



FOR SALE OR LEASE

±5,728 SF | ±1.6 ACRES

5901 STATESVILLE RD

CHARLOTTE | NC 28269

CONTACT



RODNEY FAULKNER

(704) 777-0507

RFAULKNER@BOUNDARYCRE.COM

LIC. #234908



ABOUT THE PROPERTY

For Sale or Lease | ±5,728 SF | ±1.6 acres
5901 Statesville Road | Charlotte, NC | Zoned N1-B
Former Brisbane Academy Campus (32-Year Operating School)

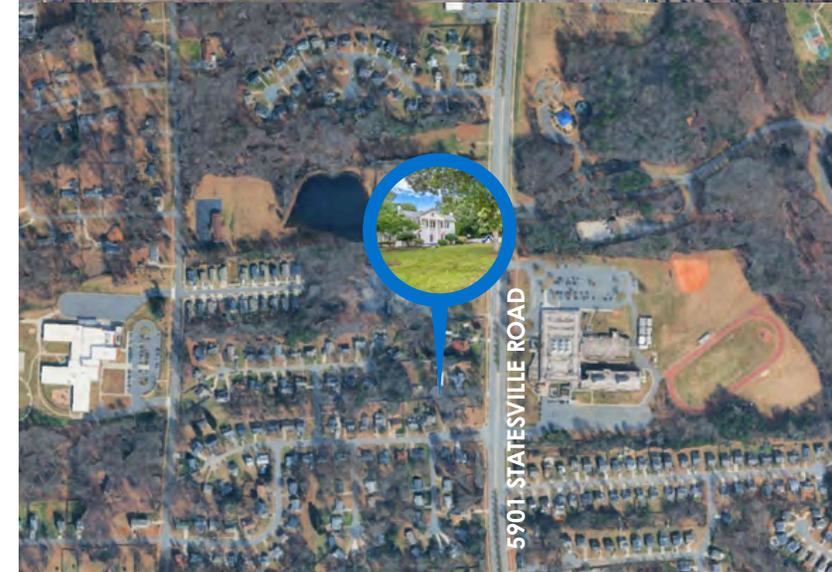
A rare commercial opportunity situated on nearly 1.6 fenced acres in prime North Charlotte — just minutes from Uptown with immediate access to I-85. This serene, gated property offers a peaceful, park-like setting while remaining centrally located.

Previously operated as Brisbane Academy for over three decades, the campus includes:

- **Main multi-room school or office building**
- **Two modular classroom buildings (each with two restrooms)**
- **Playground and garden area**
- **Ample on-site parking**
- **Mature trees with potential to clear additional space for expanded parking or future improvements**

This versatile property is well-suited for a variety of potential uses including daycare, medical daycare, charter or private school, therapy offices, professional offices, medical or dental practice, tutoring center, worship campus, nonprofit headquarters, bed & breakfast, or small event venue.

Future concepts and commercial uses should be confirmed with the City of Charlotte. The site may also present rezoning or redevelopment potential for multi-family or other uses, subject to city approval.







