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THE NICHOLS COMPANY
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1204 Central Avenue, Suite 201
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Land Available For Sale
401 E. 15th Street

Charlotte, NC 2820

PROPERTY OVERVIEW

ABOUT

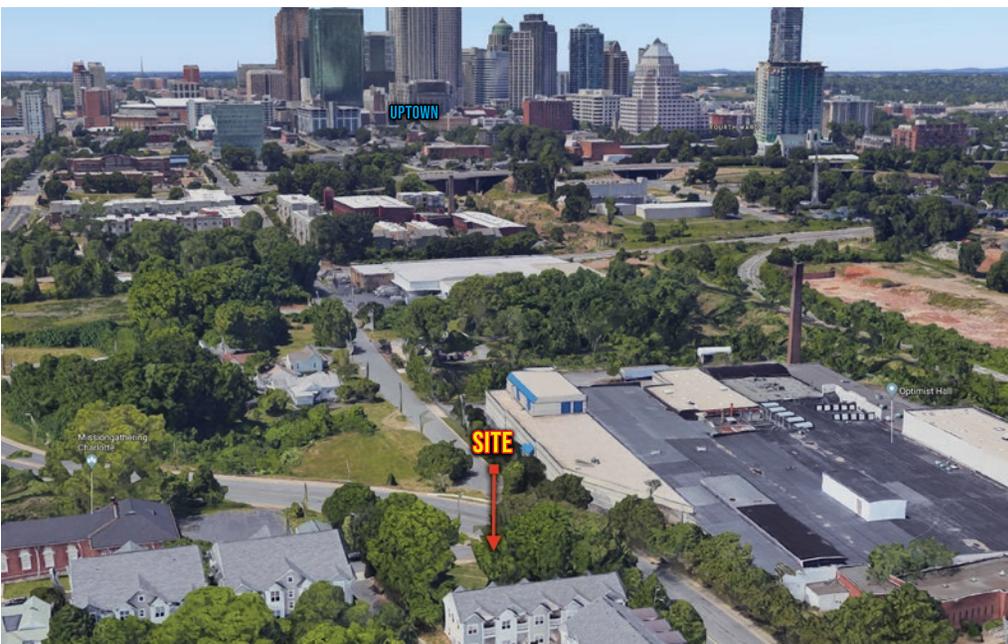
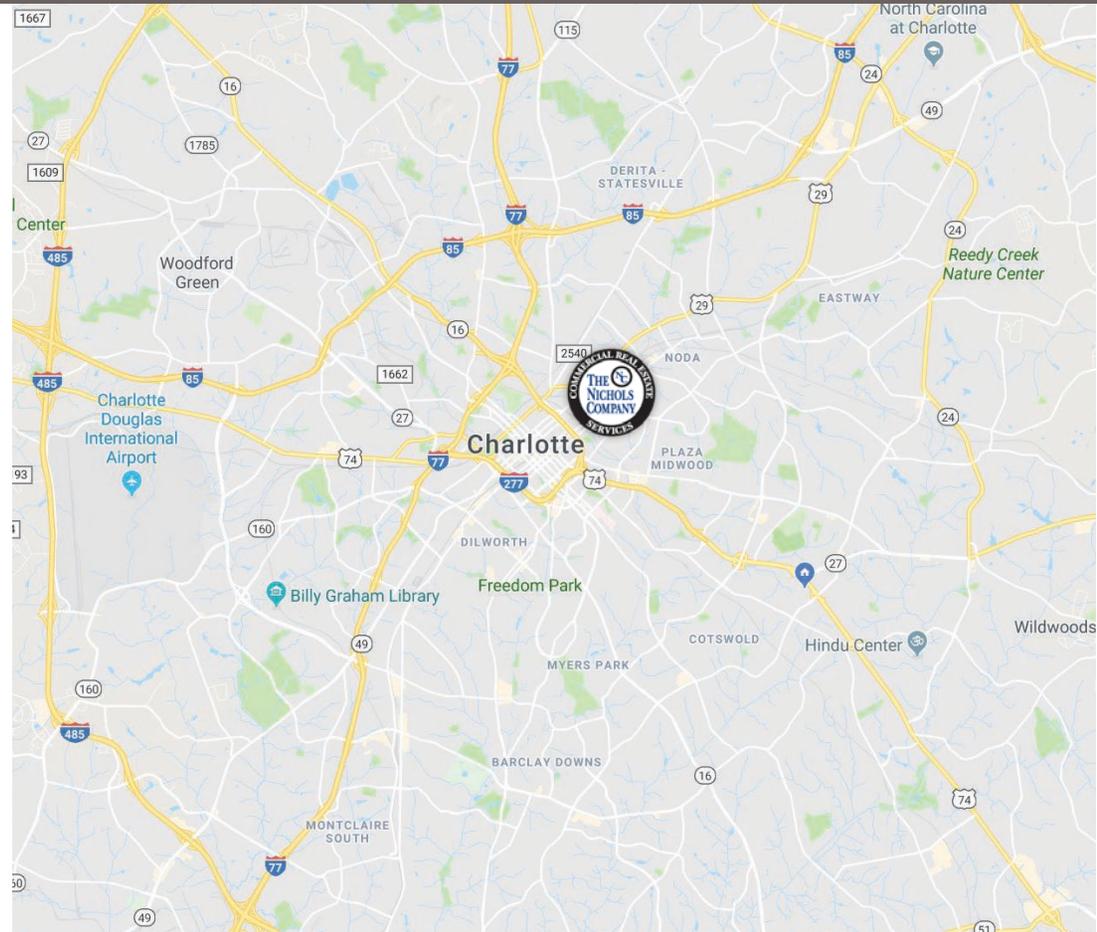
+/- 9,032 SF lot located in a pedestrian friendly area only 1,100 FT from the LYNX Blue Line's Parkwood stop in the Optimist Park neighborhood. Transit-oriented mixed-use district supports high density residential.

PROPERTY DETAILS

- +/- 0.21 AC | 9,032 SF Land For Sale
- Parcel #: 081-061-01
- Zoning: TOD-CC
- Price: \$425,000

PROPERTY FEATURES

- Located in upcoming Optimist Park neighborhood
- High density residential development
- Located near LYNX Blue Line's Parkwood stop



Demographics	1 Mile	3 Miles	5 Miles
Total Population	13,718	111,329	270,578
Median HH Income	\$79,188	\$86,094	\$76,105
Total Households	6,604	49,903	111,614
Traffic Counts: E. 5th Street 1,500 VPD, Parkwood Ave 15,000 VPD			



**WARP & WEFT
MULTI-FAMILY DEVELOPMENT
(280 UNITS)**

**PARKWOOD STATION
MULTI-FAMILY DEVELOPMENT
(309 UNITS)**

**OPTIMIST HALL
DEVELOPMENT**



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