



+/- 1.291 AC LoSo Development Opportunity

401 Bowman Rd, 3910 S. Tryon St, 3920 S. Tryon St | Charlotte, North Carolina 28217

Clanton Rd
Development
357 MultiFamily Units
47 Townhomes

Luxury
Apartments
Kairoi Residential

South Tryon
Townhomes
Ryan Homes

LoSo

LoSo Walk
Beauxwright & Dan Ryan Builders
87 Townhomes

Site

South End



New Bern Station



Scaleybark Station

21,000 VPD

S. Tryon St

Property Overview

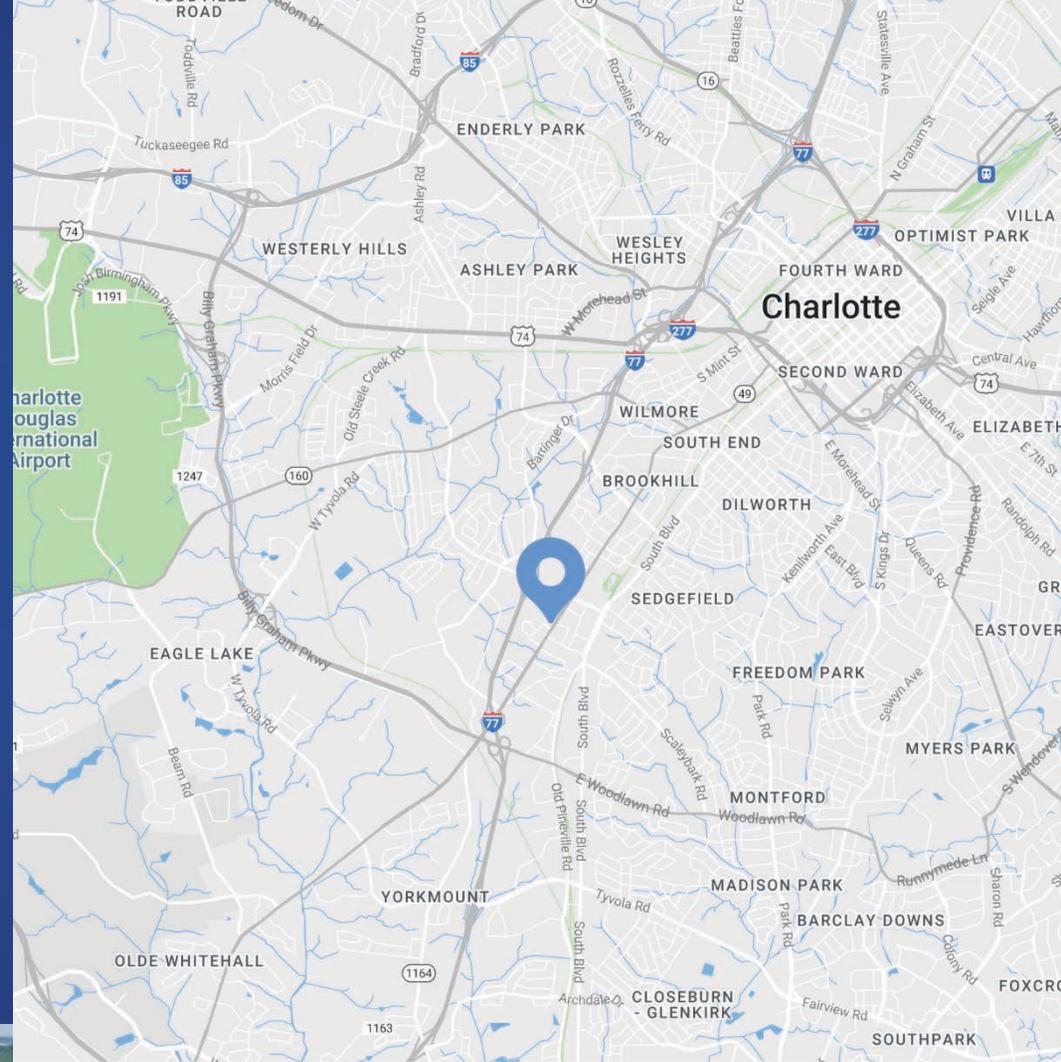
Available for Sale

LoSo Development Opportunity

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	401 Bowman Road, 3910 S. Tryon Street, 3920 S. Tryon Street Charlotte, NC 28217
Availability	+/- 1.291 AC Total Available for Sale
Parcel IDs	14519218, 14519219, 14519220
Traffic Counts	S. Tryon St. 21,000 VPD
Sale Price	Call for Pricing



