

NoDa ASSEMBLAGE

CORNER OF NORTH BREVARD & CHARLES AVENUE | CHARLOTTE, NC 28205

AVAILABLE URBAN INFILL | ASSEMBLAGE FOR SALE

YARDS AT NODA
APARTMENTS
182 UNITS



HIGHLAND MILL LOFTS
166 UNITS



LYNX LIGHT RAIL STATION

SITE

CAMDEN NODA
390 UNITS

7,000 SF GROUND FLOOR RETAIL
10,000 SF AMENITY SPACE
Q1 2020 DELIVERY

CHADBOURN MILL DEVELOPMENT
500 MULTI-FAMILY
40,000 SF CREATIVE OFFICE
2,987 SF RESTAURANT/RETAIL



2,800 VPD

19,500 VPD

10,000 VPD

27th St

N Brevard St

N Brevard St

Faison Ave

E 33rd St

N Davidson St

Charles Ave

Jordan Pl

Jordan Pl

E 28th St

E 32nd St

Yadkin Ave

Yadkin Ave

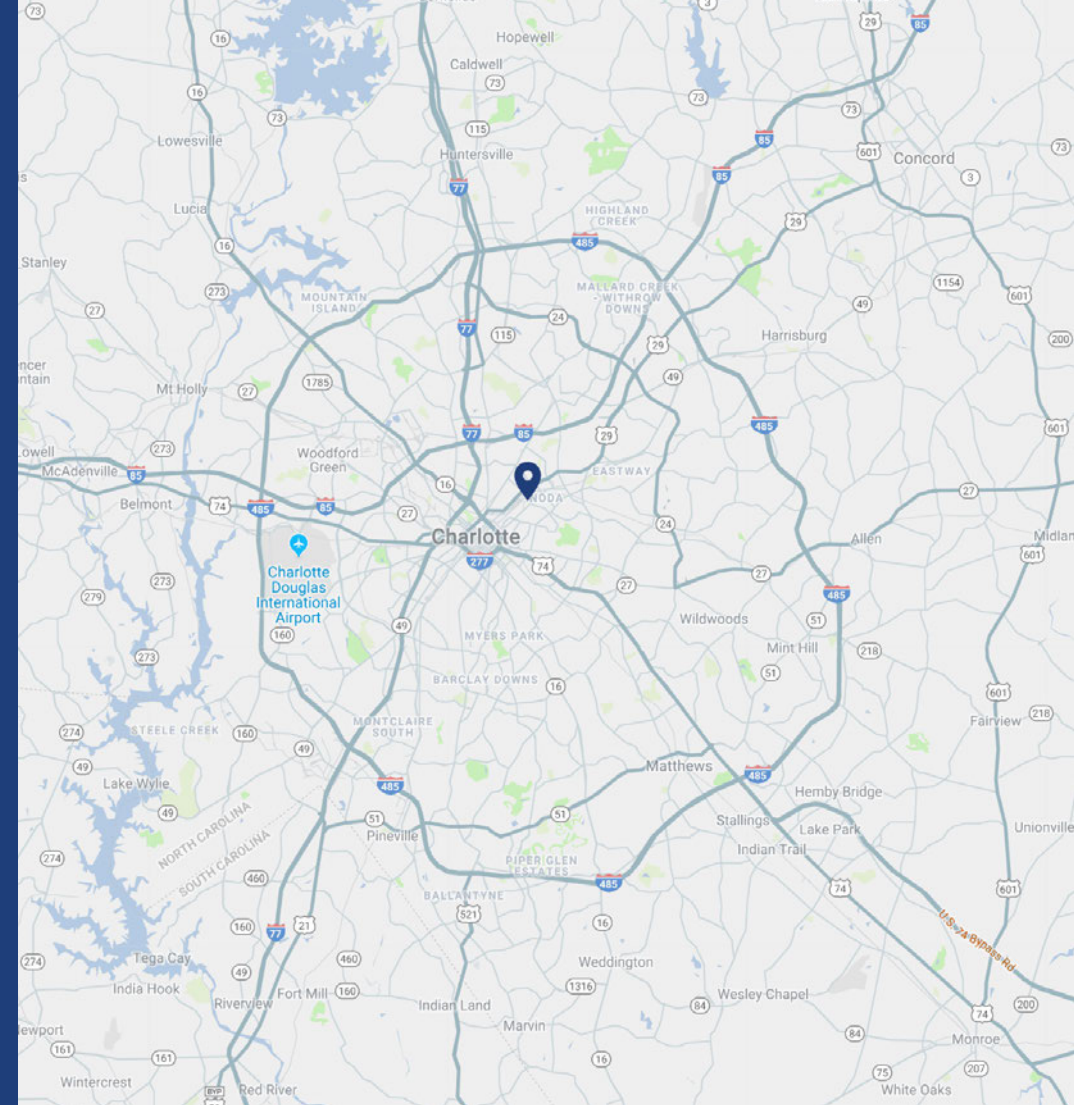
PROPERTY OVERVIEW

NoDa ASSEMBLAGE

Excellent multi-family or mixed-use development site located on the corner of North Brevard Street and Charles Avenue in historic North Davidson, the arts district of Charlotte, known by locals as 'NoDa.' It is easily accessible by the planned Lynx Light Rail Blue Line Extension and is conveniently located in close proximity to I-77, I-277 and Uptown Charlotte.

