

SALE

±2.7 ACRES | MULTI-FAMILY / RETAIL

9163 Trinity Rd Charlotte, NC 28216



OFFERING SUMMARY

Address:	9163 Trinity Rd
	Charlotte, NC 28216
Price:	\$265,000
Acreage:	±2.7 Acres
Price/Acre:	±\$98,148
Frontage:	±208 FT
Zoning:	General Commercial (CG)
Municipality:	Charlotte
Submarket:	North Charlotte
Water/Sewer:	Available
Topography:	Flat, Cleared at Front
Parcel ID:	03714108
Potential Uses:	Quad/Tri/Duplexes, Multifamily, Medical, Daycare, Assembly, Neighborhood Services

PROPERTY OVERVIEW

2.7-acre CG-zoned commercial land opportunity in north Charlotte, positioned for multifamily, quad/tri/duplexes, or low-traffic commercial, office, daycare, medical, service, neighborhood-oriented uses. The site offers ±208 feet of frontage on Trinity Rd, water and sewer availability, and a cleared, relatively flat front portion with wooded acreage to the rear. With a new price of \$265,000, the property provides a flexible entry point for a user, small developer, or investor seeking commercially zoned land within an growing residential corridor.

PROPERTY HIGHLIGHTS

- New price: \$265,000
- ±2.7 acres zoned CG, General Commercial
- ±208 feet of frontage on Trinity Rd
- Water and sewer available at the site
- Cleared and relatively flat frontage area
- Strong fit for multifamily, quad/tri/duplexes, daycare, office, medical, service, religious/community, or other neighborhood-oriented commercial uses
- Located in an established and growing residential corridor near northern Beatties Ford Rd, I-77, schools, and Hornets Nest Park

