These adjacent properties offer a **RARE DEVELOPMENT OPPORTUNITY** in the highly sought-after Historic neighborhood of Dilworth.
**PROPERTY INFORMATION**

**325 EAST BOULEVARD**

NEIGHBORHOOD: Dilworth  
BUILDINGS: None  
YEAR BUILT: N/A  
SITE: .164 acres*  
ZONING: B-1  
PARCEL ID: 123-075-07  
TENANTS: None

**PRICE**  
$2,000,000

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**331 EAST BOULEVARD**

NEIGHBORHOOD: Dilworth  
BUILDINGS: One  
YEAR BUILT: 1945  
BUILDING AREA: 7560 RSF*  
SITE: .153 acres*  
ZONING: B-1  
PARCEL ID: 123-075-06  
TENANTS: Four tenants, month-to-month

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*The land acreage and/or building square footage was obtained from the County’s Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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DILWORTH NEIGHBORHOOD

One of the city’s oldest neighborhoods, Dilworth is known for its charming architecture and wide streets draped in a canopy of trees. It’s become a well-desired walking community, boasting many local businesses, restaurants and shops.

Minutes away from Charlotte’s LYNX Blue Line and Uptown Charlotte, Dilworth is adjacent to the Historic South End, one of the strongest sub-markets not just in the Charlotte region, but in all of the southeastern, U.S.

With the resurgence of the real estate market and broader economy in general, the extraordinary population growth rate in Charlotte and the diverse & favorable demographic makeup, this property is in a prime location to benefit your selected use.