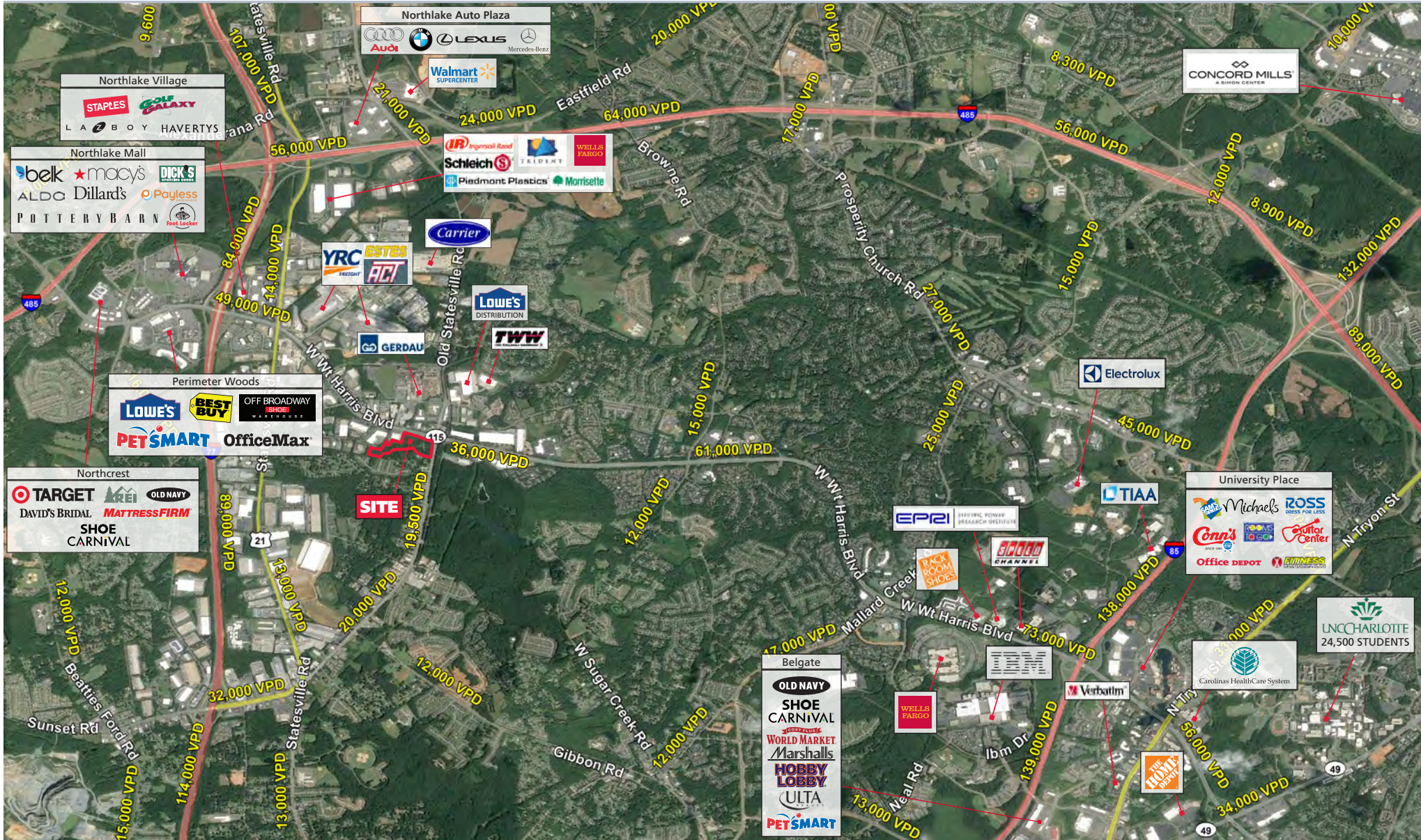


**±16.51 ACRES INCLUDING CORNER PARCELS AVAILABLE**

WEST W.T. HARRIS BLVD. & OLD STATESVILLE RD. | CHARLOTTE, NC | 28268



PRESENTED BY:

THE PROVIDENCE GROUP

EXCELLENCE IN RETAIL REAL ESTATE



# ±16.51 ACRES INCLUDING CORNER PARCELS AVAILABLE

WEST W.T. HARRIS BLVD. & OLD STATESVILLE RD. | CHARLOTTE, NC | 28268

FOR SALE OFFERING  
PRESENTED BY:



**MALCOLM McLEAN**

[mmclean@providencegroup.com](mailto:mmclean@providencegroup.com)

phone: 704.644.4588

fax: 704.973.0737



**ANDREW TANNEBERGER**

[atanneberger@providencegroup.com](mailto:atanneberger@providencegroup.com)

phone: 704.315.5250

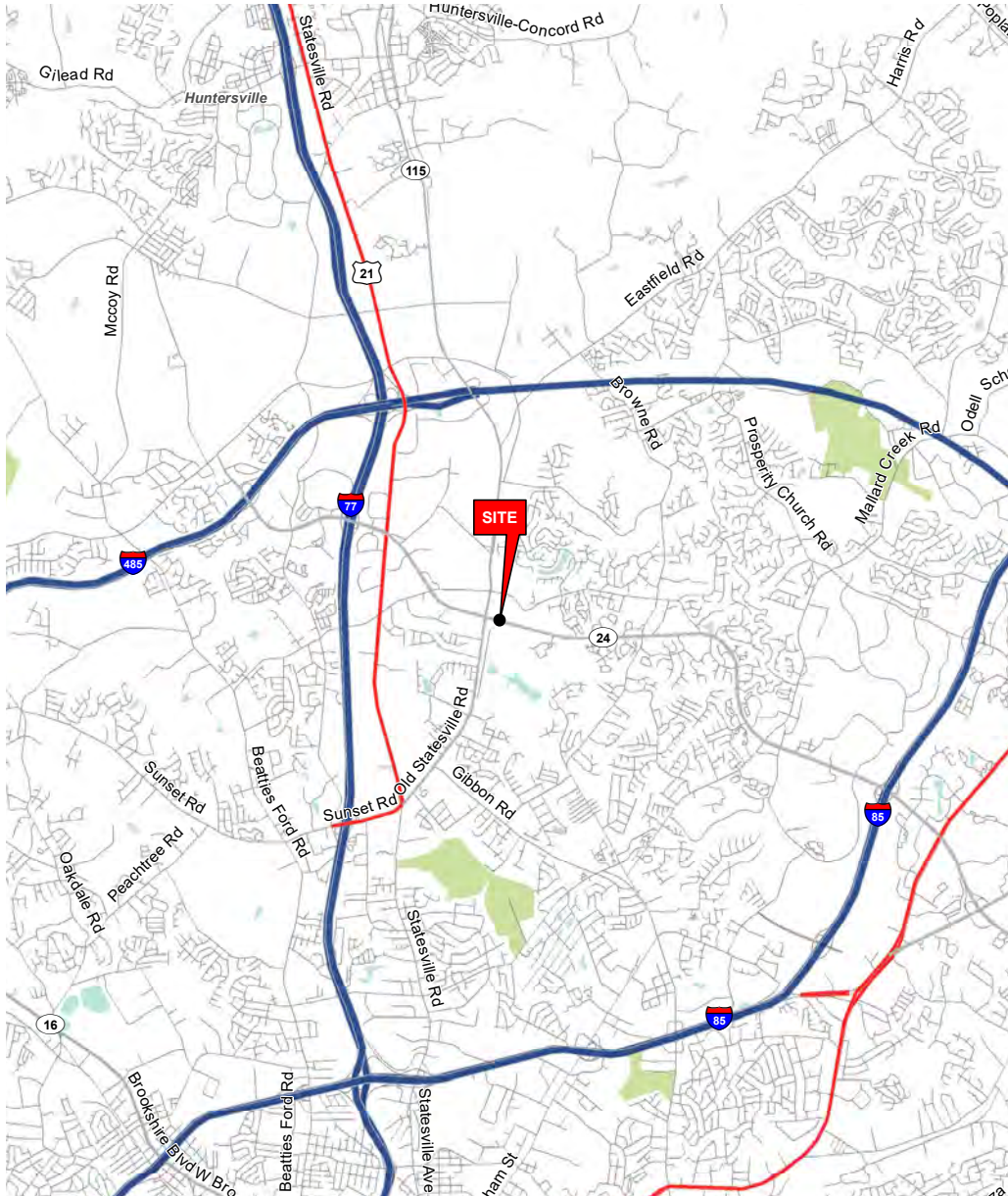
fax: 704.973.0737

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# ±16.51 ACRES INCLUDING CORNER PARCELS AVAILABLE

WEST W.T. HARRIS BLVD. & OLD STATESVILLE RD. | CHARLOTTE, NC | 28268



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PARCEL PRICES & COMBINED PRICE