PROPERTY DETAILS

Address	Corner of North Brevard & Charles Avenue Charlotte, NC 28205
Use	Urban Infill for Multi-Family or Mixed-Use
Acreage	+/- 1.67 AC Available for Sale
Zoning	I-2, R-22
Parcel IDs	08306803 08306804 08306805 08306806 08306807 08306822
Pricing	Call for Pricing Details



NEARBY DEVELOPMENT PROJECTS

- **Chadbourn Mill**
- Mixed-use development located near the 25th Street light rail stop. The project includes 40,000 SF of creative office, +/- 2,987 SF restaurant/retail space and 500 multi-family units.
- **Novel NoDa**
- Recently completed 344-unit apartment community at the 36th Street light rail stop. The project will also include up to 7,500 square feet of street-level retail.
- **Camden NoDa**
- Located at the northwest corner of North Davidson Street and Jordan Place, the 3.7-Acre project includes 390 multi-family units, 7,000 SF of ground floor retail and 10,000 SF of amenity space.

DEMOGRAPHICS

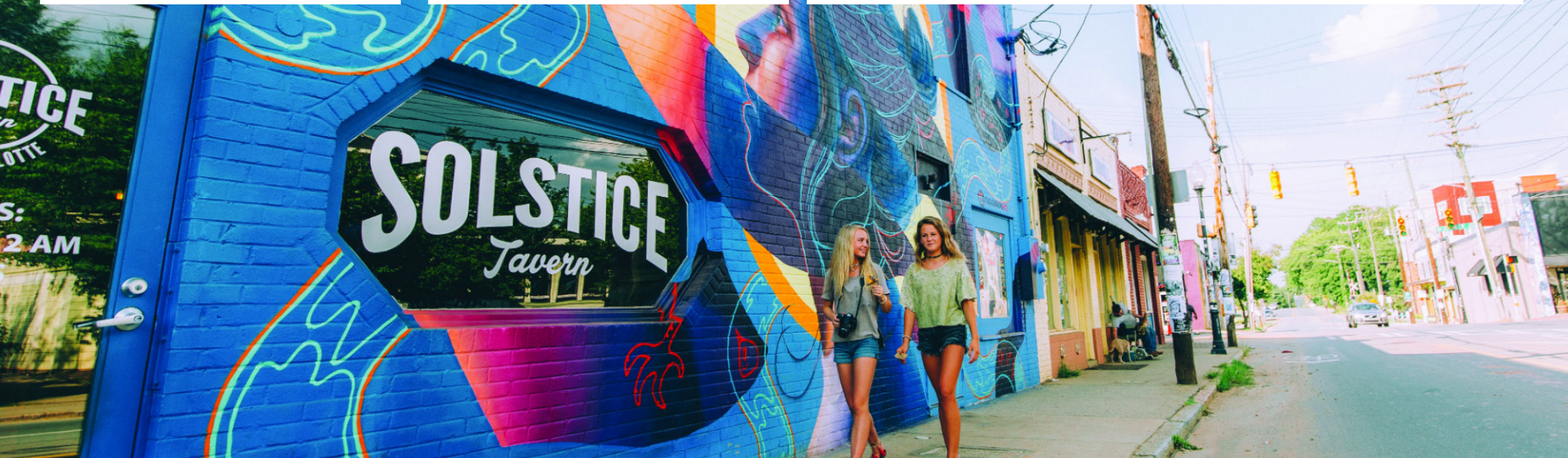
RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	10,113	111,053	270,128
Avg. Household Income	\$70,146	\$86,591	\$83,159
Median Household Income	\$44,249	\$53,042	\$50,459
Households	4,447	48,878	111,988
Daytime Employees	5,536	114,502	201,313

MARKET OVERVIEW

NoDa CHARLOTTE, NC

Known as the arts district of Charlotte, NoDa offers an array of galleries and art crawls. It is a hub for entertainment with several music venues and numerous restaurants, breweries and retail shops. In recent years, the area has seen growth as a residential neighborhood as well with many single family home renovations and mixed-use projects underway.

