



2710 N. Brevard Street

Charlotte, North Carolina 28205 | NoDa



Lynx Blue Line
25th Street Station

Site

+/- 0.965 AC



Proposed 37-AC
Park

Prime Infill Development Opportunity

+/- 0.965 AC with +/- 480 SF Building

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Table of Contents

3 Executive Summary

- Introduction
- Offering Overview

4 Property Overview

- Property Details
- Demographics
- Drone Video
- Property Survey - Updated 2022

6 Area Overview

- Site Overview
- Market Overview
- Queens Park
- Submarket Details

11 Contact Us

- LOI Submission Instructions

Executive Summary

Introduction

2710 N. Brevard Street is a prime infill development opportunity to acquire +/- 0.965 AC with +/- 480 SF building in NoDa, Charlotte's historic arts and entertainment district. This location is walkable to a LYNX Light Rail station, 96 retail stores and restaurants, various multifamily developments, Segment 5 of the Cross Charlotte Trail, and the future Queens Park.

Offering Overview

- Infill development opportunity in NoDa
- Walkable to various points of interests, including LYNX Light Rail 25th Street station, the Cross Charlotte Trail, and future Queens Park
- Scarcity of similar sites in the submarket
- Currently operates as Brooks Sandwich House
- Zoned TOD-NC, with the exception of one parcel zone O-1 CD