MARKET AERIAL



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# ±16.51 ACRES INCLUDING CORNER PARCELS AVAILABLE

WEST W.T. HARRIS BLVD. & OLD STATESVILLE RD. | CHARLOTTE, NC | 28268

## PROPERTY INFORMATION

THE OFFERING	
Acreage	16.5173 acres (will sub-divide)
Zoning	I-1 (CD)
Traffic Counts	36,000 VPD on West W.T Harris Blvd. 19,500 VPD on Old Statesville Rd.
SITE DESCRIPTION	
Access	WT Harris Blvd. - Right In, Right Out Old Statesville Rd. - Right In, Right Out and Left In
Visibility	Excellent Visibility from WT Harris Blvd. & Old Statesville Rd.
Highest & Best Use	Restaurant / Retail / Automotive Service / Showroom / Office
Tax Parcel	Meck Co. Tax Parcel #: 03725205
Pricing	16.51 Acres - Please call
Joint Ventures / BTS	Owner will consider joint ventures and Build -To-Suits

DEMOGRAPHICS (2020)	1 MILE	3 MILE	5 MILE
POPULATION	5,988	68,719	151,314
AVERAGE HH INCOME	\$72,156	\$79,483	\$78,137
MEDIAN HH INCOME	\$60,035	\$63,928	\$63,953
BUSINESS ESTABLISHMENTS	459	2,314	6,163
DAYTIME EMPLOYMENT	6,410	29,229	73,011

### RETAIL IN AREA:



### COMMENTS:

- Property can be sold as a development site or to individual parcel users
- Located between I-77 & I-85 on major east/west corridor
- Retail in the area includes: Northlake Mall (1.2 Million SF), Target, REI, Lowes Home Improvement, Best Buy & others
- Large employment base in close proximity to site
- Lynx Light Rail Station for the red line is planned at the intersection of WT Harris Blvd. & Highway 115

