



<b>SALE PRICE:</b>	\$500,000
<b>LOT SIZE:</b>	4.73 Acres
<b>APN #:</b>	02514110, 02514115
<b>ZONING:</b>	R-3
<b>MARKET:</b>	North

## PROPERTY OVERVIEW

This acreage is located directly north of Uptown off Exit 18 at I-77. High potential for rezoning to multifamily or institutional due to strong growth in the area. Easy access to both I-77 and I-485—most employment nodes in the metro— drives apartment demand.

## PROPERTY FEATURES

- Newly built apartments near the Northlake Mall command the highest rents in the submarket.
- The submarket's population grew by 12% from 2010–15.
- Traffic counts of 15,000 vehicles per day.
- A large portion of submarket residents (37%) rent rather than own.

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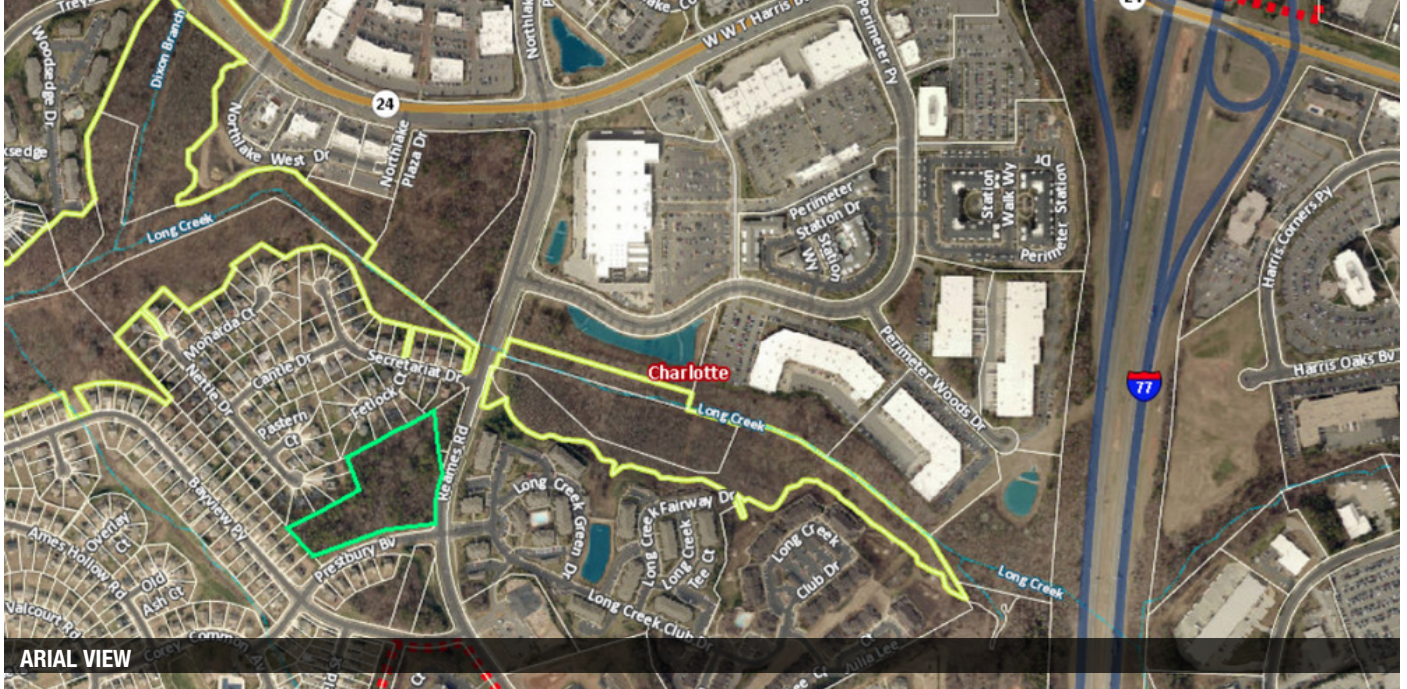


