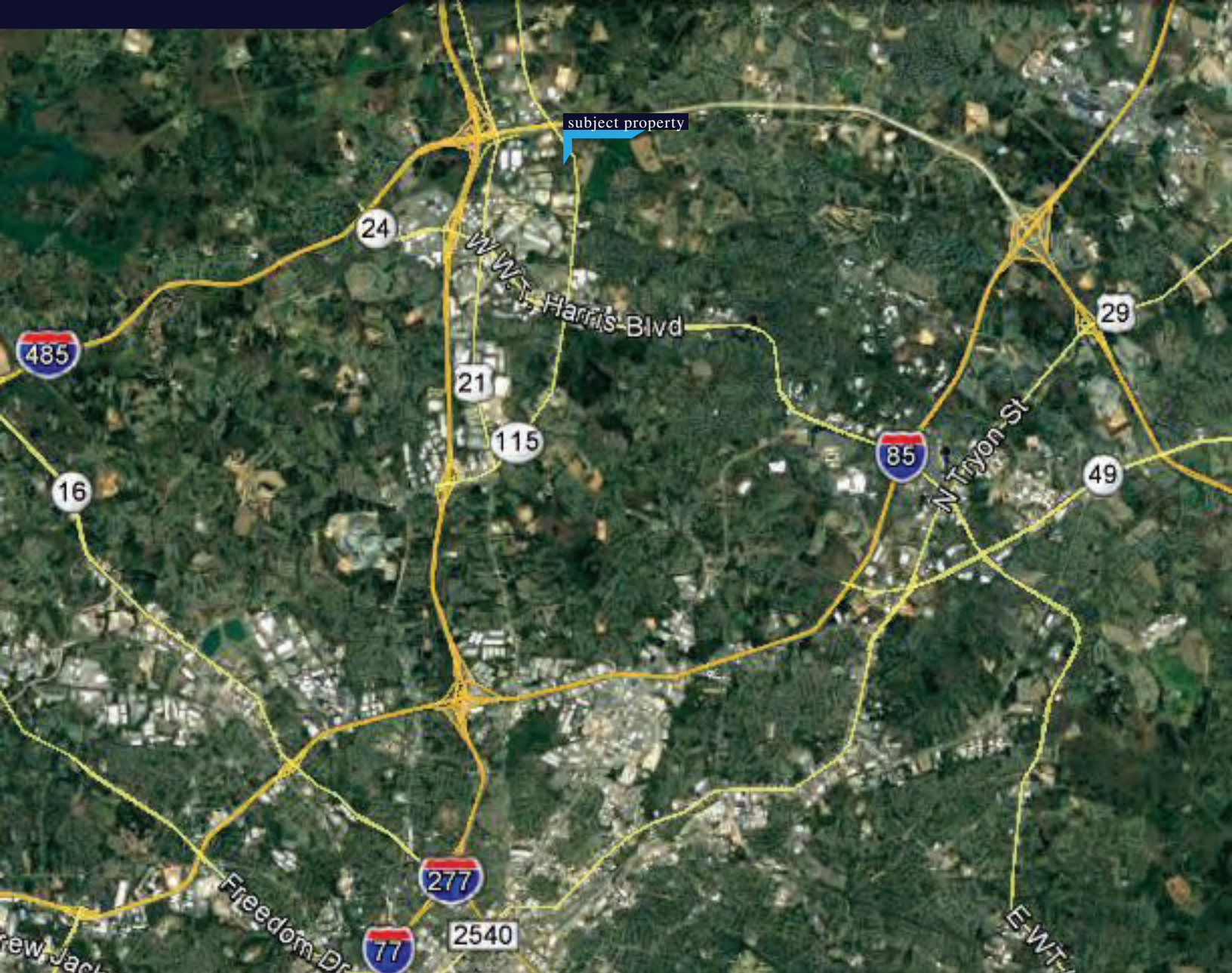
corporate office building

DEVELOPABLE AREAS: (ESTIMATED)

TRACT / ACRES	ZONING
1 20.1 AC	B-P
2 12.2 AC	B-P
3 11.7 AC	B-P
4 4.4 AC	R-4
5 9.4 AC	R-4 To Be REZONED
6 4.1 AC	R-4
7 7.7 AC	I-1



PARCEL PLAN + POTENTIAL USES



Site is centrally located in northern Mecklenburg County with easy access to the following:

- Charlotte Douglas International Airport · 20 minutes
- Concord Regional Airport · 12 minutes
- Charlotte Central Business District · 15 minutes
- Northlake Mall · 5 minutes
- Concord Mills Mall · 10 minutes
- Lake Norman · 15 minutes
- Interstate 77 · 1 minute
- Interstate 85 · 7 minutes



LET'S CONNECT

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