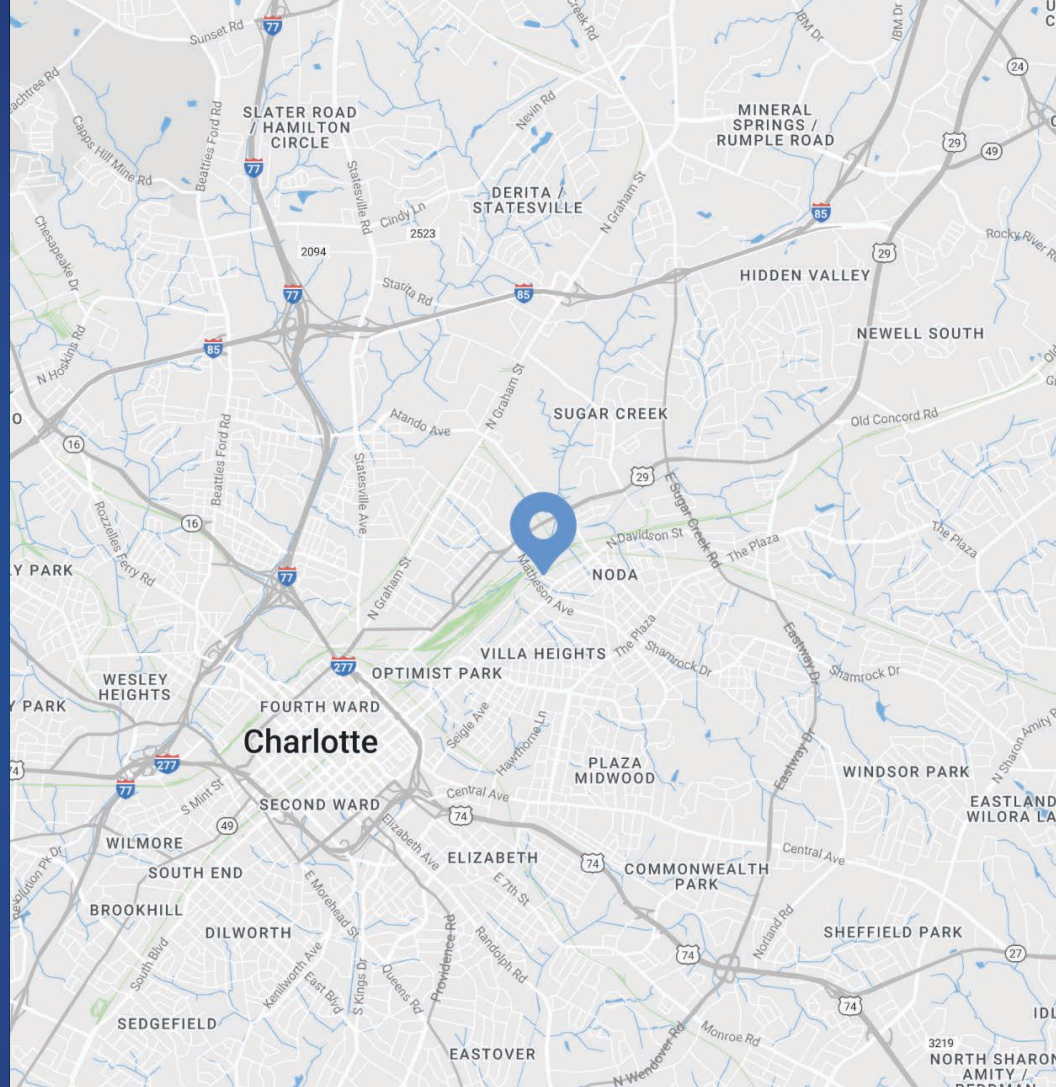
Property Overview

2710 N. Brevard Street Available for Sale

+/- 0.965 AC with +/- 480 SF Building available for sale on N. Brevard Street in NoDa (North Davidson), Charlotte's historic arts and entertainment district. The site is walkable to various multifamily developments, retail, restaurants, a LYNX Light Rail station, Segment 5 of the Cross Charlotte Trail, and the future Queens Park. Optimist Hall is nearby and the site's close proximity to Uptown provides easy access to major interstates. This is a great opportunity for a variety of development uses, including multifamily and mixed-use in an iconic Charlotte location currently operating as Brooks Sandwich House.

Property Details

Address	2710 N. Brevard Street Charlotte, NC 28205
Availability	+/- 0.965 AC with +/- 480 SF Building
Parcel IDs	08306911, 08306912, 08306910, 08306909, 08306908, 08306907
Zoning	TOD-NC, with the exception of one parcel zoned O-1 CD
Traffic Counts	N. Brevard Street 2,800 VPD N. Davidson Street 10,000 VPD
Sale Price	Call for Pricing
Additional Details	**THIS IS A CONFIDENTIAL SALE** Currently operates as Brooks Sandwich House



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	11,881	112,856	279,832
Avg. Household Income	\$90,642	\$100,294	\$98,466
Median Household Income	\$59,864	\$61,690	\$59,450
Households	6,129	54,164	124,322
Daytime Employees	6,255	110,525	217,933



Drone Video

SURVEYORS COMPOSITE DESCRIPTION

THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED, LYING AND BEING IN THE CITY OF CHARLOTTE, COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

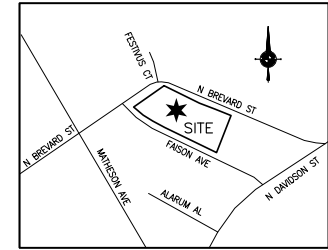
BEGINNING AT AN EXISTING 3/4" IRON ROD LOCATED ON THE MARGIN OF FAISON AVENUE (40' FOOT PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN MAP BOOK 6, PAGE 899 AND AS RECORDED IN THE MECKLENBURG COUNTY REGISTRY AND ALSO BEING A COMMON CORNER OF LOT 170 HIGHLAND PARK MFG. CO. AS DESCRIBED IN SAID MAP BOOK AND AS RECORDED IN SAID REGISTRY; THENCE WITH THE MARGIN OF SAID FAISON AVENUE THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) NORTH 83°40'06" WEST A DISTANCE OF 59.97 FEET TO A NEW 1/2" IRON ROD; 2) NORTH 64°11'58" WEST A DISTANCE OF 56.00 FEET TO AN EXISTING 1/2" IRON ROD; 3) NORTH 53°22'25" WEST A DISTANCE OF 56.35 FEET TO AN EXISTING 1/2" IRON ROD; 4) NORTH 63°07'07" WEST A DISTANCE OF 40.15 FEET TO AN EXISTING 1/2" IRON PIPE AT BASE; 5) NORTH 64°22'02" WEST A DISTANCE OF 69.17 FEET TO AN EXISTING 1/2" IRON PIPE PINCHTOP; 6) ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING AN ARC LENGTH OF 60.56 FEET A RADIUS OF 118.75 FEET CHORD BEARING OF NORTH 89°41'53" WEST AND CHORD DISTANCE OF 59.90 FEET TO A NEW 1/2" IRON ROD BEING LOCATED ON THE MARGIN OF NORTH BREVARD STREET (60' FOOT PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN SAID MAP BOOK AND AS RECORDED IN SAID REGISTRY; THENCE WITH THE MARGIN OF SAID NORTH BREVARD STREET THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 53°17'06" EAST A DISTANCE OF 50.00 FEET TO A NEW 1/2" IRON ROD; 2) NORTH 53°17'06" EAST A DISTANCE OF 76.40 FEET TO A NEW 1/2" IRON ROD LOCATED ON THE MARGIN OF NORTH BREVARD STREET FORMERLY MALLORY STREET (50' FOOT PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN SAID MAP BOOK AND AS RECORDED IN SAID REGISTRY; THENCE WITH THE MARGIN OF SAID NORTH BREVARD STREET FORMERLY MALLORY STREET THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 66°41'54" EAST A DISTANCE OF 39.05 FEET TO A 1/2" NEW IRON ROD; 2) SOUTH 66°41'54" EAST A DISTANCE OF 60.00 FEET TO AN EXISTING NAIL AT THE BASE OF AN IRON PIPE PINCHTOP; 3) SOUTH 66°41'54" EAST A DISTANCE OF 56.00 FEET TO A NEW 1/2" IRON ROD; 4) SOUTH 66°41'54" EAST A DISTANCE OF 57.00 FEET TO A NEW 1/2" IRON ROD; 5) SOUTH 66°41'54" EAST A DISTANCE OF 60.02 FEET TO AN EXISTING 1/2" IRON PIPE BEING A COMMON CORNER OF SAID LOT 170; THENCE WITH THE LINE OF SAID LOT 170 SOUTH 23°14'34" WEST A DISTANCE OF 193.3 FEET BACK TO THE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 40,491 SQUARE FEET OR 0.9245 ACRES AS SHOWN ON A SURVEY PREPARED BY R. B. PHARR & ASSOCIATES, P.A. DATED SEPTEMBER 26, 2022, JOB NO. 04503.

