

INVESTMENT OPPORTUNITY | ENTITLED LAND

2712 Statesville Avenue

Charlotte, NC 28206 | Mecklenburg County



URBAN
COMMERCIAL
REAL ESTATE.

CALL FOR PRICING

±0.919

TOTAL ACRES

21

APPROVED UNITS

UR-2(CD)

APPROVED ZONING



2712 STATESVILLE AVENUE | CHARLOTTE, NC | 28206

4 PARCELS | ±0.919 AC

PROPERTY OVERVIEW

Shovel-Ready Entitled Townhome Site

A rare shovel-ready townhome development site at the northwest corner of Statesville Avenue and Norris Avenue in Charlotte's vibrant North Central corridor. The property carries a fully executed rezoning to UR-2(CD) permitting 21 single-family attached units at a density of 22.85 DUA — delivering a substantially de-risked, permit-ready land position steps from Novant Health Heart & Vascular, minutes from Camp NorthEnd and the AXIS Exchange Music Factory, and approximately 3 miles from Uptown Charlotte.

OFFERING PRICE

Call for Pricing

TOTAL SITE AREA

±0.919 Acres

PARCEL COUNT

4 Tax parcels

APPROVED UNITS

21 Townhome Units

GROSS DENSITY

22.85 DUA

APPROVED ZONING

UR-2(CD)

TAX PARCEL IDS

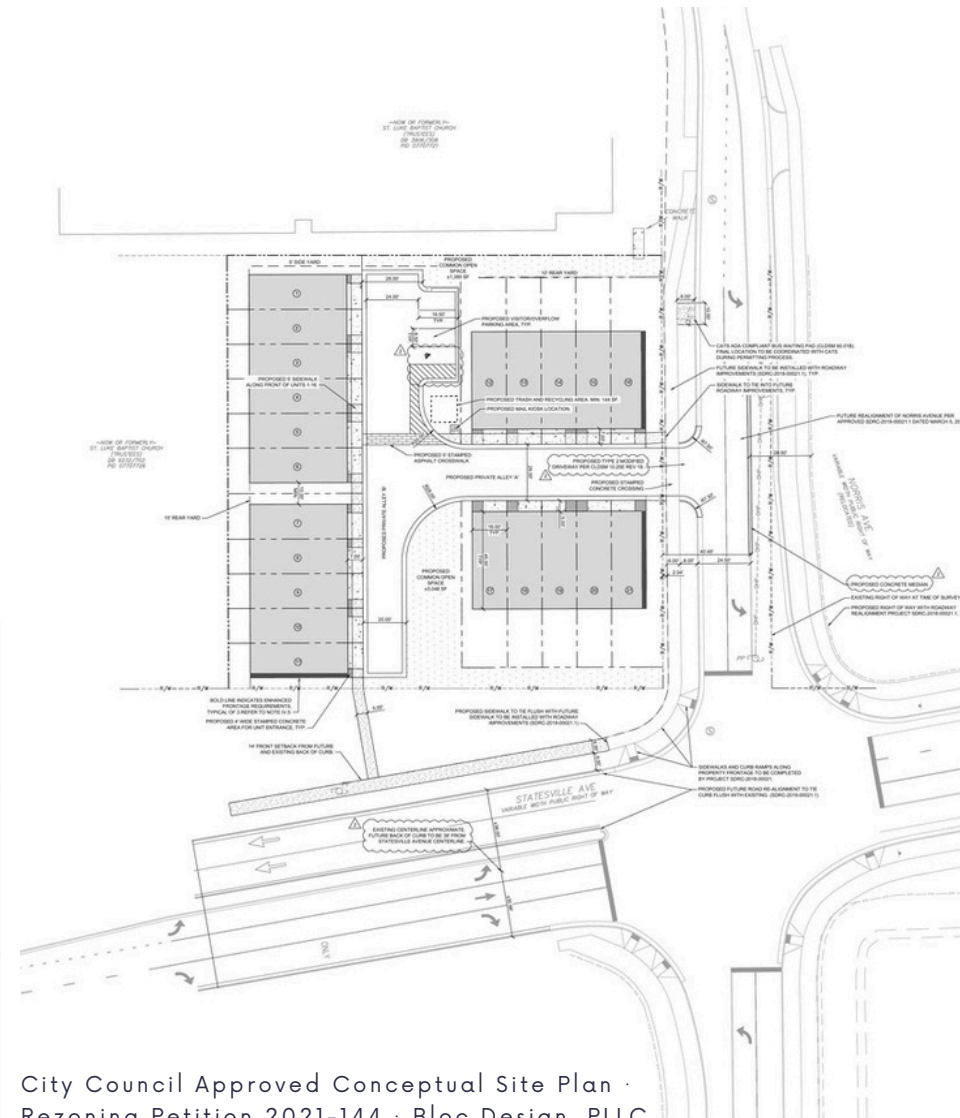
077-077-22 thru-25

REZONING PETITION

2021-144

PRIOR ZONING

R-8 Residential



City Council Approved Conceptual Site Plan · Rezoning Petition 2021-144 · Bloc Design, PLLC

