



Julia Ave Land

Charlotte, NC 28206



148,000 VPD

J.T. Williams Montessori
373 Students

Site

+/- 1.173 AC

Available for Sale

+/- 1.173 AC

Julia Ave

Property Overview

Julia Ave Land

Available for Sale

This +/- 1.173 AC property on Julia Avenue in Charlotte is zoned N2-B, allowing for moderate-density residential development, including townhomes, duplexes, triplexes, and quadplexes. The zoning allows for attached or stacked multi-family dwellings, offering flexibility for residential projects. Limited nonresidential uses, such as small-scale neighborhood commercial or community facilities, are also permitted. This property presents a strong opportunity for developers to create housing or mixed-use projects in a growing area.

Property Details

Address 000 Julia Ave | Charlotte, NC, 28206

Availability +/- 1.173 AC Available for Sale

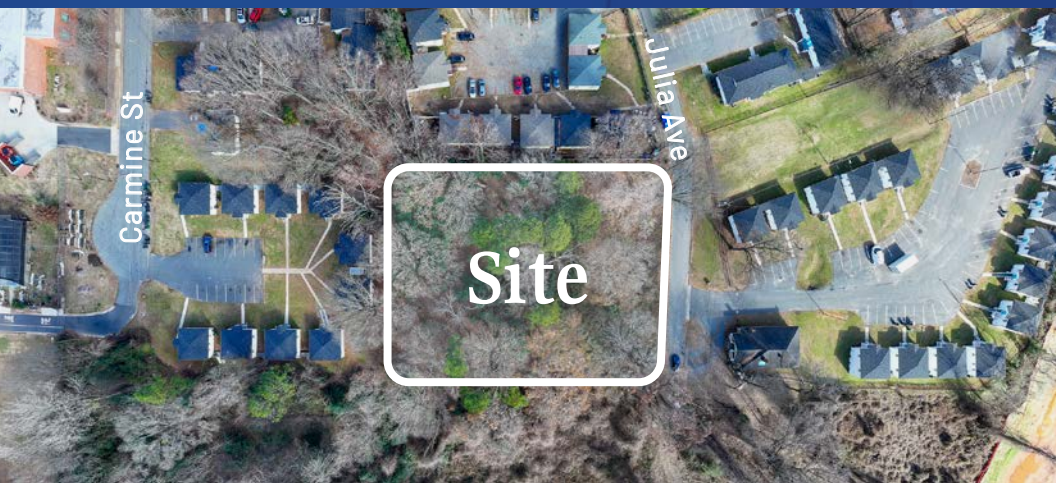
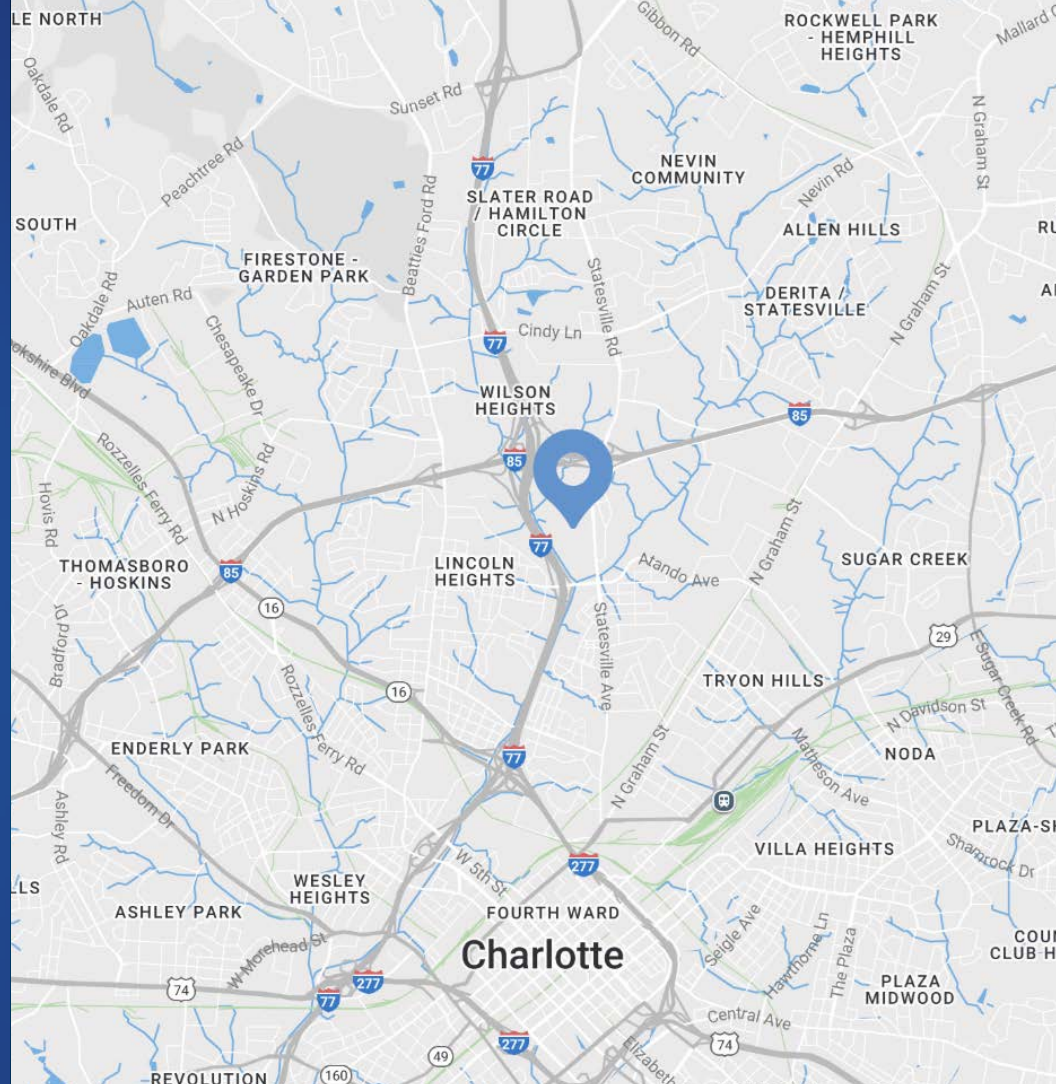
Use Residential Land

