



Eatonton & Newberry St. Assemblage

Charlotte, North Carolina 28208

Wilkinson Blvd

27,000 VPD

Newberry St

+/- 6.234 AC

Eatonton St

Available for Sale

+/- 6.234 AC Assemblage near Charlotte Douglas International Airport

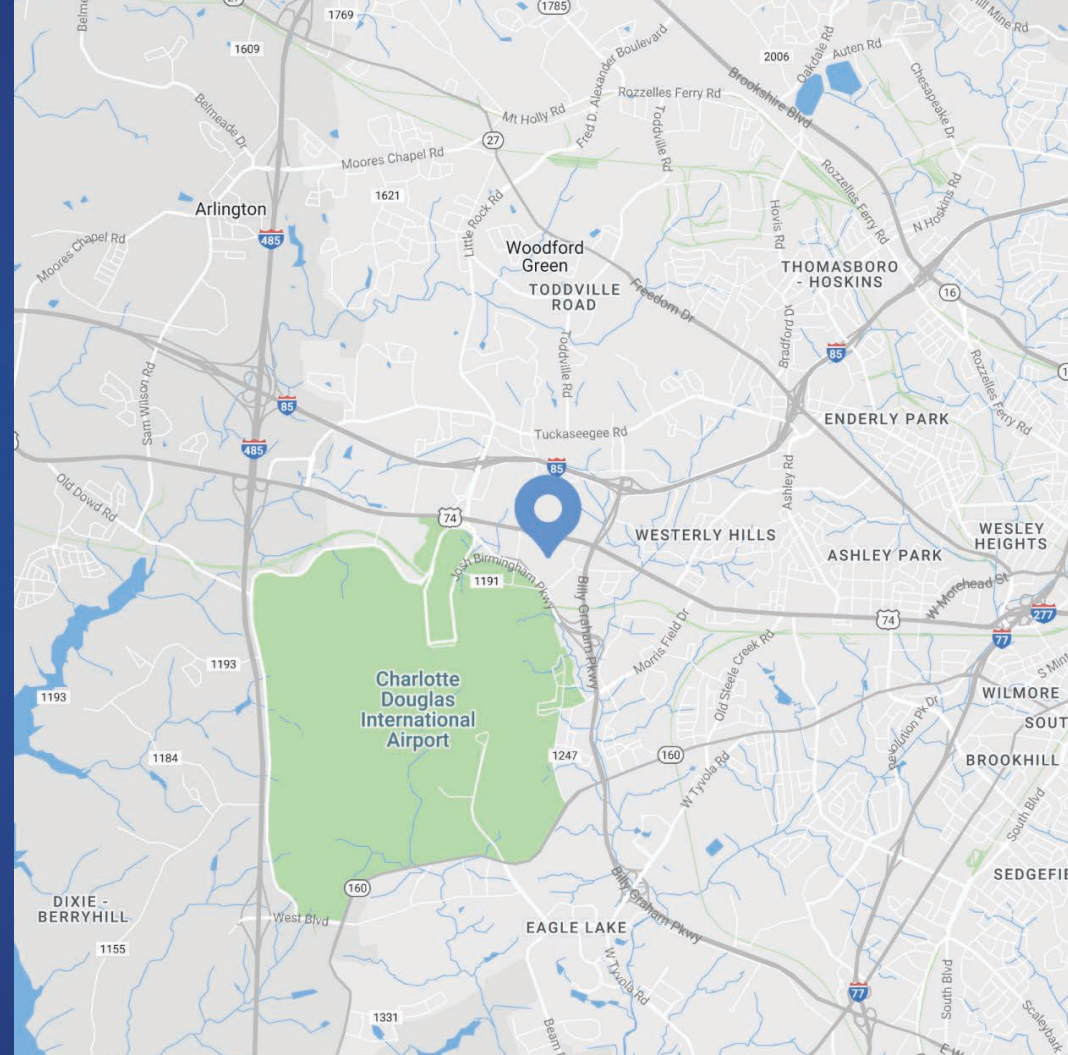
Property Overview

Eatonton & Newberry Assemblage

ML-2 land ready for development in excellent proximity to Charlotte Douglas International Airport. This 16 parcel assemblage is positioned between Newberry St., Eatonton St., and George St. off of Wilkinson Blvd. The property is +/- 6.234 AC total and has all utilities to site.

Property Details

Address	Eatonton & Newberry St. Charlotte, NC 28208
Parcel IDs	11513201, 11513202, 11513203, 11513204, 11513206, 11513207, 11513208, 11513209, 11513110, 11513112, 11513113, 11513114, 11513106, 11513108, 11513109, 11513110
Availability	+/- 6.234 AC Available for Sale
Zoning	ML-2
Traffic Counts	Wilkinson Blvd. 27,000 VPD
Sale Price	Call For Pricing
Additional Details	Located in an Opportunity Zone and near the proposed LYNX Silver Line Light Rail



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	676	41,276	142,986
Avg. Household Income	\$73,583	\$64,342	\$101,567
Median Household Income	\$57,686	\$45,980	\$67,045
Households	336	15,533	63,851
Daytime Employees	6,563	32,709	139,141

Lynx Silver Line

Southeast & West Corridor
Connecting Matthews to Belmont

Current Status
DESIGN STAGE

29
Miles

31
Stations

10+
Park + Rides

Overview

The City's LYNX Silver Line is a 29-mile light rail corridor, adopted by the City of Charlotte as part of the city's 2030 Transit Corridor System Plan. The Plan calls for the transit corridor to extend from the City of Belmont in Gaston County, through Center City Charlotte and the Town of Matthews, into Union County.