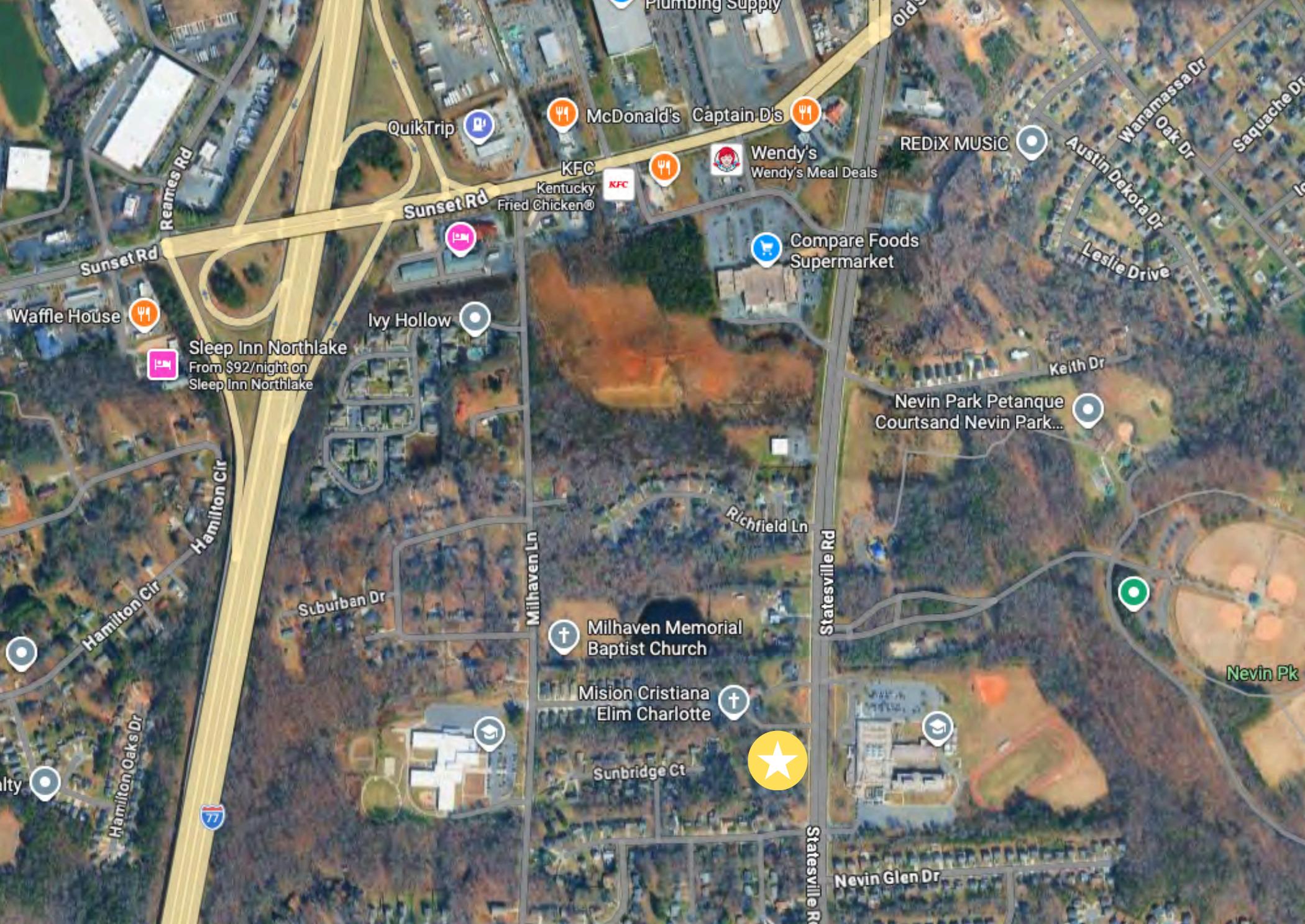
NORTH CHARLOTTE

5901 Statesville Road is located in North Charlotte, approximately 6-8 miles north of Uptown Charlotte, within a well-established corridor in Mecklenburg County. The property sits along Statesville Road (US-21), a major north-south arterial providing convenient access to Interstate 85 and the greater Charlotte metropolitan area. The surrounding area consists of a mix of established residential neighborhoods, neighborhood retail, and community amenities serving the growing North Charlotte population. Nearby recreational destinations such as Nevin Community Park and RibbonWalk Nature Preserve further enhance the area with accessible outdoor recreation and green space.



QUICK FACTS

- **Distance to Uptown:** *Approximately 6 miles north of Uptown Charlotte.*
- **Major Roadway Access:** *Located along Statesville Road (US-21) with quick access to Interstate 85, connecting the property to major regional employment centers.*
- **Nearby Green Space:** *RibbonWalk Nature Preserve is a ~188-acre urban forest with wetlands, ponds, and walking trails.*
- **Recreation:** *Adjacent Nevin Community Park offers ~197 acres with athletic fields, a disc golf course, and community recreation facilities.*
- **Neighborhood Character:** *The surrounding North Charlotte area features a mix of established residential neighborhoods, neighborhood retail, and community services.*





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Boundary Street Advisors
301 E. Tremont Ave. | Charlotte, NC, 28203
hello@boundarycre.com
www.boundaryCRE.com

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