



# Land for Sale

Floyd Smith Office Park Dr. | Charlotte, NC 28218

+/- 8.95 Acres  
Available for Sale



Development Opportunity Near Charlotte Motor Speedway



## Property Overview

# Floyd Smith Office Park Dr Available Land for Sale

Development opportunity near Charlotte Motor Speedway. Zoned O-1 (CD), the 8.95-acre site is currently zoned for Office use. If rezoned, the site is suitable for a variety of development opportunities.

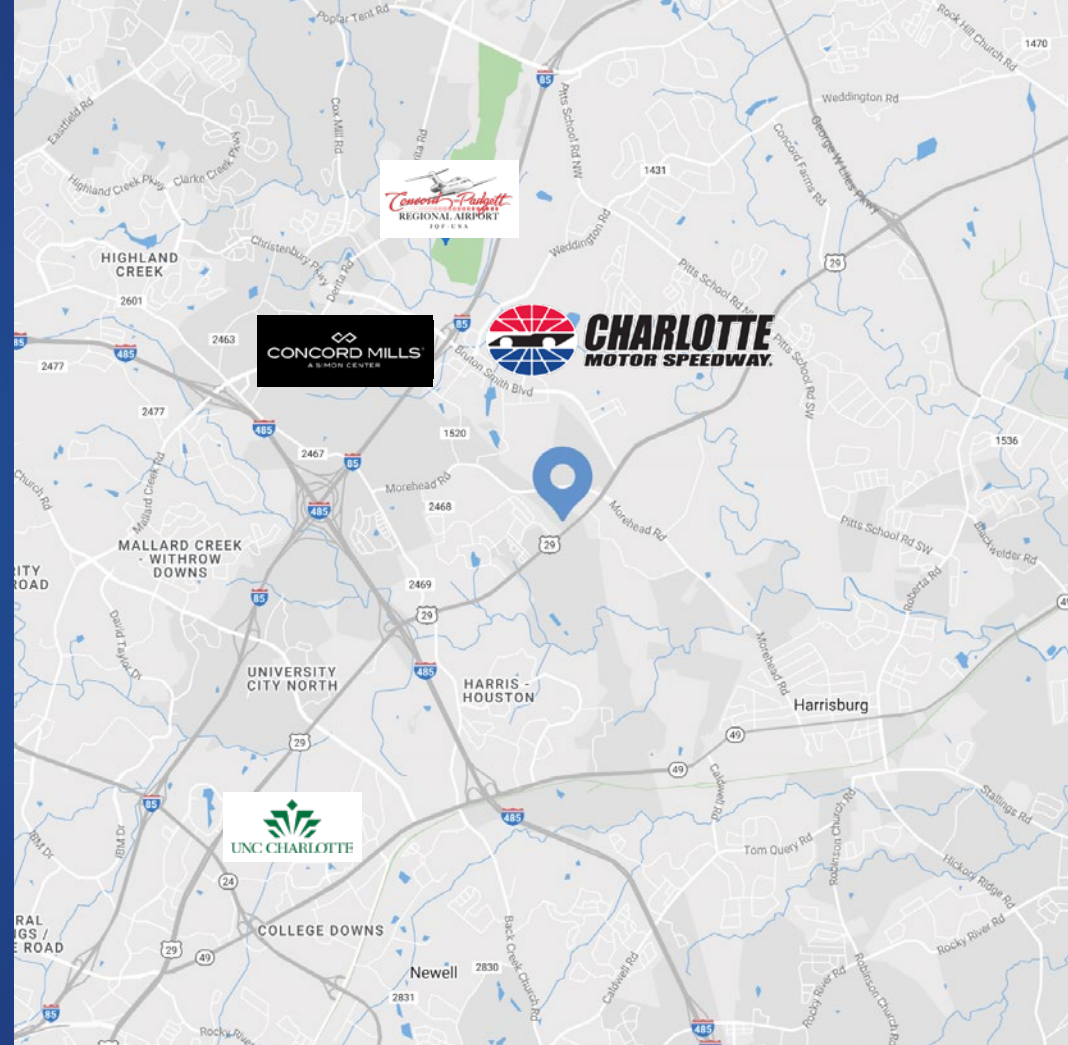
Adjacent to the site is a newly refreshed Floyd Smith Office Park. The park is under new ownership with numerous capital improvements planned and under construction, including renovations due to be delivered Q1 2023.

Near some of Charlotte's most notable tourist destinations (Charlotte Motor Speedway, Concord Mills Mall, Concord Regional Airport) and with easy access to Exit 33, 485, and fronting Hwy 29 (20,000 VPD), this is a strategically located, convenient site in Charlotte.

There are exciting developments underway adjacent to the site, bringing 650+ residential units, 70k+ retail, 70k+ medical offices, and a 170+ bed hotel to the immediate area.

## Property Details

Address	Floyd Smith Office Park Dr.   Charlotte, NC 28262
Parcel ID	02954106
Municipality	City of Charlotte
Acreage	+/- 8.95 AC Available for Sale
Zoning	O-1(CD)
Sale Price	Call for Pricing



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	3,299	50,783	151,444
Avg. Household Income	\$87,993	\$84,869	\$106,834
Median Household Income	\$68,478	\$66,000	\$78,121
Households	1,341	20,199	56,380
Daytime Employees	1,527	19,321	67,226



Surrounding Development







Contact for Details

## The Nichols Company

(704) 373 - 9797

[info@thenicholscompany.com](mailto:info@thenicholscompany.com)



### Website

[www.TheNicholsCompany.com](http://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.