



URBAN INFILL DEVELOPMENT SITE

1117 PARKWOOD AVENUE

CHARLOTTE | NC 28205

±0.193
AC

PARKWOOD AVE

CONTACT



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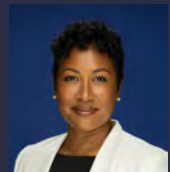
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1117 PARKWOOD AVE. | CHARLOTTE, NC 28205

FOR SALE | LAND





PROPERTY OVERVIEW

LAND DEVELOPMENT OPPORTUNITY

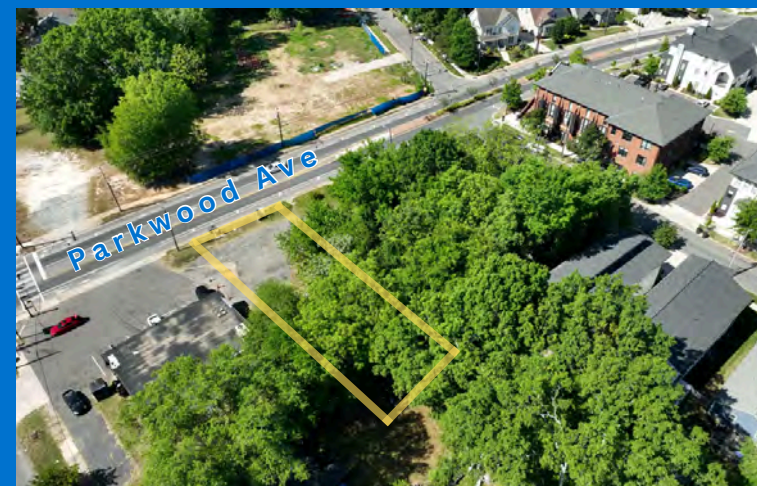
Prime redevelopment site located on the signalized corner of Parkwood Avenue and Pelgram Street in one of Charlotte's fastest appreciating urban corridors. The ±0.193-acre parcel, zoned CG (General Commercial), offers excellent visibility and access in a high-growth area experiencing significant retail and multifamily development.

Ideally positioned just 3 minutes from Plaza Midwood and NoDa and 6 minutes from Uptown Charlotte, the property sits in the path of continued urban investment and neighborhood revitalization.

PROPERTY ADDRESS	1117 Parkwood Ave. Charlotte, NC 28205
LOT SIZE	±0.193 Acres
PARCEL #	08309211
ZONING	CG
SALE PRICE	Call for Pricing

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AERIAL PHOTOS



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AREA OVERVIEW

Allen Street

Belmont



Villa Heights

Parkwood Ave

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AREA MAP



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LOCATION OVERVIEW

AT THE CROSSROADS OF CHARLOTTE'S MOST VIBRANT URBAN NEIGHBORHOODS

Positioned at the intersection of Villa Heights, Plaza Midwood, and Belmont, 1117 Parkwood Avenue offers a rare infill opportunity within one of Charlotte's most dynamic urban corridors.

The site benefits from immediate proximity to Optimist Park and NoDa, placing it within minutes of some of the city's most active retail, dining, and entertainment districts, while maintaining strong connectivity to Uptown.

This location captures overlapping demand drivers—rapid residential growth in Villa Heights, the established lifestyle and walkability of Plaza Midwood, and Belmont's proximity to the urban core—creating a highly desirable environment for residential, mixed-use, or boutique commercial development.



QUICK FACTS

- *Highly Accessible & Walkable*
- *Cultural & Entertainment Epicenter*
- *Growing Residential Population*
- *Hotspot for both Professionals & Visitors*



FOR MORE INFORMATION
& INQUIRIES, CONTACT:



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