LEGEND:

BLDH - BUILDING HEIGHT
C&G - CURB & GUTTER
CC - CURB CUT
CP - CALCULATED POINT
C/O - CLEAN OUT
CONC - CONCRETE
D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EN - EXISTING NAIL
EOC - EDGE OF CONCRETE
EOP - EDGE OF GRAVEL
EU - END UNKNOWN
FM - FIRE HYDRANT
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
HVAC - HEATING, VENTILATION, AIR COND.
LP - LIGHT POLE
M - MEASURED
M.B. - MAP BOOK
NA - NOT AVAILABLE
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
O/HANG - OVERHANG
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
POB - POINT OF BEGINNING
PG - PAGE
PVC - PLASTIC PIPE
R - RECORDED
R/W - RIGHT-OF-WAY
SSMH - SANITARY SEWER MANHOLE
T - TOTAL
TERR - TERRACOTTA PIPE
WM - WATER METER

LINE LEGEND:

EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
ZONING
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
WOOD FENCE



NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
- NORTH BREVARD STREET IS NOT SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- HIGHLAND PARK MFG. CO. M.B. 6, PG. 899 DAVID A. ROJAS PAOLA DORANTES DIGUERO D.B. 33317, PG. 183 PIN:083-069-06
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN HEREON.

ZONING:

SUBJECT PROPERTY ZONED: R-3 (SINGLE FAMILY),
C-4 (NO OFFICE DISTRICTS) (CONDITIONAL ZONING & TOD-NC (TRANSIT ORIENTED DEVELOPMENT))
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
NO ZONING REPORT WAS PROVIDED AT TIME OF SURVEY, PURSUANT TO ALTA TABLE A ITEM 6. PURCHASER DEVELOPER TO VERIFY ZONING REQUIREMENT PRIOR TO FURTHER DEVELOPMENT OF SITE.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

PARKING:

NO PARKING SPACES OBSERVED ON PROPERTY

RECORDED BEARINGS - REFERENCES

(R) M.B. 6-899

LOT 171 AREA= 8,261 SQ. FT. OR 0.1896 ACRES
LOT 172 AREA= 7,678 SQ. FT. OR 0.1763 ACRES
LOT 173 AREA= 7,421 SQ. FT. OR 0.1704 ACRES
LOT 174 AREA= 6,682 SQ. FT. OR 0.1534 ACRES
LOT 175 AREA= 3,848 SQ. FT. OR 0.0883 ACRES
LOT 176 AREA= 6,602 SQ. FT. OR 0.1516 ACRES