Approved Plan Details

ZONING REQUIREMENTS

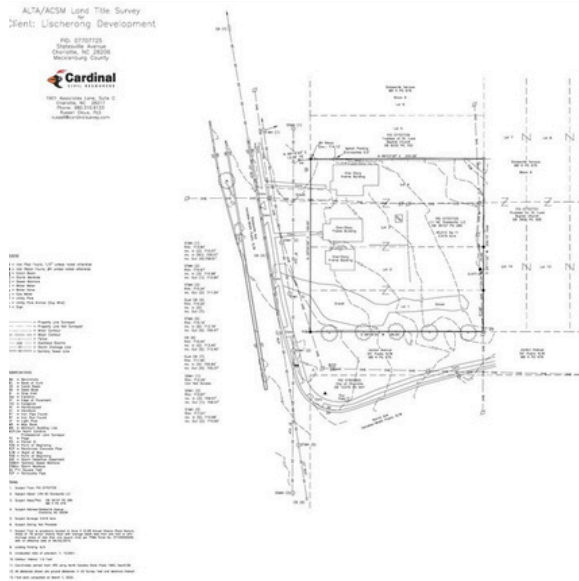
Min. Front Setback	14' from future curb
Min. Rear Yard	10'
Min. Side Yard	5'
Max. FAR	1.0
Min. Lot Width	16'
Max. Building Height	50'
Min. Building Sep.	10'

DEVELOPMENT PROGRAM

Proposed Use	SF Attached Townhome
Max Units / Building	6 (street-fronting)
Required Open Space	Min. 4,003 SF (10%)
Site Access	1 entry via Norris Ave
Site Plan Status	City Council Approved
ALTA Survey	Completed Mar. 2022
Flood Zone	Zone X (minimal risk)

SURVEY & PHASE | DOCUMENTATION

ALTA/ACSM Land
Title Survey ·
Cardinal Civil
Resources ·
March 2022



Enviro Scan - Environmental Division

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Enviroscanonline.com



Working Today...
...For a Cleaner Tomorrow

Phase 1 Environmental Site Assessment

Residential/Commercial Tract
Statesville Avenue
Charlotte, NC

Enviro Scan Job # ESA1 -1963



Prepared For

Lischerong Enterprises and Holdings, LLC

15 December, 2019

Phase | Environmental Site Assessment | Statesville Avenue Tract

Approved Plan Details

ARCHITECTURAL STANDARDS (PER REZONING)

Approved Materials

Brick, stone, stucco, fiber cement

Unit Entry

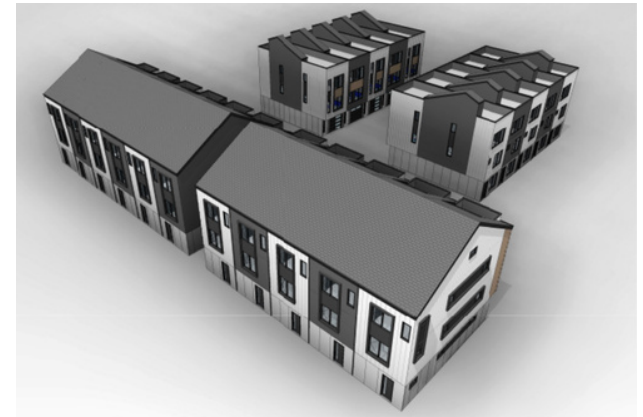
Covered front stoop required

Roof Pitch

Min. 5:12 symmetrical

Driveway Length

5-7 ft or min. 20 ft



MARKET POSITION & LOCATION

At the Heart of Charlotte's Most Dynamic North Side

2712 Statesville Avenue sits at a powerful intersection of urban momentum and community identity. Within a short drive, future residents will have access to some of Charlotte's most celebrated destinations — from the adaptive reuse energy of Camp NorthEnd to the craft culture of Heist Brewery, the live music scene at AvidXchange Music Factory, and the neighborhood pride of the Brightwalk community. This is not a peripheral location — it is the emerging center of Charlotte's next chapter.