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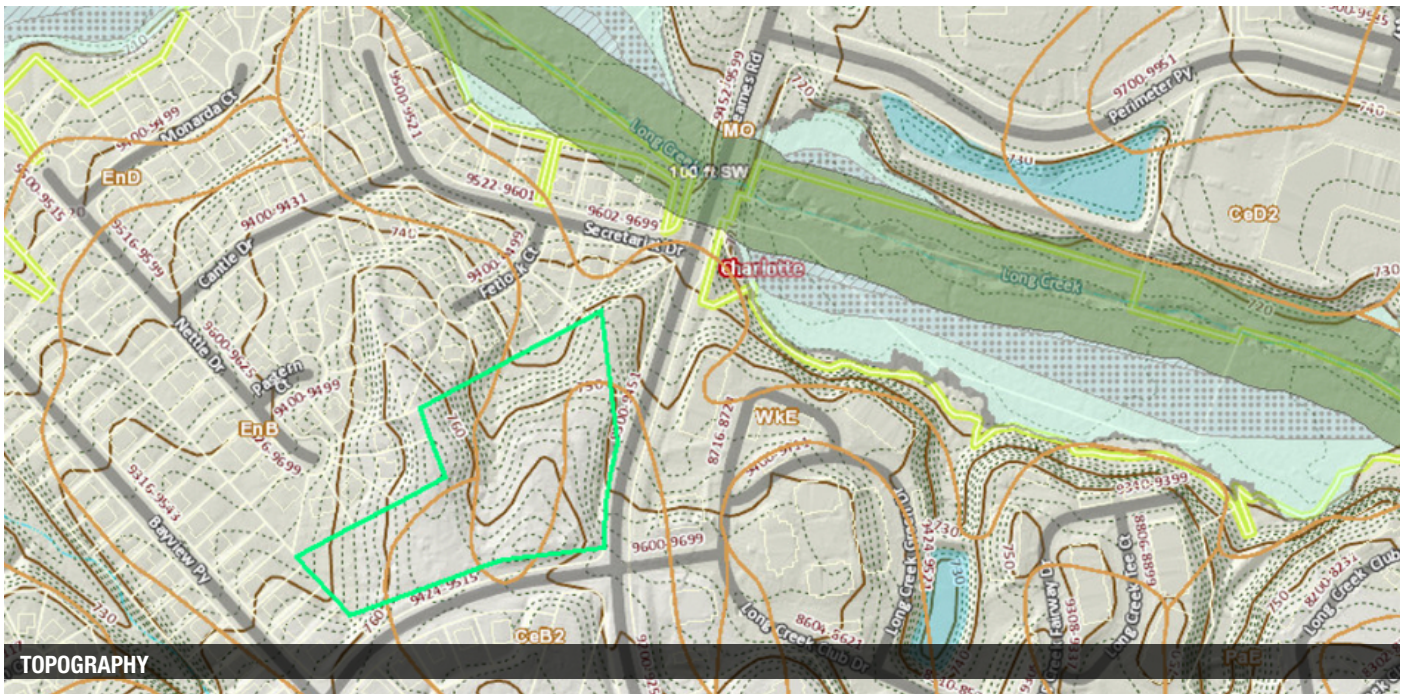


# LAND FOR SALE

9337 Reames Road, Charlotte, NC 28216



ARIAL VIEW



TOPOGRAPHY

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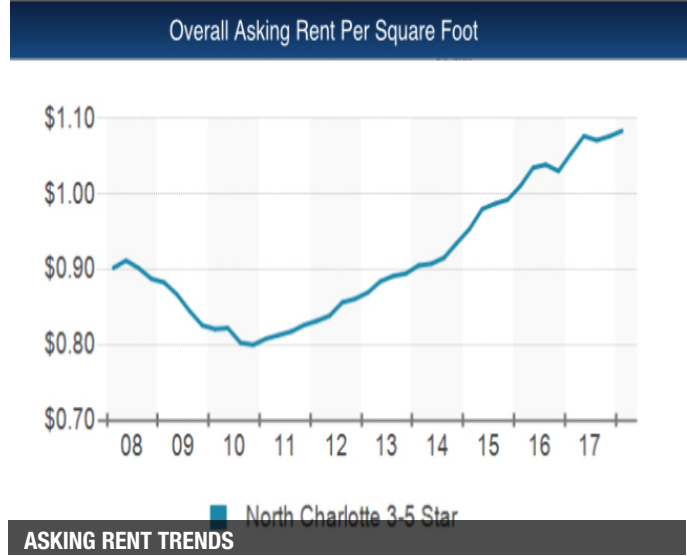