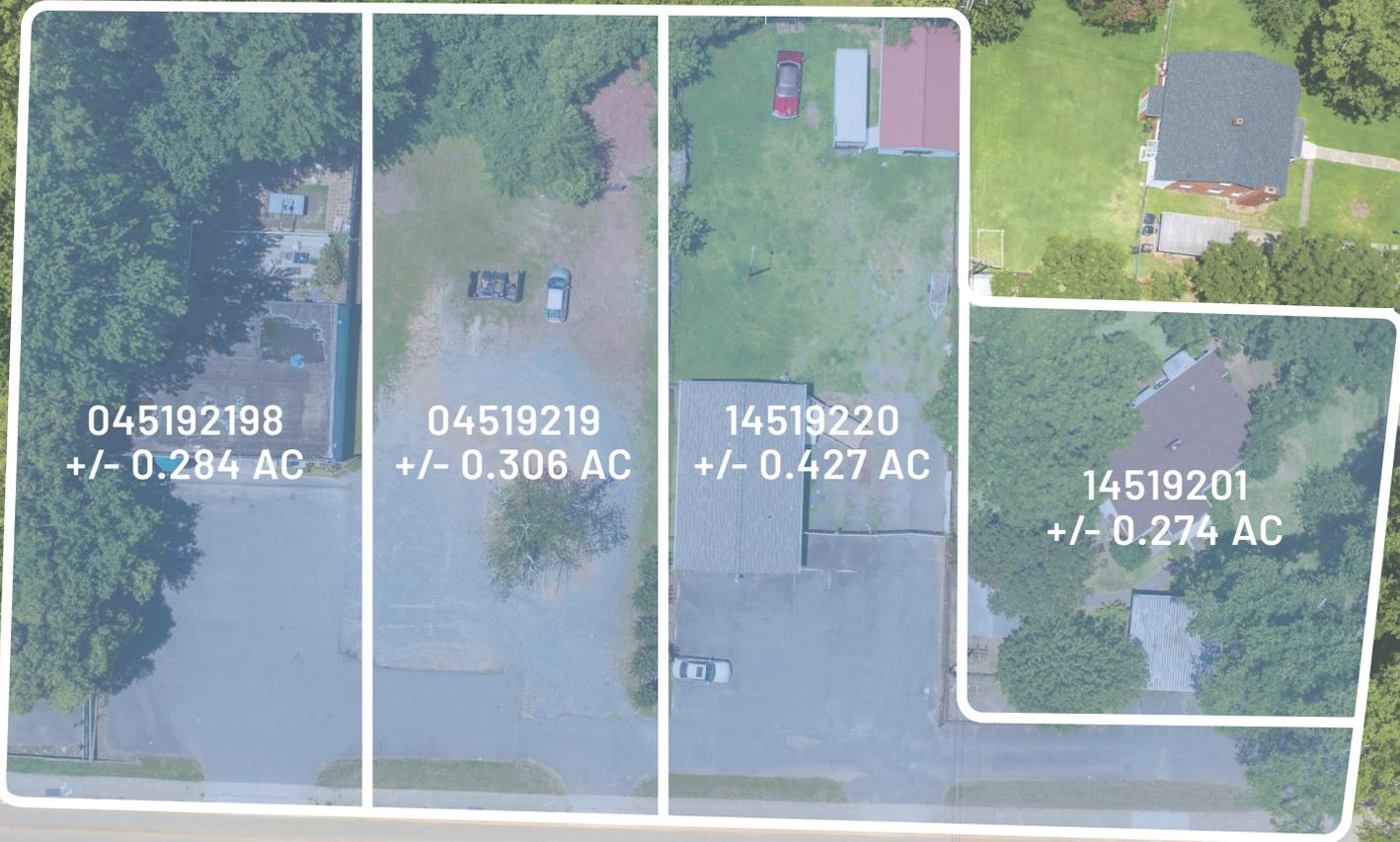
Site

LoSo Walk
Beauxwright & Dan Ryan Builders
87 Townhomes

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

Site Overview



045192198
+/- 0.284 AC

04519219
+/- 0.306 AC

14519220