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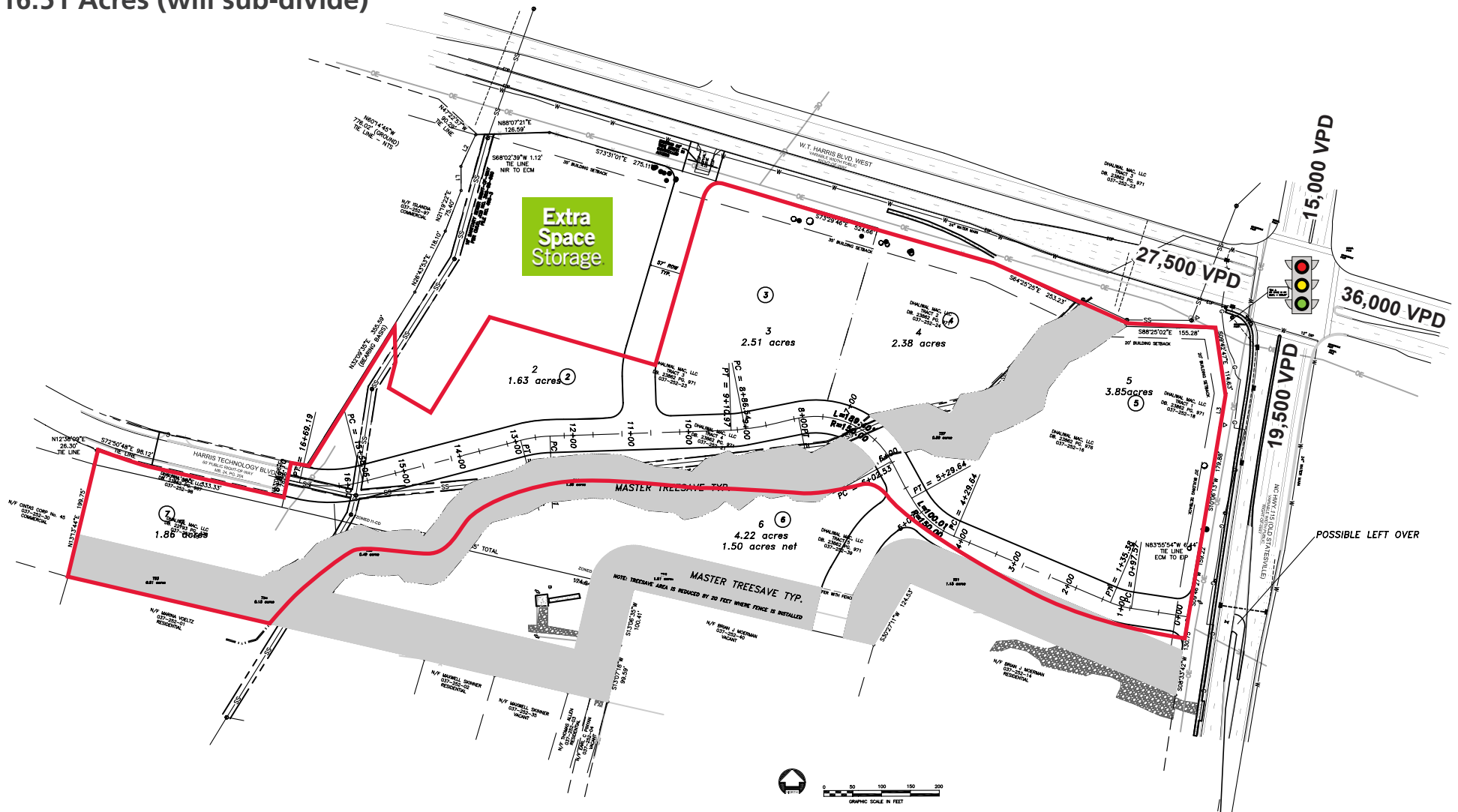
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## SITE PLAN

±16.51 Acres (will sub-divide)



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## MARKET AERIAL



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# EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.3352/-80.8252

RF5

## Old Statesville Rd & W W.T.Harris Blvd

	1 mi radius			3 mi radius			5 mi radius		
Population									
Estimated Population (2020)	5,988			68,719			151,314		
Projected Population (2025)	6,380			73,504			161,836		
Census Population (2010)	5,567			55,962			123,734		
Census Population (2000)	3,522			35,452			76,148		
Projected Annual Growth (2020 to 2025)	392	1.3%		4,785	1.4%		10,522	1.4%	
Historical Annual Growth (2010 to 2020)	421	0.8%		12,757	2.3%		27,580	2.2%	
Historical Annual Growth (2000 to 2010)	2,045	5.8%		20,510	5.8%		47,586	6.2%	
Estimated Population Density (2020)	1,907	psm		2,432	psm		1,927	psm	
Trade Area Size	3.1	sq mi		28.3	sq mi		78.5	sq mi	
Households									
Estimated Households (2020)	2,198			27,836			59,655		
Projected Households (2025)	2,376			29,977			64,384		
Census Households (2010)	2,019			22,268			47,695		
Census Households (2000)	1,447			13,800			29,168		
Estimated Households with Children (2020)	876	39.9%		9,234	33.2%		20,485	34.3%	
Estimated Average Household Size (2020)	2.71			2.45			2.51		
Average Household Income									
Estimated Average Household Income (2020)	\$72,156			\$79,483			\$78,137		
Projected Average Household Income (2025)	\$78,102			\$85,582			\$83,884		
Estimated Average Family Income (2020)	\$81,405			\$93,299			\$92,872		
Median Household Income									
Estimated Median Household Income (2020)	\$60,035			\$63,928			\$63,953		
Projected Median Household Income (2025)	\$69,605			\$74,112			\$74,218		
Estimated Median Family Income (2020)	\$68,090			\$78,146			\$78,031		
Per Capita Income									
Estimated Per Capita Income (2020)	\$26,527			\$32,332			\$30,907		
Projected Per Capita Income (2025)	\$29,121			\$35,030			\$33,467		
Estimated Per Capita Income 5 Year Growth	\$2,594	9.8%		\$2,698	8.3%		\$2,560	8.3%	
Estimated Average Household Net Worth (2020)	\$395,127			\$458,123			\$461,526		
Daytime Demos (2020)									
Total Businesses	459			2,314			6,163		
Total Employees	6,410			29,229			73,011		
Company Headquarter Businesses	5	1.1%		18	0.8%		53	0.9%	
Company Headquarter Employees	649	10.1%		1,970	6.7%		5,932	8.1%	
Employee Population per Business	14.0			12.6			11.8		
Residential Population per Business	13.1			29.7			24.6		