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VIEW ACROSS THE STREET



ADJACENT PROPERTY

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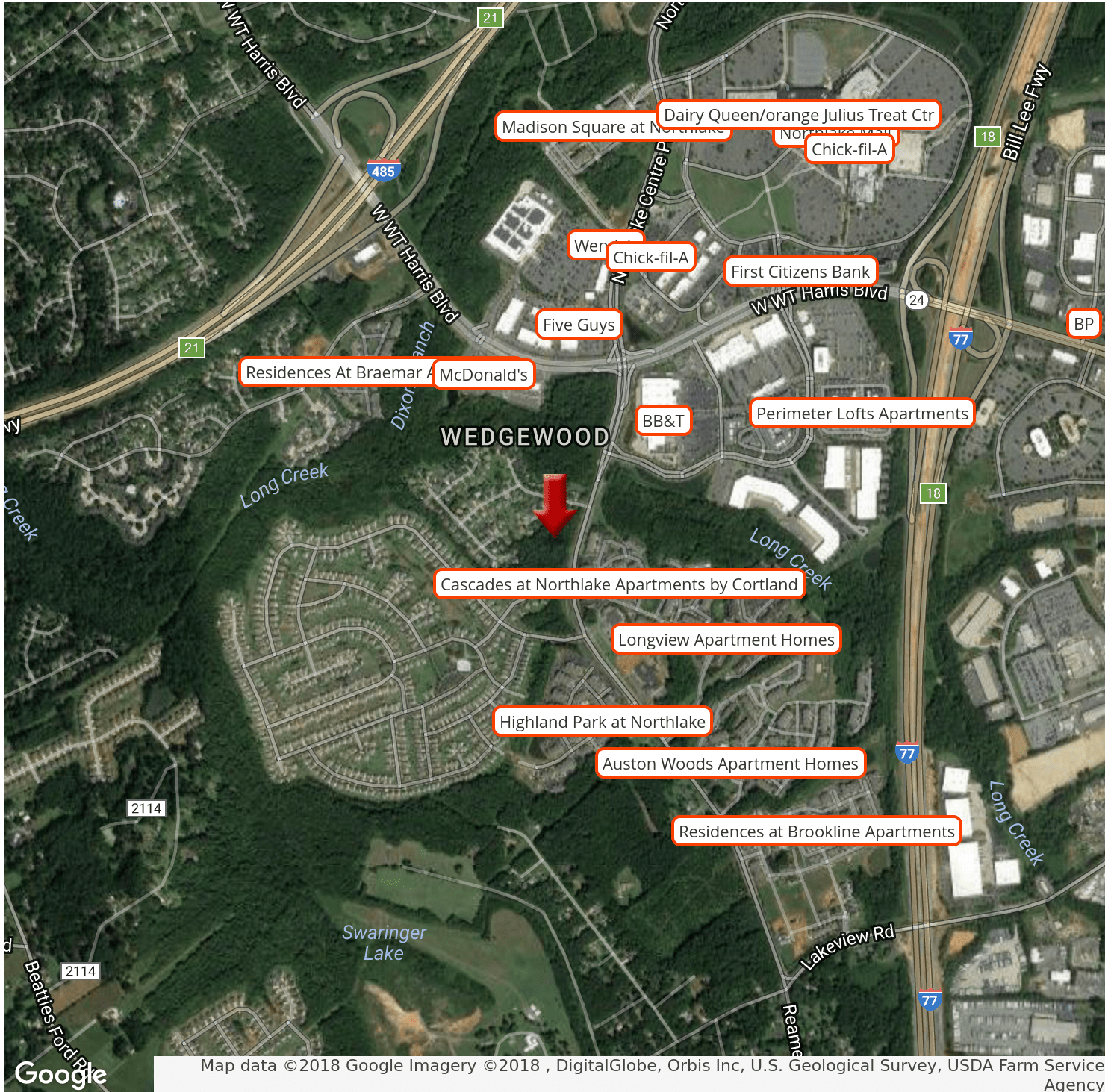