NEARBY DESTINATIONS



~1.5 MILES
Camp Northend

One of the Southeast's premier adaptive reuse destinations — 76 acres of creative office, retail, dining, and arts space on the former Ford assembly plant site, anchoring the North End innovation corridor.



~1.0 MILES
AvidXchange Music Factory

A thriving live music and entertainment venue complex drawing regional audiences and anchoring the cultural economy of the North Statesville corridor — a direct lifestyle amenity for future residents.



~0.5 MILES
Brightwalk Community

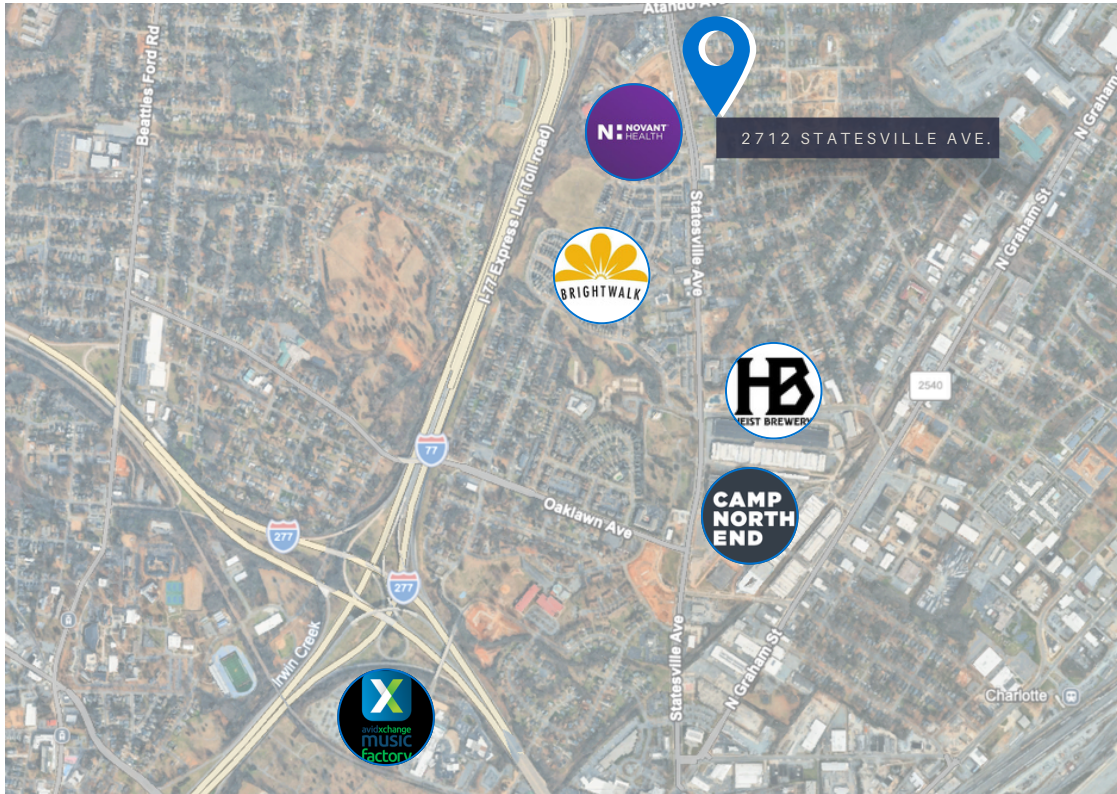
A transformative mixed-income master-planned neighborhood developed by Charlotte Housing Authority and Laurel Street — delivering hundreds of quality residential units and sustained community reinvestment directly adjacent to the subject site.



~1.8 MILES
Heist Brewery

Charlotte's beloved craft brewery and restaurant destination, representing the kind of neighborhood-scale food and beverage culture that drives residential demand and walkable urban lifestyle — a proven draw for the target buyer demographic.

Additional Location Highlights



Novant Health Heart & Vascular
Adjacent medical campus — major employer and walkable anchor institution

CATS Bus Service
ADA-compliant bus pad per approved site plan along Norris Avenue

Statesville Avenue Corridor
High-visibility arterial with strong city-backed redevelopment momentum

City Road Improvement
Norris Ave realignment (SDRC-2018-00021) city-funded — enhancing access and visibility

~3 mi

TO UPTOWN CHARLOTTE

~1.5 mi

TO CAMP NORTHEAST

~0.5 mi

TO BRIGHTWALK



EXCLUSIVELY LISTED BY



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