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# EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.3352/-80.8252

RF5

## Old Statesville Rd & W W.T.Harris Blvd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2020)	2,434	40.7%	26,936	39.2%	56,868	37.6%
Black or African American (2020)	2,526	42.2%	30,500	44.4%	68,931	45.6%
American Indian or Alaska Native (2020)	37	0.6%	283	0.4%	626	0.4%
Asian (2020)	249	4.2%	5,581	8.1%	12,301	8.1%
Hawaiian or Pacific Islander (2020)	3	-	49	-	95	-
Other Race (2020)	568	9.5%	3,336	4.9%	8,124	5.4%
Two or More Races (2020)	171	2.9%	2,035	3.0%	4,369	2.9%
Not Hispanic or Latino Population (2020)	4,860	81.2%	61,186	89.0%	134,618	89.0%
Hispanic or Latino Population (2020)	1,128	18.8%	7,533	11.0%	16,696	11.0%
Not Hispanic or Latino Population (2025)	5,177	81.1%	65,486	89.1%	144,044	89.0%
Hispanic or Latino Population (2025)	1,203	18.9%	8,018	10.9%	17,792	11.0%
Not Hispanic or Latino Population (2010)	4,480	80.5%	50,200	89.7%	110,831	89.6%
Hispanic or Latino Population (2010)	1,087	19.5%	5,762	10.3%	12,903	10.4%
Not Hispanic or Latino Population (2000)	3,342	94.9%	34,124	96.3%	72,458	95.2%
Hispanic or Latino Population (2000)	181	5.1%	1,328	3.7%	3,690	4.8%
Projected Hispanic Annual Growth (2020 to 2025)	76	1.3%	485	1.3%	1,096	1.3%
Historic Hispanic Annual Growth (2000 to 2020)	947	26.2%	6,205	23.4%	13,006	17.6%
Age Distribution (2020)						
Age Under 5	433	7.2%	4,489	6.5%	10,115	6.7%
Age 5 to 9 Years	467	7.8%	4,515	6.6%	10,244	6.8%
Age 10 to 14 Years	475	7.9%	4,576	6.7%	10,182	6.7%
Age 15 to 19 Years	437	7.3%	4,474	6.5%	9,538	6.3%
Age 20 to 24 Years	362	6.0%	4,953	7.2%	10,413	6.9%
Age 25 to 29 Years	542	9.1%	6,735	9.8%	13,461	8.9%
Age 30 to 34 Years	552	9.2%	6,543	9.5%	13,676	9.0%
Age 35 to 39 Years	512	8.5%	5,631	8.2%	12,245	8.1%
Age 40 to 44 Years	428	7.2%	4,775	6.9%	10,557	7.0%
Age 45 to 49 Years	386	6.5%	4,545	6.6%	10,029	6.6%
Age 50 to 54 Years	331	5.5%	4,088	5.9%	9,084	6.0%
Age 55 to 59 Years	314	5.3%	3,773	5.5%	8,415	5.6%
Age 60 to 64 Years	252	4.2%	3,139	4.6%	7,318	4.8%
Age 65 to 74 Years	298	5.0%	4,226	6.1%	10,143	6.7%
Age 75 to 84 Years	130	2.2%	1,625	2.4%	4,225	2.8%
Age 85 Years or Over	67	1.1%	632	0.9%	1,670	1.1%
Median Age	31.7		33.2		34.0	
Gender Age Distribution (2020)						
Female Population	3,164	52.8%	36,016	52.4%	79,139	52.3%
Age 0 to 19 Years	899	28.4%	8,776	24.4%	19,501	24.6%
Age 20 to 64 Years	1,983	62.7%	23,416	65.0%	50,100	63.3%
Age 65 Years or Over	282	8.9%	3,825	10.6%	9,537	12.1%
Female Median Age	32.4		34.4		35.2	
Male Population	2,824	47.2%	32,703	47.6%	72,175	47.7%
Age 0 to 19 Years	913	32.3%	9,278	28.4%	20,578	28.5%
Age 20 to 64 Years	1,698	60.1%	20,766	63.5%	45,097	62.5%
Age 65 Years or Over	213	7.5%	2,658	8.1%	6,500	9.0%
Male Median Age	30.8		31.9		32.6	

