



301 Freeland Lane

Charlotte, North Carolina 28217



Site

Available for Sale

+/- 0.27 AC Land in South End

Freeland Ln

Property Overview

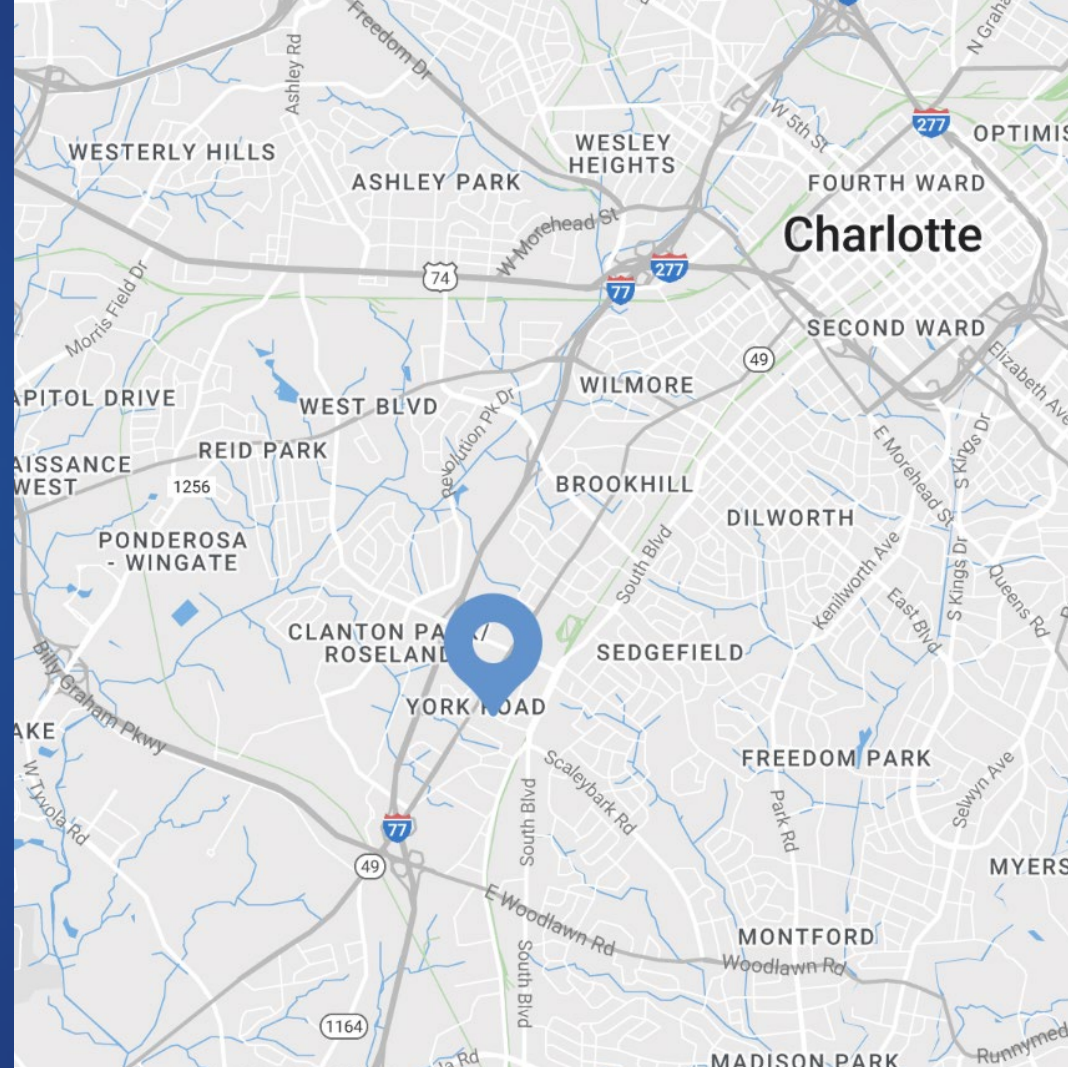
301 Freeland Lane

Available for Sale

Introducing an exciting redevelopment opportunity at 301 Freeland Lane. Nestled in the vibrant South End neighborhood of Charlotte, NC. This prime property is strategically located between two bustling streets, South Blvd and South Tryon, offering unparalleled convenience and potential for investors. As a potential TOD candidate and central location in a high-demand neighborhood, 301 Freeland Lane presents an excellent chance to capitalize on the South End neighborhood.

Property Details

| | |
|-----------------------|--|
| Address | 301 Freeland Ln. Charlotte, NC 28217 |
| Availability | +/- 0.27 AC Available for Sale |
| Parcel IDs | 14902408 |
| Zoning | R-3 |
| Traffic Counts | S. Tryon St. 21,000 VPD |
| Sale Price | Call for Pricing |



Demographics

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|---------------|---------------|---------------|
| 2023 Population | 9,168 | 96,829 | 244,087 |
| Avg. Household Income | \$97,106 | \$124,727 | \$124,740 |
| Median Household Income | \$65,339 | \$81,206 | \$78,058 |
| Households | 4,417 | 48,646 | 115,640 |
| Daytime Employees | 13,576 | 125,795 | 287,140 |

Market Overview



Northeast View of Site



Uptown

New Bern Station



South Village Apartments
81 Multifamily Townhomes

SOUTH HOLLIS

310 Multifamily Units

Clanton Rd Development
357 Multifamily Townhomes
47 Townhomes
0.5 Miles from Site



344 Multifamily Units



Clanton Rd

South Tryon
Townhomes
Ryan Homes

ello
343 Multifamily Units

LoSo

Luxury
Apartments
Kairoi
Residential

Yorkshire Dr

LoSo Walk
Beauxwright & Dan
Ryan Builders
87 Townhomes

Dewitt Ln

Ellenwood Pl

Bronson Square
Copper Builders

Freeland Ln

Site

The Aritzia
at LoSo
350 Multifamily Units

21,000 VPD

21,000 VPD

S. Tryon St

South Blvd

South End

Charlotte, NC

Historic South End, often referred to as South End, is immediately south of Uptown Charlotte. It's where retro mixes with contemporary, historical bumps up against trendy, and art intersects commerce. Result: a pulsing, vibrant neighborhood in the city with meteoric growth. It doesn't hurt being close to Uptown, the airport, major highways, and smack dab on the LYNX Light Rail line. Boasting some of the city's most popular restaurants, bars, breweries and attractions, South End is the fastest growing neighborhood in Charlotte. South End recently landed new headquarter locations for nationally recognized brands such as Lowe's, Lending Tree and Dimensional Fund Advisors. With Charlotte consistently ranking at the top of lists such as "Millennial Moving Destinations", "Destinations for One-Way Moving" and "Fastest Growing Economies" the trend of strong population growth and rent growth are projected to continue.

 South End Development Report



SOUTH END

\$3.4B

Commercial Development

371K SF

Retail Planned/Under Construction

2.2MM SF

Office Planned/Under Construction

3,802

Residential Units Planned/Under Construction

380

Hotel Rooms Planned/Under Construction



Site

+/- 0.27 AC

Freeland Ln

Contact for Details

Lauren Bremer

(980) 226-6911

lauren@thenicholscompany.com

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.