Parcel 07705108

Zoning N2-B

Traffic Counts Statesville Rd | 25,000 VPD
I-85 | 147,000 VPD

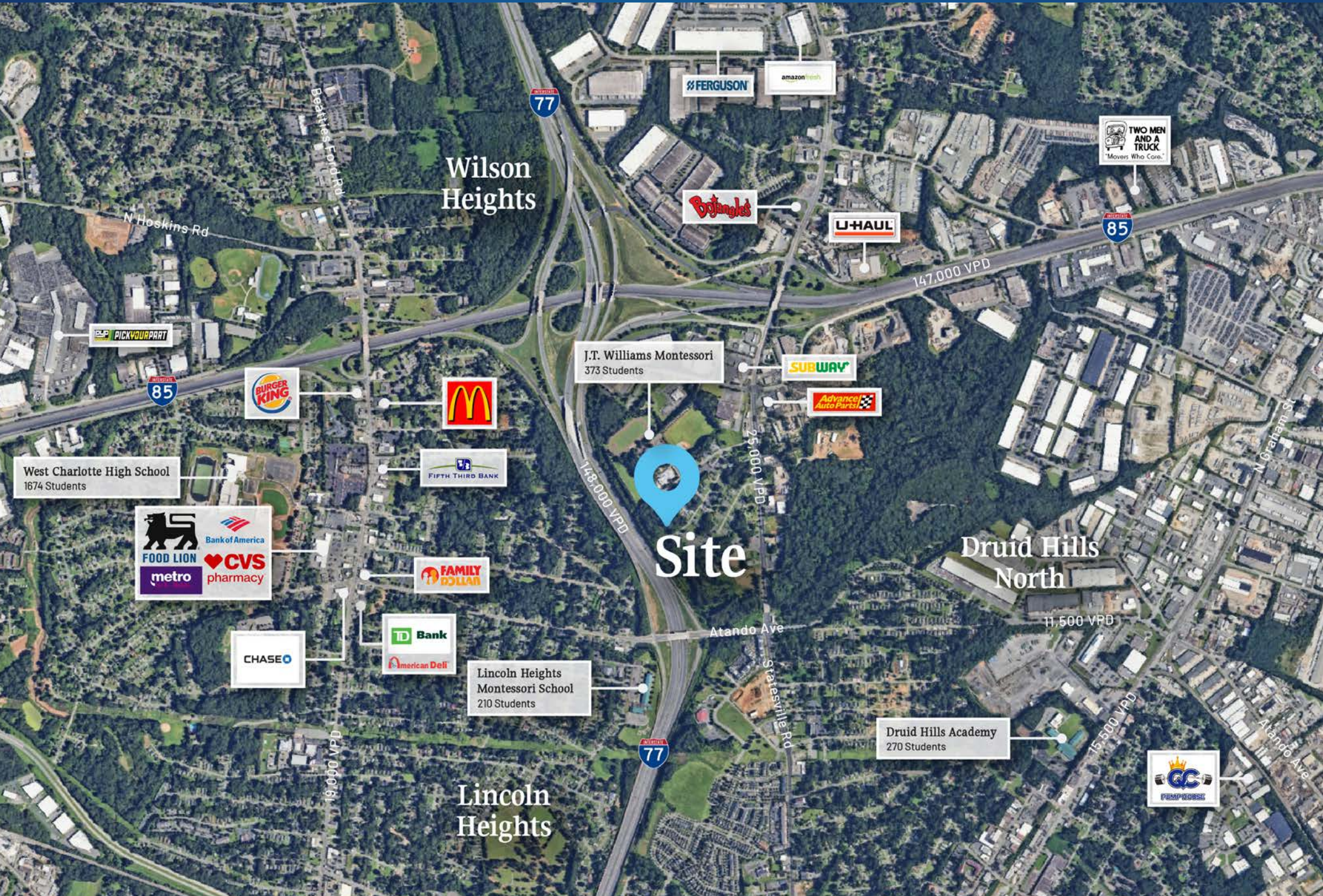
Sale Price \$295,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	6,015	86,394	254,613
Avg. Household Income	\$67,433	\$98,827	\$105,041
Median Household Income	\$37,573	\$61,938	\$68,275
Households	2,383	39,071	113,568
Daytime Employees	3,782	64,593	190,106

Market Overview





Uptown

Lincoln Heights
Montessori School
210 Students

Atando Ave.



148,000 VPD

Julia Ave.

Site
+/- 1.173 AC

Contact for Details

Frank Jernigan

(704) 749-5742

frank@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.