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# EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.3352/-80.8252

RF5

## Old Statesville Rd & W W.T.Harris Blvd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2020)						
HH Income \$200,000 or More	71	3.2%	1,130	4.1%	2,478	4.2%
HH Income \$150,000 to \$199,999	94	4.3%	1,436	5.2%	3,213	5.4%
HH Income \$100,000 to \$149,999	264	12.0%	4,336	15.6%	8,907	14.9%
HH Income \$75,000 to \$99,999	296	13.4%	3,760	13.5%	7,930	13.3%
HH Income \$50,000 to \$74,999	520	23.7%	6,695	24.1%	13,560	22.7%
HH Income \$35,000 to \$49,999	441	20.0%	4,751	17.1%	9,588	16.1%
HH Income \$25,000 to \$34,999	235	10.7%	2,356	8.5%	5,241	8.8%
HH Income \$15,000 to \$24,999	180	8.2%	1,721	6.2%	4,537	7.6%
HH Income Under \$15,000	98	4.5%	1,651	5.9%	4,200	7.0%
HH Income \$35,000 or More	1,685	76.7%	22,108	79.4%	45,676	76.6%
HH Income \$75,000 or More	724	32.9%	10,661	38.3%	22,529	37.8%
Housing (2020)						
Total Housing Units	2,249		28,417		61,067	
Housing Units Occupied	2,198	97.8%	27,836	98.0%	59,655	97.7%
Housing Units Owner-Occupied	1,467	66.7%	15,743	56.6%	34,523	57.9%
Housing Units, Renter-Occupied	732	33.3%	12,093	43.4%	25,131	42.1%
Housing Units, Vacant	50	2.3%	581	2.1%	1,412	2.4%
Marital Status (2020)						
Never Married	1,762	38.2%	22,642	41.1%	47,630	39.4%
Currently Married	1,889	40.9%	21,045	38.2%	48,186	39.9%
Separated	338	7.3%	3,302	6.0%	7,023	5.8%
Widowed	103	2.2%	1,777	3.2%	4,455	3.7%
Divorced	521	11.3%	6,372	11.6%	13,479	11.2%
Household Type (2020)						
Population Family	4,978	83.1%	53,284	77.5%	120,229	79.5%
Population Non-Family	974	16.3%	14,826	21.6%	29,707	19.6%
Population Group Quarters	36	0.6%	609	0.9%	1,378	0.9%
Family Households	1,449	65.9%	16,502	59.3%	36,952	61.9%
Non-Family Households	749	34.1%	11,334	40.7%	22,702	38.1%
Married Couple with Children	507	26.8%	5,265	25.0%	11,584	24.0%
Average Family Household Size	3.4		3.2		3.3	
Household Size (2020)						
1 Person Households	575	26.2%	8,659	31.1%	17,340	29.1%
2 Person Households	603	27.4%	8,505	30.6%	18,231	30.6%
3 Person Households	376	17.1%	4,729	17.0%	10,300	17.3%
4 Person Households	352	16.0%	3,442	12.4%	7,849	13.2%
5 Person Households	182	8.3%	1,572	5.6%	3,655	6.1%
6 or More Person Households	109	5.0%	928	3.3%	2,280	3.8%
Household Vehicles (2020)						
Households with 0 Vehicles Available	50	2.3%	1,093	3.9%	2,711	4.5%
Households with 1 Vehicles Available	981	44.6%	11,806	42.4%	23,773	39.9%
Households with 2 or More Vehicles Available	1,168	53.1%	14,937	53.7%	33,170	55.6%
Total Vehicles Available	3,640		47,841		103,800	
Average Vehicles Per Household	1.7		1.7		1.7	

