



+/- 0.61 AC Development Opportunity

400-414 Bowman Road | Charlotte, North Carolina 28217

South End

New Bern Station



Scaleybar Station



NOVEL LoSo Station

350 Multi-Family Units
1 Million SF Office
30,000 SF Retail
150 Room Hotel

Clanton Rd Development

357 MultiFamily Units
47 Townhomes

Luxury Apartments
Kairoi Residential

21,000 VPD

South Tryon Townhomes
Ryan Homes

LoSo

Site



LoSo Walk
Beauxwright & Dan Ryan Builders
87 Townhomes

Can be combined with adjacent property for up to +/- 1.901 AC

+/- 1.291 AC

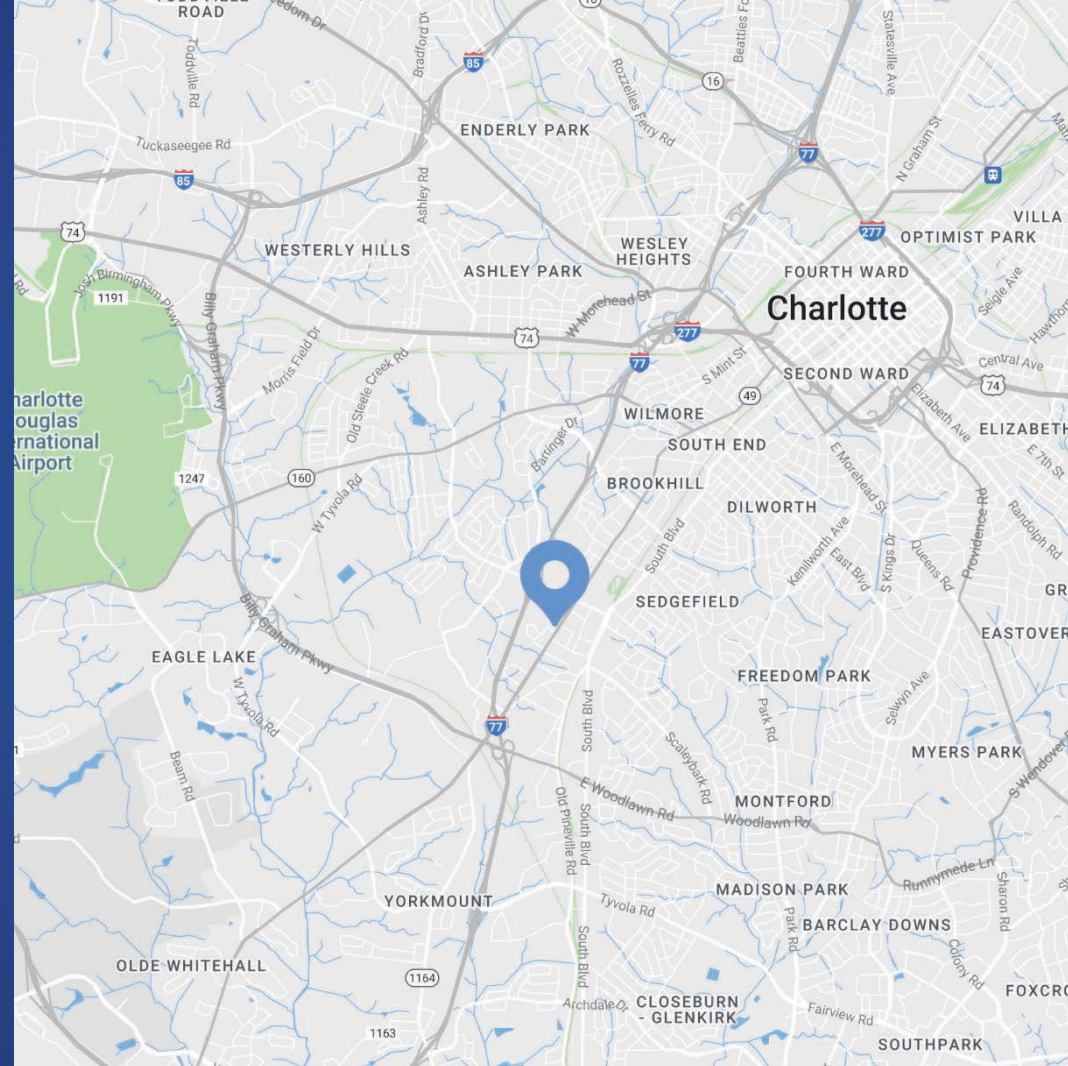
Property Overview

400-414 Bowman Rd. Development Opportunity

Land available for sale in LoSo, this is a great development site for multi-family in a rapidly growing area. The site is walkable to the new Gilde Brewery, Red Clay Ciderworks, Olde Mecklenburg Brewery, Sugar Creek Brewing, and the Scaleybark Lightrail stop. Adjacent to proposed high-end luxury apartments and new multi-family developments, this is an excellent opportunity in one of Charlotte's most up-and-coming neighborhoods.

Property Details

Address	400-414 Bowman Rd. Charlotte, NC 28217
Availability	+/- 0.61 AC Available for Sale Can be combined with adjacent property for up to +/- 1.901 AC
Parcel IDs	14513418, 14513417
Zoning	CG
Traffic Counts	S. Tryon St. 21,000 VPD
Additional Details	PLEASE DO NOT DISTURB TENANTS Sellers will allow time for rezoning
Sale Price	\$1,650,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	9,836	94,424	242,006
Avg. Household Income	\$97,261	\$124,786	\$123,483
Median Household Income	\$64,777	\$81,563	\$77,284
Households	4,809	47,746	114,310
Daytime Employees	12,984	129,779	287,592

Nearby Development



East West Station
385,000 SF Office/Retail Tower

Bradham at Newbern
432 Multi-Family Units
25,500 SF Retail

Sedgefield Re-Development
98,000 SF Retail, 100,000 SF Office
263 Multi-Family Units
New Harris Teeter



The Edge
263 Multi-Family Units

2051 Hawkins (Proposed)