TOTAL AREA= 40,491 SQ. FT. OR 0.9245 ACRES

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
THE NICHOLS COMPANY

2700, 2710, 2718, 2724, 2808 & 2814 N. BREVARD ST.
CITY OF CHARLOTTE, MECKLENBURG COUNTY NC
MAP REFERENCE: 6-899
DEED REFERENCE: 37350-317
TAX PARCEL NO: 083-069-07, 083-069-08, 083-069-09, 083-069-10, 083-069-11 & 083-069-12

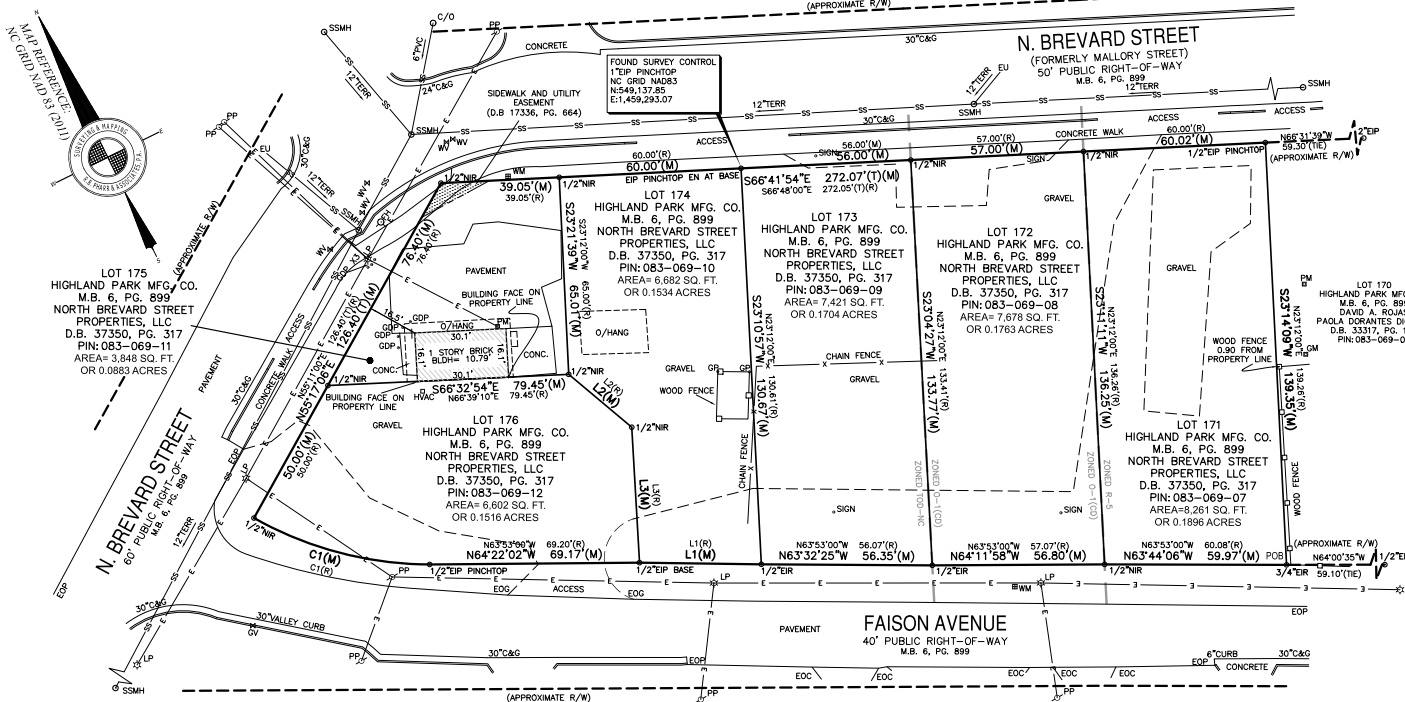
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSE NO. C-1471

968 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	SEP 26, 2022	WR	INITIAL SURVEY
2		KM	REVISIONS

SCALE: 1" = 30'
DATE: SEP 26, 2022
JOB NO. 94503



ALTA/NSPS CERTIFICATION:

TO: THE NICHOLS COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 7c, 8, 9, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 26, 2022.