+/- 0.427 AC

14519201
+/- 0.274 AC

S. Tryon Street

21,000 VPD

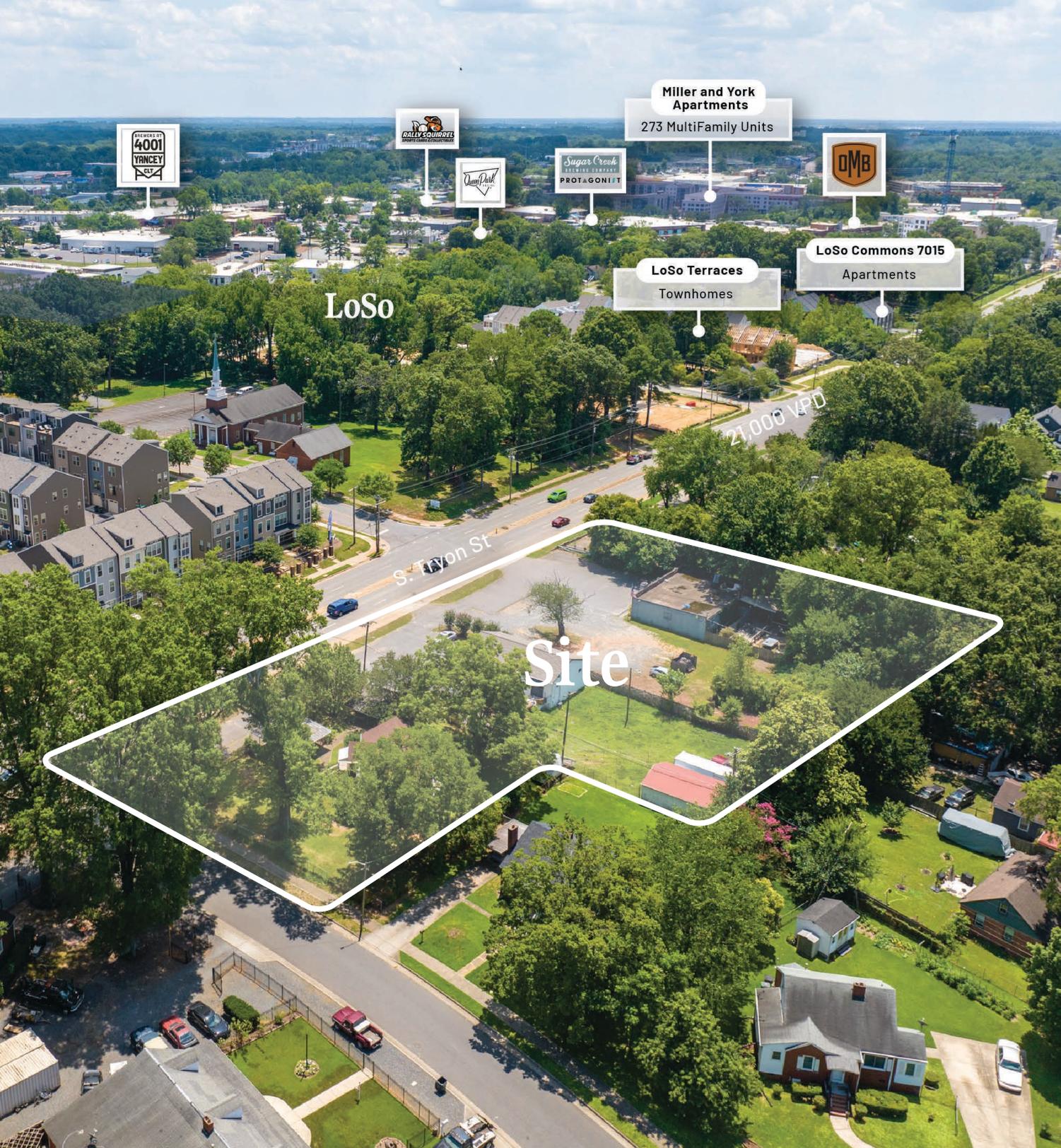
Bowman Rd

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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