Destinations



Bojangles Coliseum
Ovens Auditorium
Bank of America Stadium
Truist Field Sportsplex



Novant Uptown Hospital
Novant-Matthews Hospital



CPCC Central and Levine Campuses



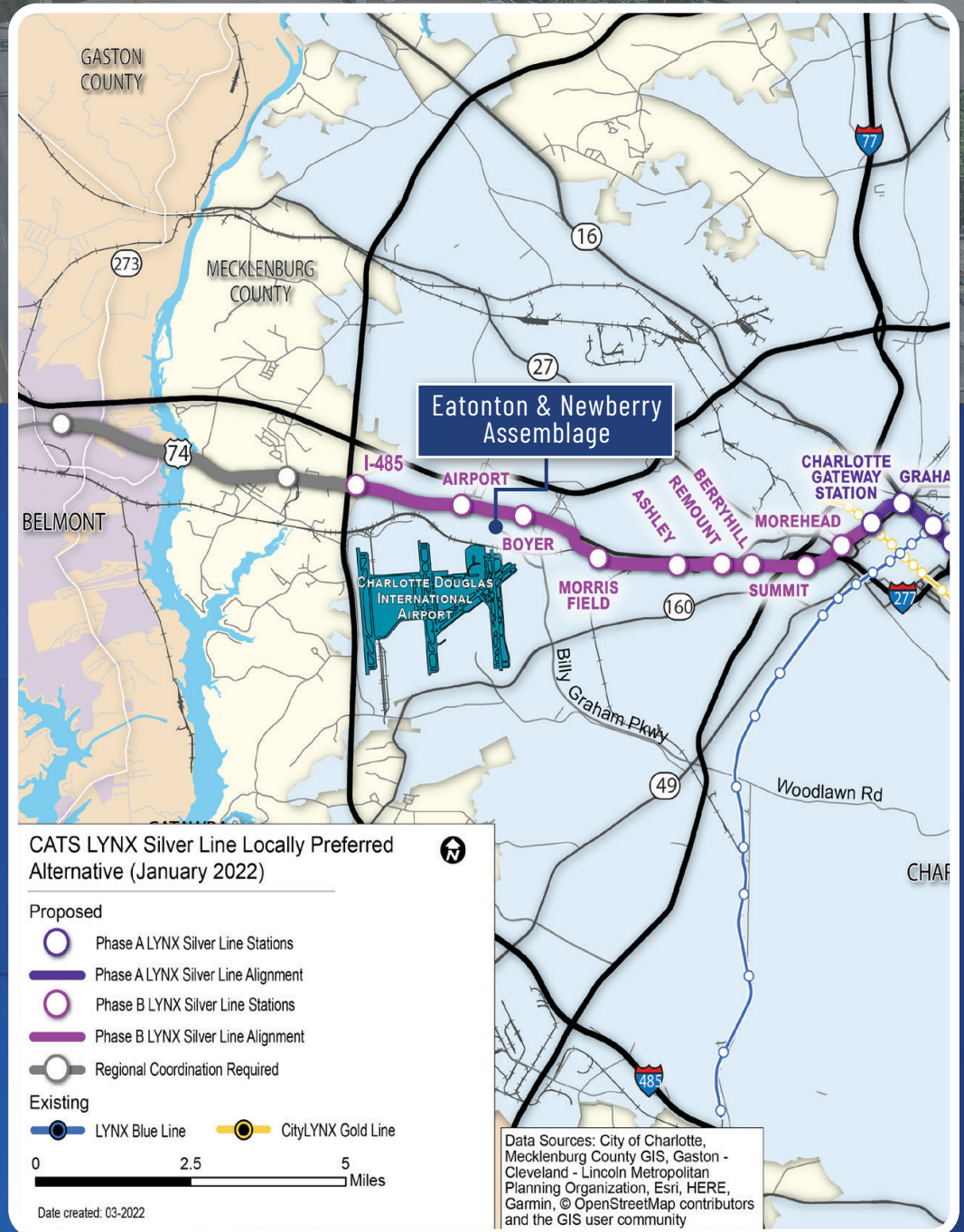
Bank of America
Charlotte Gateway District



LYNX Blue Line
CityLYNX Gold Line Streetcar



Charlotte Douglas
International Airport



LYNX Proposed Silver Line

Contact for Details

Taylor Barnes

(704) 274-1224

taylor@thenicholscompany.com



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.