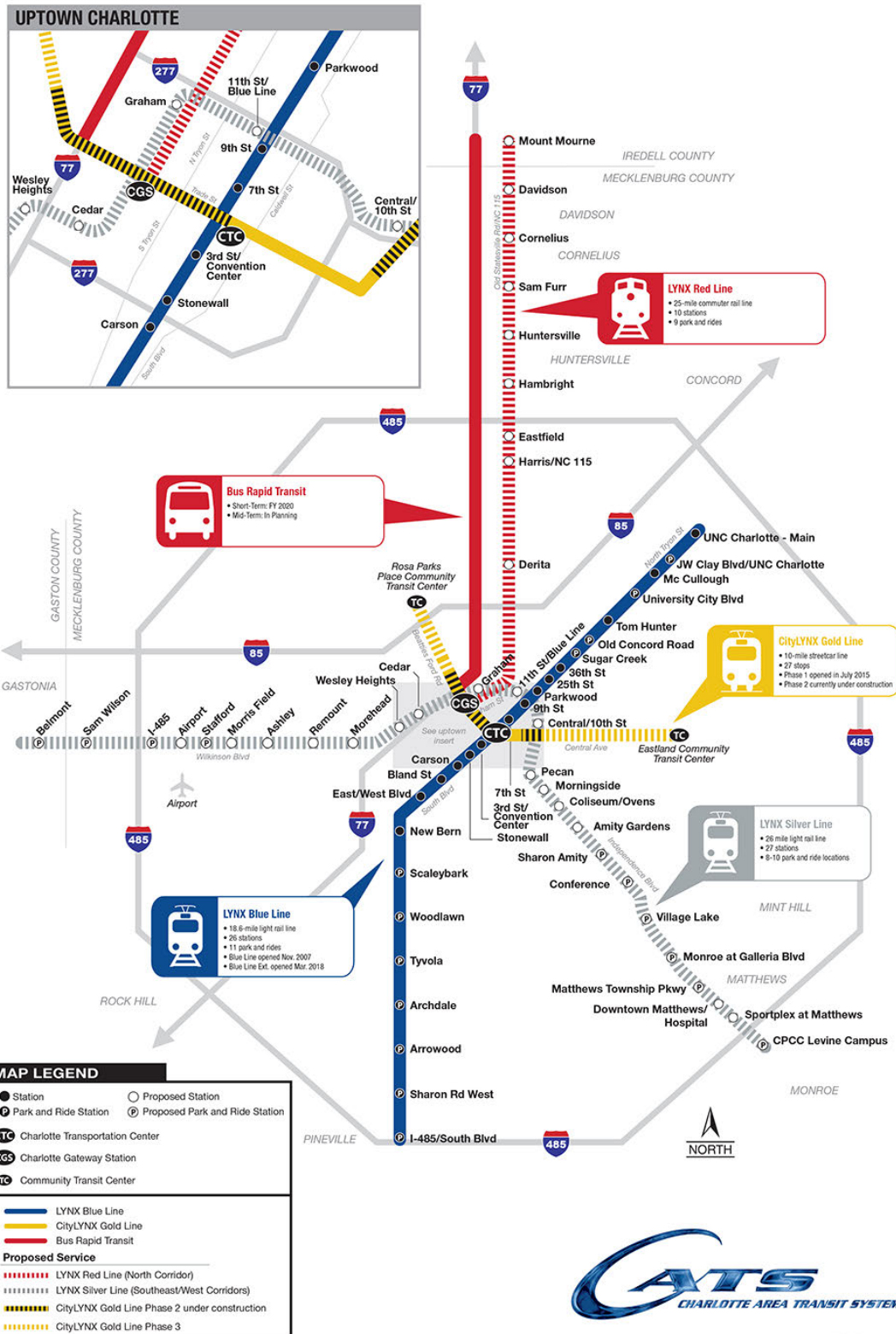
www.noda.org



MARKET OVERVIEW



LYNX RAPID TRANSIT SYSTEM MAP



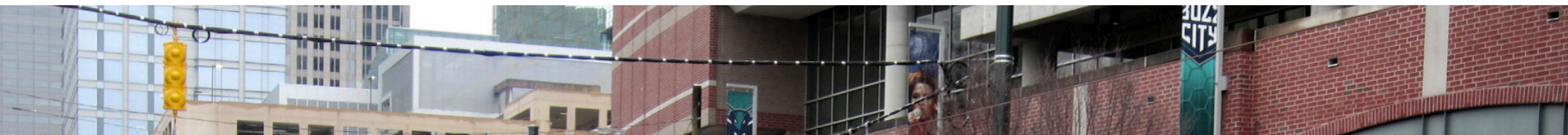
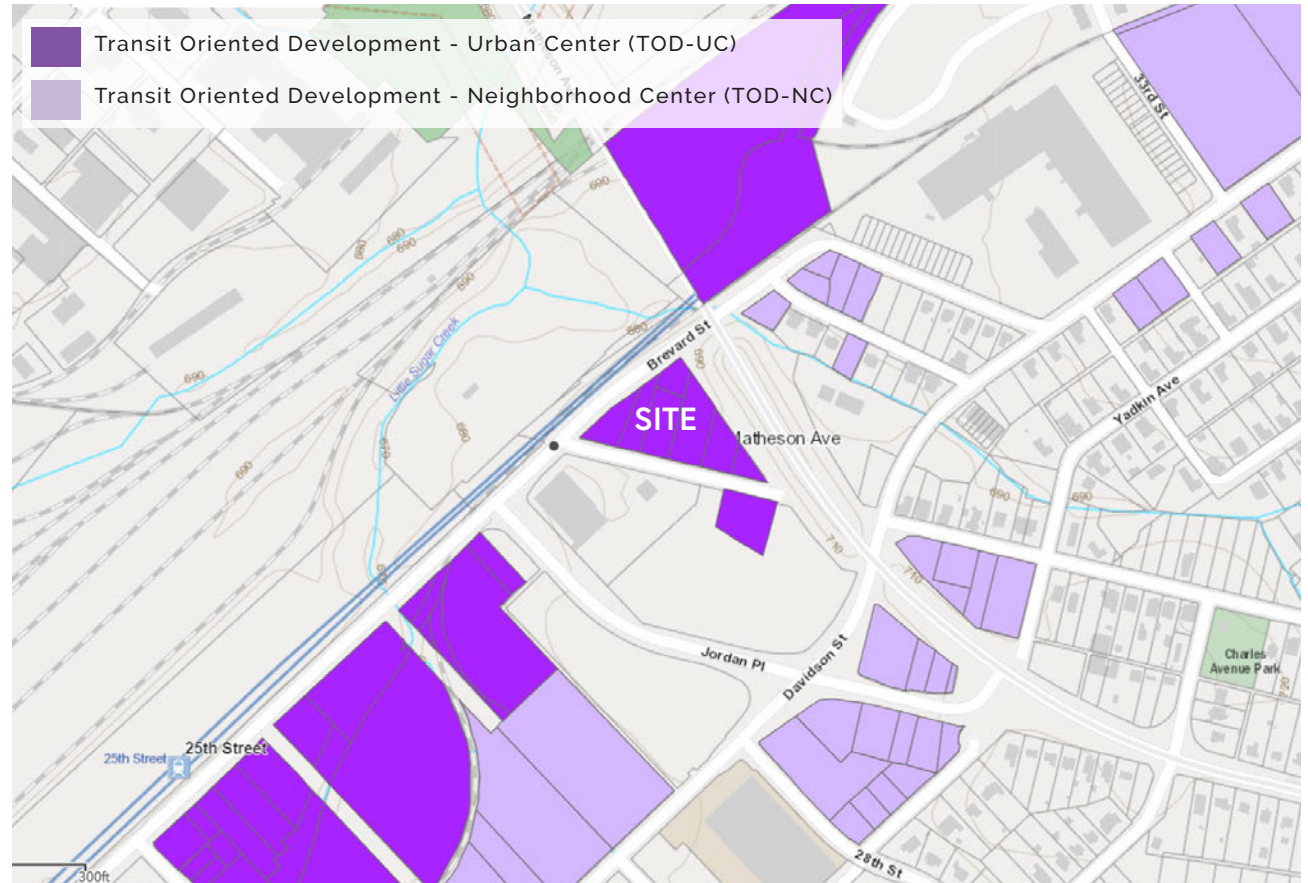
WHY REZONING?

Transit station areas, typically land within a one-mile walking distance of a station, should be developed as moderate to high-intensity compact, mixed-use vibrant urban neighborhoods where people can live, work, shop, dine, and pursue cultural and recreational opportunities utilizing a range of mobility choices. Transit station areas should have a robust network of streets, sidewalks, and bicycle paths, providing safe and convenient access to transit stations.

The goal of the TOD Alignment Rezoning effort is to ensure that properties in transit station areas that are recommended for transit oriented development by an adopted area plan have the appropriate zoning to align with adopted area plan policies, or the vision for the area. The most appropriate zoning is usually one of the Transit Oriented Development (TOD) zoning districts.

The purpose of the TOD Alignment Rezoning effort is to build on the foundation of adopted City policies and implement area plan recommendations through the Zoning Ordinance. This requires changing the zoning of many properties along the Blue Line light rail corridor to a Transit Oriented Development zoning district. Any changes to existing zoning will be implemented in a transparent public process that will include informational meetings, conversations with property owners, neighborhoods, and other interested parties, public hearings, and a final decision by the Charlotte City Council.

The 2019 TOD Alignment Rezoning initiative will rezone over 1,900 parcels on the Blue Line light rail corridor that have a recommended future land use of transit oriented development in an adopted transit station area plan.





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