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RF5

## Old Statesville Rd & W W.T.Harris Blvd

	1 mi radius			3 mi radius		5 mi radius	
Labor Force (2020)							
Estimated Labor Population Age 16 Years or Over	4,520		54,292		118,924		
Estimated Civilian Employed	3,019	66.8%	38,173	70.3%	80,702	67.9%	
Estimated Civilian Unemployed	146	3.2%	1,199	2.2%	2,866	2.4%	
Estimated in Armed Forces	-	-	44	-	84	-	
Estimated Not in Labor Force	1,356	30.0%	14,875	27.4%	35,273	29.7%	
Unemployment Rate	3.2%		2.2%		2.4%		
Occupation (2020)							
Occupation: Population Age 16 Years or Over	3,019		38,173		80,702		
Management, Business, Financial Operations	555	18.4%	7,411	19.4%	15,230	18.9%	
Professional, Related	562	18.6%	8,928	23.4%	18,850	23.4%	
Service	517	17.1%	5,770	15.1%	12,727	15.8%	
Sales, Office	681	22.6%	8,644	22.6%	18,003	22.3%	
Farming, Fishing, Forestry	-	-	43	0.1%	212	0.3%	
Construct, Extraction, Maintenance	273	9.0%	2,155	5.6%	4,722	5.9%	
Production, Transport Material Moving	431	14.3%	5,222	13.7%	10,959	13.6%	
White Collar Workers	1,798	59.5%	24,983	65.4%	52,082	64.5%	
Blue Collar Workers	1,221	40.5%	13,190	34.6%	28,619	35.5%	
Consumer Expenditure (2020)							
Total Household Expenditure	\$122.06 M		\$1.67 B		\$3.52 B		
Total Non-Retail Expenditure	\$64.09 M	52.5%	\$878.9 M	52.6%	\$1.86 B	52.6%	
Total Retail Expenditure	\$57.97 M	47.5%	\$791.31 M	47.4%	\$1.67 B	47.4%	
Apparel	\$4.3 M	3.5%	\$58.73 M	3.5%	\$124.02 M	3.5%	
Contributions	\$3.8 M	3.1%	\$52.31 M	3.1%	\$110.72 M	3.1%	
Education	\$3.39 M	2.8%	\$47.04 M	2.8%	\$100.05 M	2.8%	
Entertainment	\$6.82 M	5.6%	\$93.3 M	5.6%	\$197.15 M	5.6%	
Food and Beverages	\$18.19 M	14.9%	\$248.25 M	14.9%	\$523.68 M	14.9%	
Furnishings and Equipment	\$4.24 M	3.5%	\$58.11 M	3.5%	\$122.69 M	3.5%	
Gifts	\$2.83 M	2.3%	\$39.53 M	2.4%	\$83.32 M	2.4%	
Health Care	\$10.43 M	8.5%	\$141.89 M	8.5%	\$299.31 M	8.5%	
Household Operations	\$4.74 M	3.9%	\$64.68 M	3.9%	\$136.67 M	3.9%	
Miscellaneous Expenses	\$2.3 M	1.9%	\$31.51 M	1.9%	\$66.42 M	1.9%	
Personal Care	\$1.63 M	1.3%	\$22.4 M	1.3%	\$47.26 M	1.3%	
Personal Insurance	\$822.38 K	0.7%	\$11.26 M	0.7%	\$23.87 M	0.7%	
Reading	\$261.81 K	0.2%	\$3.59 M	0.2%	\$7.58 M	0.2%	
Shelter	\$25.68 M	21.0%	\$353.39 M	21.2%	\$745.53 M	21.2%	
Tobacco	\$792.32 K	0.6%	\$10.73 M	0.6%	\$22.54 M	0.6%	
Transportation	\$22.54 M	18.5%	\$307.53 M	18.4%	\$648.18 M	18.4%	
Utilities	\$9.31 M	7.6%	\$125.97 M	7.5%	\$265.51 M	7.5%	
Educational Attainment (2020)							
Adult Population Age 25 Years or Over	3,813		45,712		100,822		
Elementary (Grade Level 0 to 8)	408	10.7%	1,803	3.9%	4,156	4.1%	
Some High School (Grade Level 9 to 11)	211	5.5%	1,832	4.0%	4,428	4.4%	
High School Graduate	559	14.7%	7,468	16.3%	17,890	17.7%	
Some College	975	25.6%	10,022	21.9%	23,110	22.9%	
Associate Degree Only	490	12.8%	5,128	11.2%	10,306	10.2%	
Bachelor Degree Only	819	21.5%	12,720	27.8%	26,794	26.6%	
Graduate Degree	351	9.2%	6,739	14.7%	14,138	14.0%	

