

LAND FOR SALE OR BUILD-TO-SUIT

CORNER OF VANCE DAVIS DRIVE
AND OLD STATESVILLE ROAD
I-485, EXIT 23
CHARLOTTE, NC
28269

SIGNATURE OFFICE BUILDING SITE

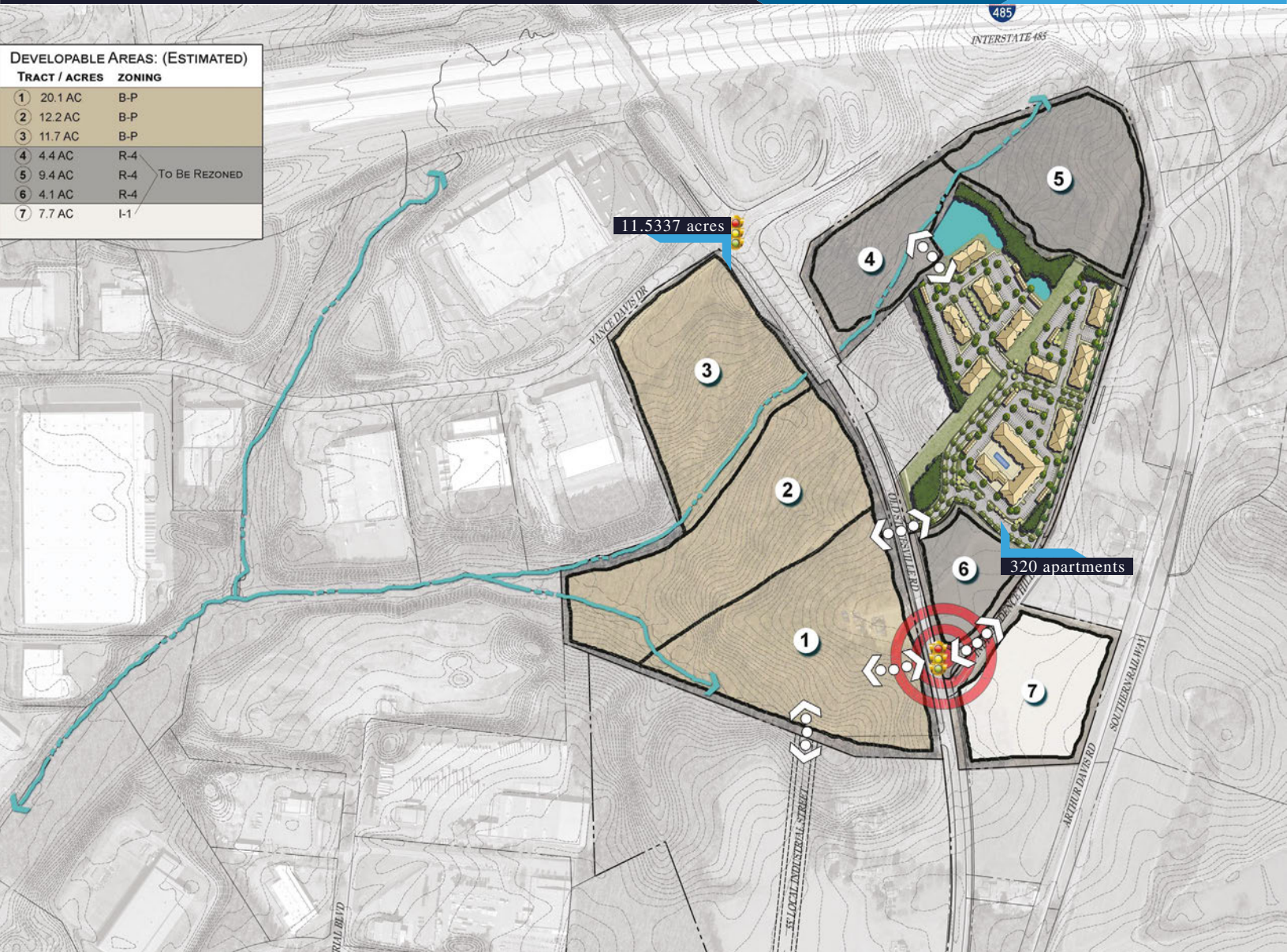
FEATURES

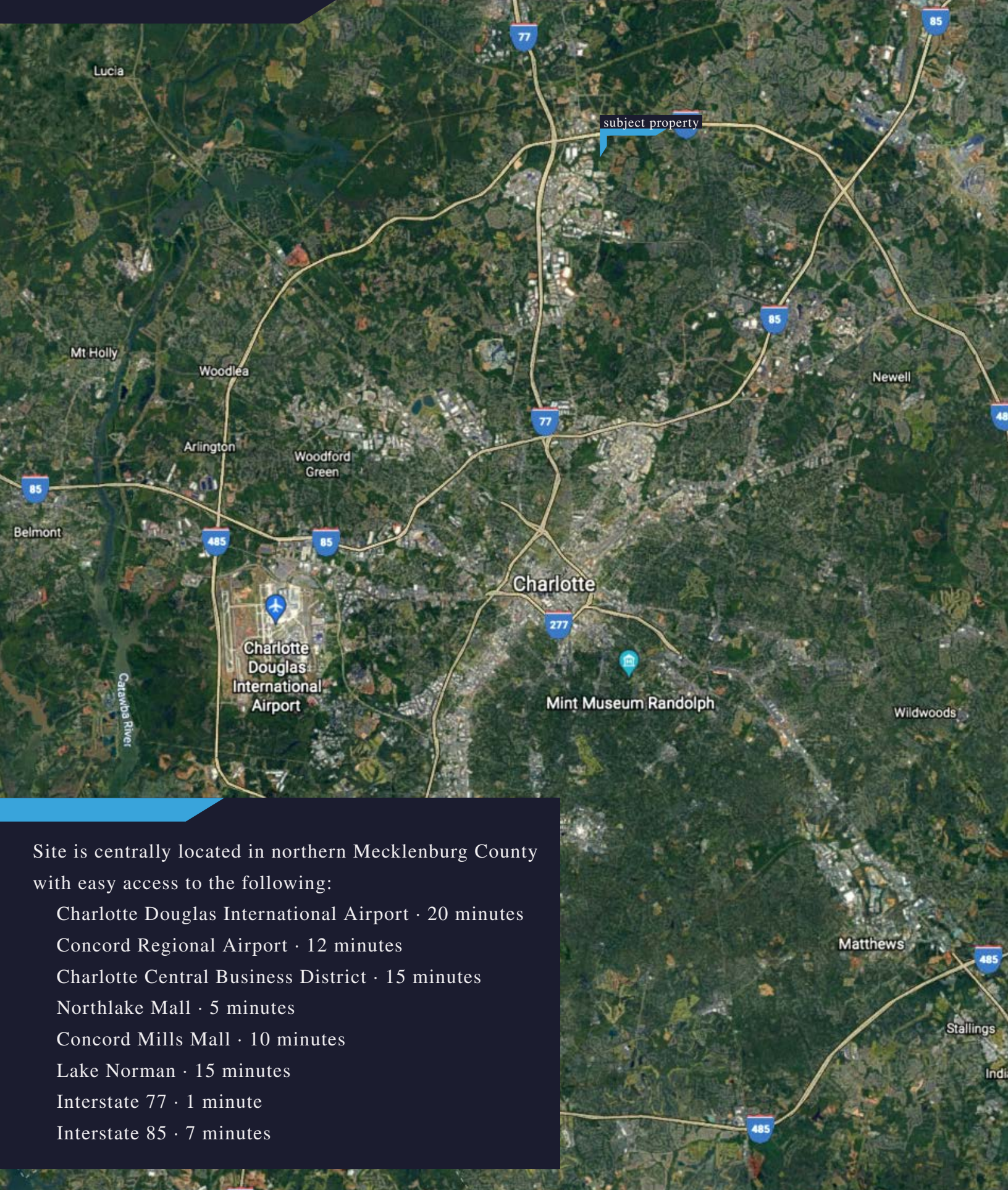
- 11.5337 acres
- all public utilities exist to the site
- corner parcel at signalized intersection
- located at I-485 entrance/exit ramp

ZONING

- BP, business park







Site is centrally located in northern Mecklenburg County with easy access to the following:

- Charlotte Douglas International Airport · 20 minutes
- Concord Regional Airport · 12 minutes
- Charlotte Central Business District · 15 minutes
- Northlake Mall · 5 minutes
- Concord Mills Mall · 10 minutes
- Lake Norman · 15 minutes
- Interstate 77 · 1 minute
- Interstate 85 · 7 minutes



LET'S CONNECT

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Walters Commercial Real Estate Services, LLC

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