Patrick Register

Commercial Real Estate Agent
(704) 621-0190
Patrick@CBCNRT.com

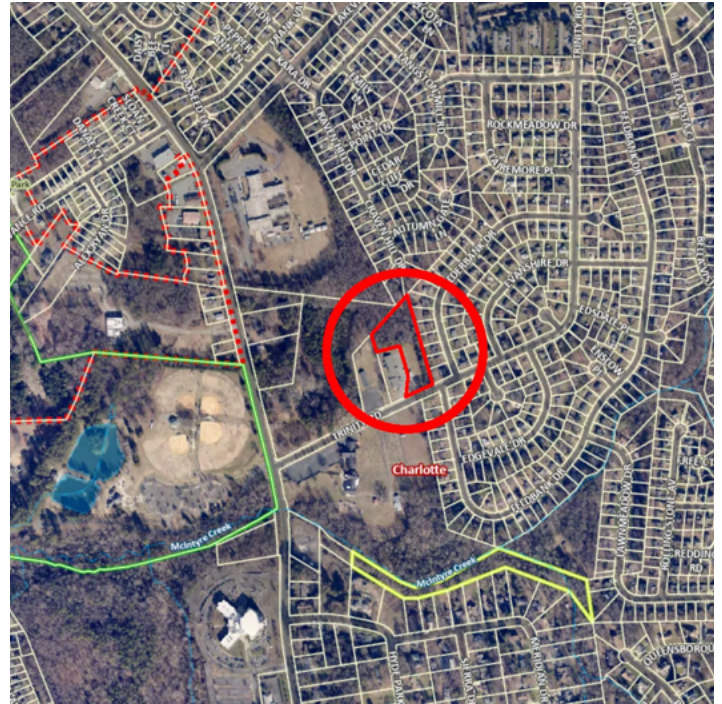


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

±2.7 ACRES | MULTI-FAMILY / RETAIL

9163 Trinity Rd Charlotte, NC 28216



Patrick Register
Commercial Real Estate Agent
(704) 621-0190
Patrick@CBCNRT.com



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

±2.7 ACRES | MULTI-FAMILY / RETAIL

9163 Trinity Rd Charlotte, NC 28216



Patrick Register

Commercial Real Estate Agent

(704) 621-0190

Patrick@CBCNRT.com

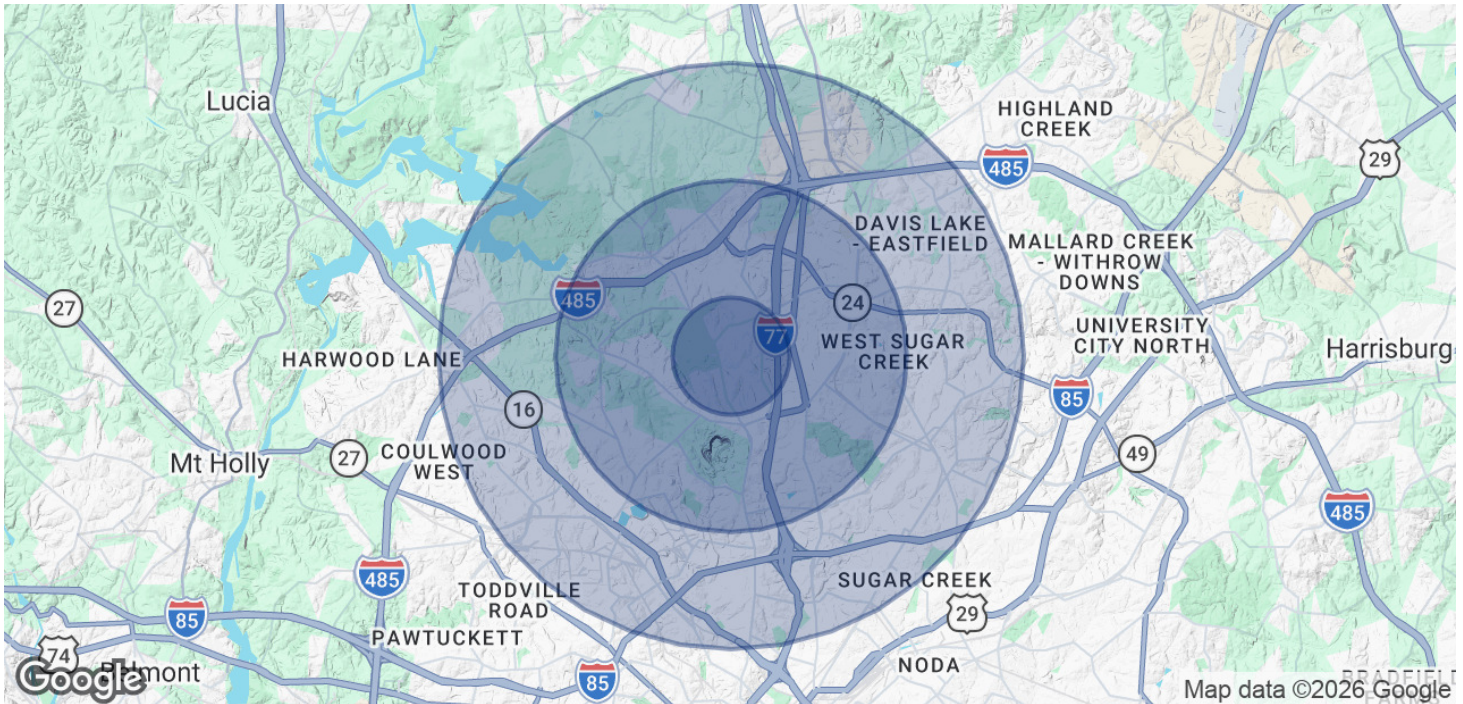


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

TRINITY RD LAND

9163 Trinity Rd Charlotte, NC 28216



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,226	59,272	141,622
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,279	21,999	54,072
# of Persons per HH	3.2	2.7	2.6
Average HH Income	\$66,342	\$77,843	\$83,509
Average House Value	\$269,077	\$284,952	\$292,970

2020 American Community Survey (ACS)

Patrick Register
Commercial Real Estate Agent
(704) 621-0190
Patrick@CBCNRT.com



COLDWELL BANKER
COMMERCIAL
REALTY