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RF5

## Old Statesville Rd & W W.T.Harris Blvd

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2020)						
1 Detached Unit	1,470	72.8%	16,929	76.0%	38,788	81.3%
1 Attached Unit	233	11.6%	2,379	10.7%	4,042	8.5%
2 to 4 Units	14	0.7%	472	2.1%	1,149	2.4%
5 to 9 Units	48	2.4%	1,041	4.7%	2,342	4.9%
10 to 19 Units	222	11.0%	3,664	16.5%	7,773	16.3%
20 to 49 Units	29	1.4%	1,979	8.9%	3,241	6.8%
50 or More Units	23	1.2%	927	4.2%	1,362	2.9%
Mobile Home or Trailer	159	7.9%	441	2.0%	950	2.0%
Other Structure	-	-	4	-	8	-
Homes Built By Year (2020)						
Homes Built 2010 or later	155	7.7%	3,271	14.7%	6,454	13.5%
Homes Built 2000 to 2009	725	35.9%	8,284	37.2%	18,626	39.1%
Homes Built 1990 to 1999	552	27.3%	8,593	38.6%	15,964	33.5%
Homes Built 1980 to 1989	370	18.3%	3,625	16.3%	7,076	14.8%
Homes Built 1970 to 1979	164	8.1%	1,522	6.8%	4,549	9.5%
Homes Built 1960 to 1969	105	5.2%	1,168	5.2%	3,403	7.1%
Homes Built 1950 to 1959	93	4.6%	973	4.4%	2,332	4.9%
Homes Built Before 1949	34	1.7%	400	1.8%	1,251	2.6%
Home Values (2020)						
Home Values \$1,000,000 or More	13	1.0%	170	1.3%	377	1.3%
Home Values \$500,000 to \$999,999	72	5.8%	800	6.1%	1,750	6.0%
Home Values \$400,000 to \$499,999	54	4.3%	548	4.2%	1,555	5.3%
Home Values \$300,000 to \$399,999	179	14.4%	1,414	10.8%	3,678	12.6%
Home Values \$200,000 to \$299,999	275	22.1%	3,704	28.2%	8,225	28.2%
Home Values \$150,000 to \$199,999	406	32.6%	4,131	31.5%	8,000	27.4%
Home Values \$100,000 to \$149,999	250	20.0%	3,249	24.7%	6,862	23.5%
Home Values \$70,000 to \$99,999	102	8.1%	1,054	8.0%	2,532	8.7%
Home Values \$50,000 to \$69,999	55	4.4%	166	1.3%	397	1.4%
Home Values \$25,000 to \$49,999	15	1.2%	142	1.1%	260	0.9%
Home Values Under \$25,000	38	3.1%	272	2.1%	638	2.2%
Owner-Occupied Median Home Value	\$180,717		\$187,240		\$192,132	
Renter-Occupied Median Rent	\$991		\$1,035		\$1,005	
Transportation To Work (2020)						
Drive to Work Alone	2,309	71.7%	29,057	78.3%	63,854	78.3%
Drive to Work in Carpool	507	15.7%	3,273	8.8%	7,243	8.9%
Travel to Work by Public Transportation	22	0.7%	648	1.7%	1,705	2.1%
Drive to Work on Motorcycle	-	-	-	-	14	-
Walk or Bicycle to Work	21	0.7%	361	1.0%	986	1.2%
Other Means	54	1.7%	439	1.2%	686	0.8%
Work at Home	308	9.6%	3,344	9.0%	7,111	8.7%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	396	12.3%	5,306	14.3%	11,641	14.3%
Travel to Work in 15 to 29 Minutes	1,308	40.6%	16,519	44.5%	34,284	42.0%
Travel to Work in 30 to 59 Minutes	931	28.9%	11,136	30.0%	24,326	29.8%
Travel to Work in 60 Minutes or More	90	2.8%	1,768	4.8%	3,377	4.1%
Average Minutes Travel to Work	24.1		23.5		24.2	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.