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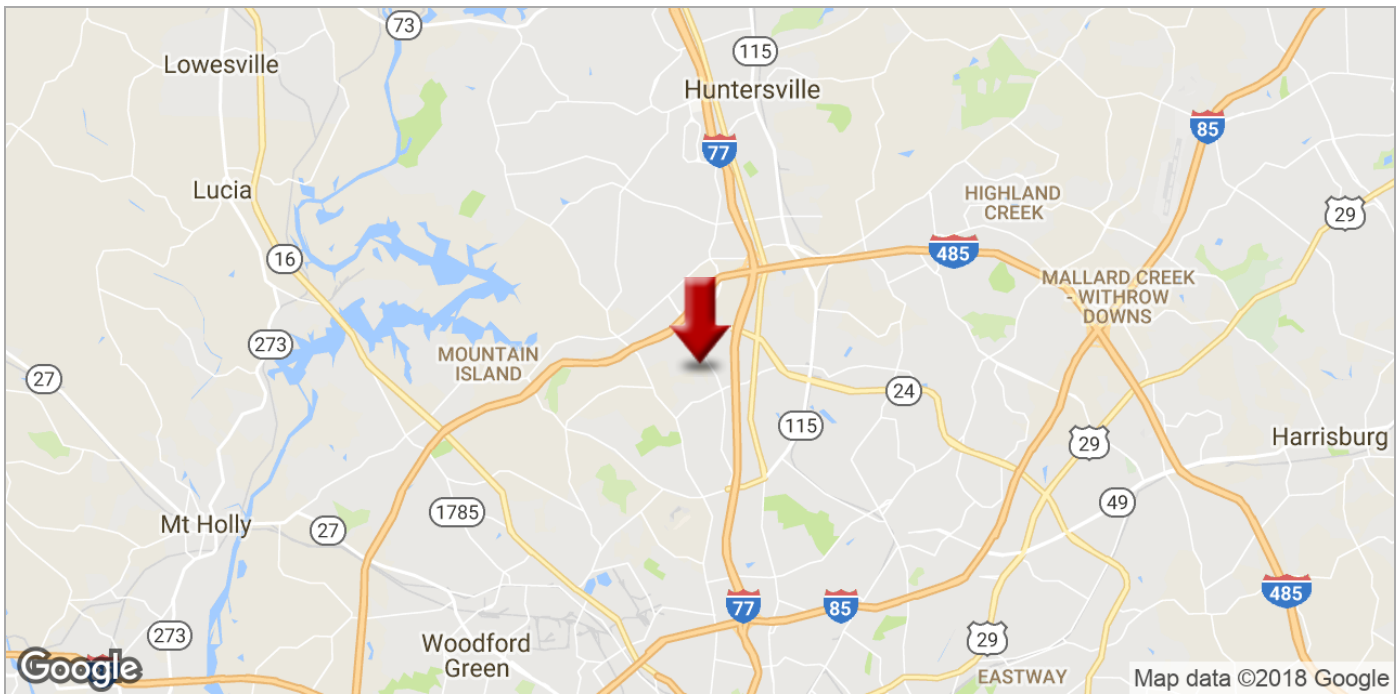
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Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	9,069		42,339		136,307	
2017 Estimate	8,157		38,422		124,080	
2010 Census	6,539		32,944		108,756	
Growth 2017 - 2022	11.18%		10.19%		9.85%	
Growth 2010 - 2017	24.74%		16.63%		14.09%	
<b>2017 Population by Hispanic Origin</b>	948		4,794		12,681	
<b>2017 Population</b>	8,157		38,422		124,080	
White	3,463	42.45%	15,565	40.51%	53,069	42.77%
Black	3,987	48.88%	20,037	52.15%	59,812	48.20%
Am. Indian & Alaskan	58	0.71%	300	0.78%	914	0.74%
Asian	434	5.32%	1,518	3.95%	6,986	5.63%
Hawaiian & Pacific Island	5	0.06%	40	0.10%	136	0.11%
Other	210	2.57%	961	2.50%	3,163	2.55%
U.S. Armed Forces	4		13		79	
<b>Households</b>						
2022 Projection	3,860		15,853		52,391	
2017 Estimate	3,464		14,369		47,682	
2010 Census	2,735		12,251		41,838	
Growth 2017 - 2022	11.43%		10.33%		9.88%	
Growth 2010 - 2017	26.65%		17.29%		13.97%	
Owner Occupied	1,730	49.94%	9,554	66.49%	31,160	65.35%
Renter Occupied	1,734	50.06%	4,815	33.51%	16,522	34.65%
<b>2017 Households by HH Income</b>						
Income: <\$25,000	356	10.27%	1,815	12.63%	7,644	16.03%
Income: \$25,000 - \$50,000	762	21.98%	3,726	25.93%	12,539	26.30%
Income: \$50,000 - \$75,000	815	23.51%	3,153	21.94%	9,827	20.61%
Income: \$75,000 - \$100,000	777	22.42%	2,444	17.01%	6,827	14.32%
Income: \$100,000 - \$125,000	453	13.07%	1,696	11.80%	4,827	10.12%
Income: \$125,000 - \$150,000	159	4.59%	705	4.91%	2,271	4.76%
Income: \$150,000 - \$200,000	40	1.15%	344	2.39%	2,157	4.52%
Income: \$200,000+	104	3.00%	487	3.39%	1,592	3.34%
<b>2017 Avg Household Income</b>	\$75,636		\$74,556		\$73,560	
<b>2017 Med Household Income</b>	\$65,476		\$60,292		\$57,500	

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