275,000 SF Office

The Platform
15 AC Mixed-Use Development
Retail, Hotel, Restaurants & Office

Crosland Greens (Planned)
30 AC Mixed-Use Development



NOVEL LoSo Station
350 Multi-Family Units
1 Million SF Office
30,000 SF Retail
150 Room Hotel

Artistry at LoSo (Under Construction)
350 Luxury Multi-Family Units

South Village
(Under Construction)
96 Townhomes

200 Clanton
Under Contract to
Multi-Family Developer



South Tryon Townhomes
(Under Construction)

LoSo Walk
87 Townhomes

Bronson Square
18 Townhomes

LoSo Village
(Under Construction)
52,690 SF Mixed-Use
6 Single-Story Buildings

South End Business Park
377,152 SF Flex & Mixed-Use Office Space

Site

Kairoi Residential
Luxury Apartments

Hopper (Planned)
4 AC of Townhomes

Ardent (Planned)
10 AC of Townhomes
Office, Retail

7 AC Multi-Family Site (Under Contract)

PROTAGONIST

200 SouthSide
20,000 SF Adaptive Re-Use
Office Headquarters



LoSo

Charlotte, NC

Derived from "Lower South End," LoSo is the catchy name encompassing this growing neighborhood right beyond South End, Charlotte. Olde Mecklenburg Brewery is the older statesman of the neighborhood, established in 2009 and is still thriving. They've since been joined by 4001 Yancey, Sugar Creek Brewing, GoodRoad Ciderworks, Queen Park Social and most recently, Gilde Brewing. This area is experiencing enormous multi-family development with numerous projects underway.



Contact for Details

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150 Room Hotel

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Townhomes**

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Beauxwright & Dan Ryan Builders
87 Townhomes

S. Tryon St

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+/- 1.291 AC

**Luxury
Apartments**
Kairoi Residential

Can be combined with adjacent
property for up to +/- 1.901 AC



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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.