C. Clark Neilson 10-10-2022
C. CLARK NEILSON DATE
PLS. L-3212
cneilson@rpharr.com

LINE	BEARING	DISTANCE
L1(M)	N63°07'07"W	40.15
L1(R)	N63°53'00"W	40.00'
L2(M)	S23°53'54"E	27.12'
L2(R)	N24°00'00"W	27.12'
L3(M)	S22°49'50"W	44.73'
L3(R)	S23°12'00"W	45.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(W)	118.75'	60.56'	N49°04'35"W	59.50'
C1(R)	118.75'	N/A	N49°11'17"W	60.24'

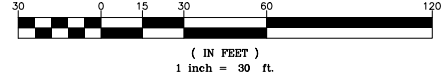
FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 19, 2014.
MAP NUMBER: 3710455400K; ZONE X

THIS IS TO CERTIFY THAT ON THE 26TH DAY OF SEPTEMBER, 2022, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE, 1600 (21 NCAC 50) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: *C. Clark Neilson*



Know what's below.
Call before you dig.





N. Brevard Street

+/- 0.965 AC

Market Overview



QUEENS PARK CL NC
Proposed 37-AC Park

Site
+/- 0.965 AC



LEGEND

- 1 CROSS CHARLOTTE TRAIL
- 2 ARRIVAL PLAZA
- 3 DESTINATION PLAYGROUND
- 4 PICKLEBALL COURTS
- 5 BASKETBALL COURTS
- 6 DOG PARK
- 7 PARK SHELTER/BLDG
- 8 SUGAR CREEK WETLANDS
- 9 SUGAR CREEK BRIDGES
- 10 TRAILHEAD PARKING
- 11 SIGNATURE BRIDGE CROSSING
- 12 ART INSTALLATIONS
- 13 AMPHITHEATER
- 14 FUTURE PARK LAND
- 15 CITY OVERLOOK
- 16 DESTINATION SKATE & BMX PARK





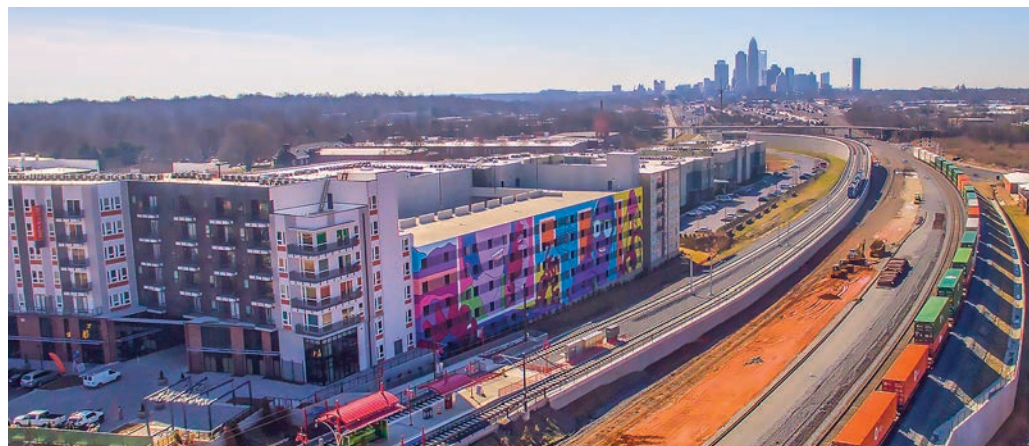
Optimist Park serves as the gateway to The Mill District, connecting Uptown to NoDa and beyond. Anchoring the neighborhood is a 137,000 SF redevelopment of an old mill, Optimist Hall. The food hall boasts 25 diverse retail shops, restaurants, and bars.



NoDa

Charlotte, NC

Known as Charlotte's arts district, NoDa has seen a boom in multi-family development as millennials moving to Charlotte seek residence somewhere modern, convenient and interesting. The restaurants and art galleries support an entertainment focused area that has become one of the most sought after neighborhoods for retail and residential development as the area expands. Multiple events are held in the neighborhood throughout the year, promoting grassroots causes that attract creative, sustainability-conscious Charlotte residents.



Interested parties should submit a non-binding Letter of Intent ("LOI") with the following terms:

- Purchase Price
- Earnest Money Deposit
- Intended Use
- Inspection Period
- Closing Period
- Contingencies
- References
- Documentation of Similar Transactions
- Sources of Funds (Equity & Debt, if applicable)
- Approval Process

Contact for Details

John Nichols

(704) 749-5725

jnichols@thenicholscompany.com

Lauren Bremer

(704) 749-5729

lauren@thenicholscompany.com



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Phone

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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.