

DEVELOPMENT OPPORTUNITY

CORNER OF BEAM RD & SHOPTON RD | CHARLOTTE, NC 28217



 cottonwood

RESERVE

352 Apartment Units

CITRA
LUXURY APARTMENTS

274 Apartment Units

SHOPTON RD

BEAM RD

CONTACT FOR DETAILS

LAUREN BREMER

(980) 226-6911

Lauren@TheNicholsCompany.com

TRACY EFIRD

(704) 373-9797

Tracy@TheNicholsCompany.com

Available for Sale

+/- 2.01 AC DEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

BEAM RD LAND

+ - 2.01 AC development opportunity in southwest Charlotte. Zoned R-3, this is a great purchase opportunity surrounded by multi-family and single family communities only a few minutes from the Charlotte Douglas International Airport.

PROPERTY DETAILS

Parcel IDs 14324107, 14324105

Acreage +/- 2.01 AC Available for Sale

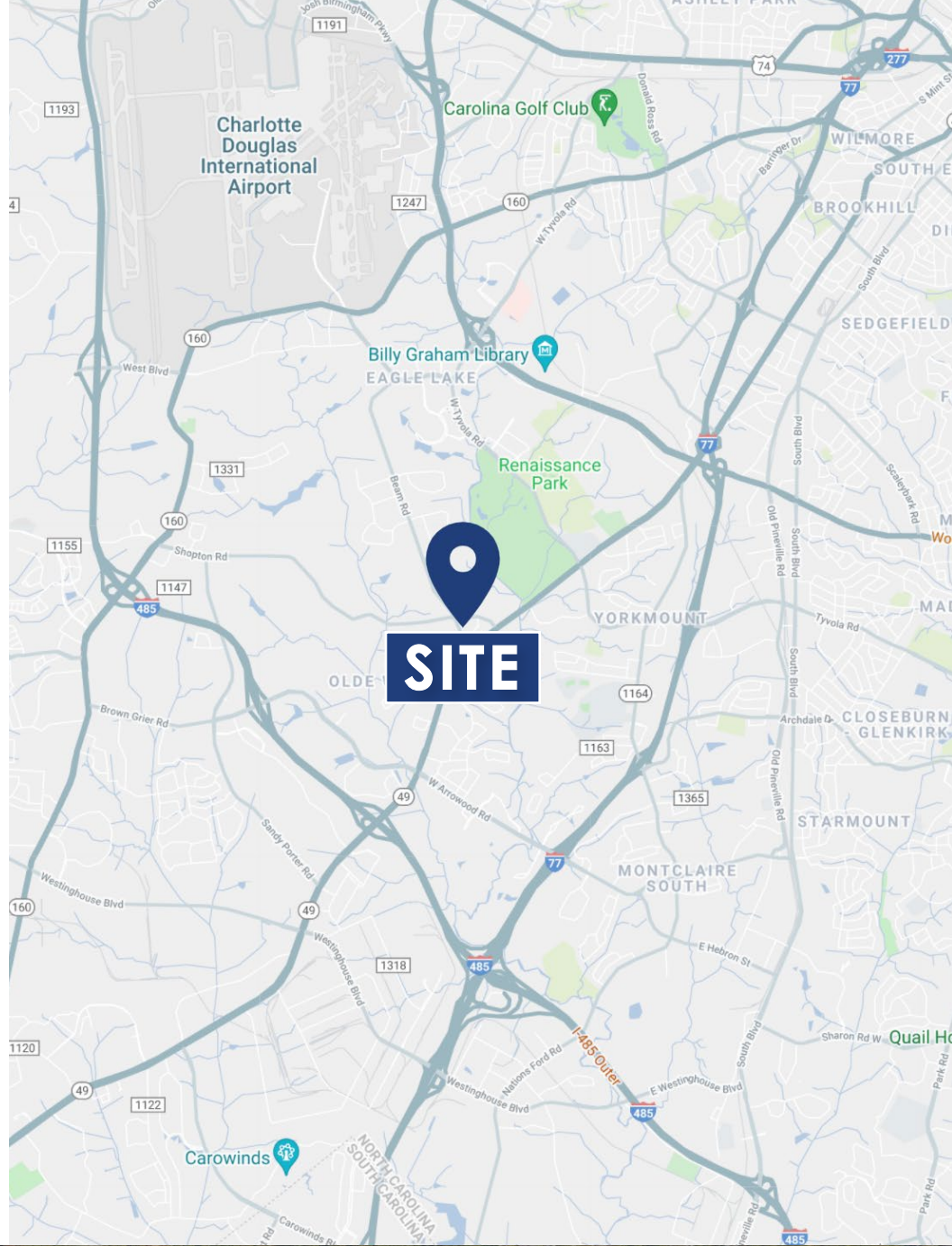
Zoning R-3

Traffic Counts Beam Rd | 7,700 VPD
Shopton Rd | 6,100 VPD

Pricing Call for Details

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	9,190	54,227	160,980
Avg. Household Income	\$73,294	\$71,586	\$93,851
Median Household Income	\$65,981	\$58,066	\$65,430
Households	3,783	20,843	67,383
Daytime Employees	6,312	78,445	168,939



[CLICK HERE TO VIEW DRONE VIDEO](#)



Charlotte Police
& Fire Academy

UPTOWN



cottonwood
RESERVE

352 Apartment Units

7,700 VPD

BEAM RD

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THE NICHOLS COMPANY

Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201
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.