

FOR SALE

SILVERWOOD LOTS

12 Single Family Lots

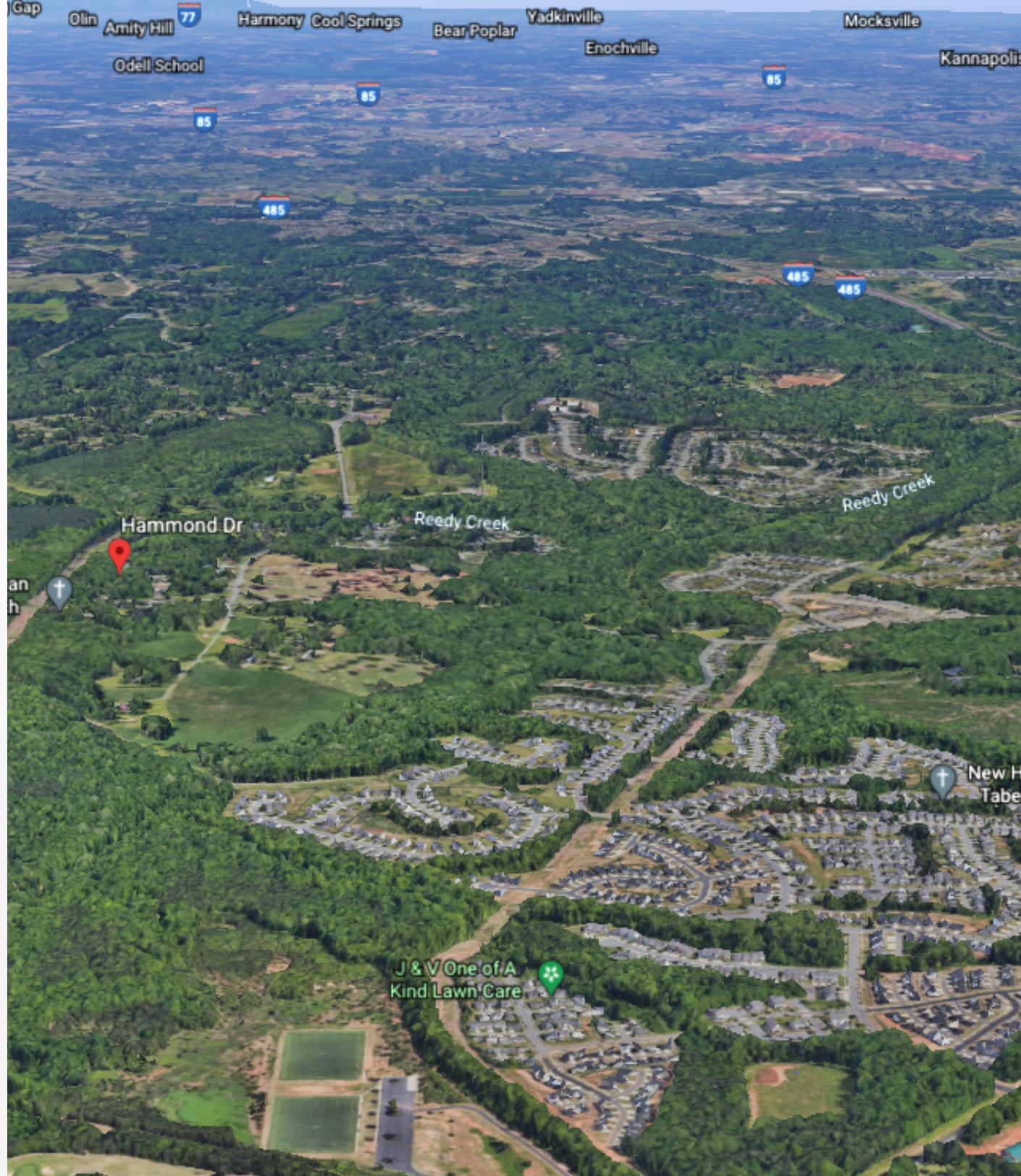
Charlotte, NC 28215

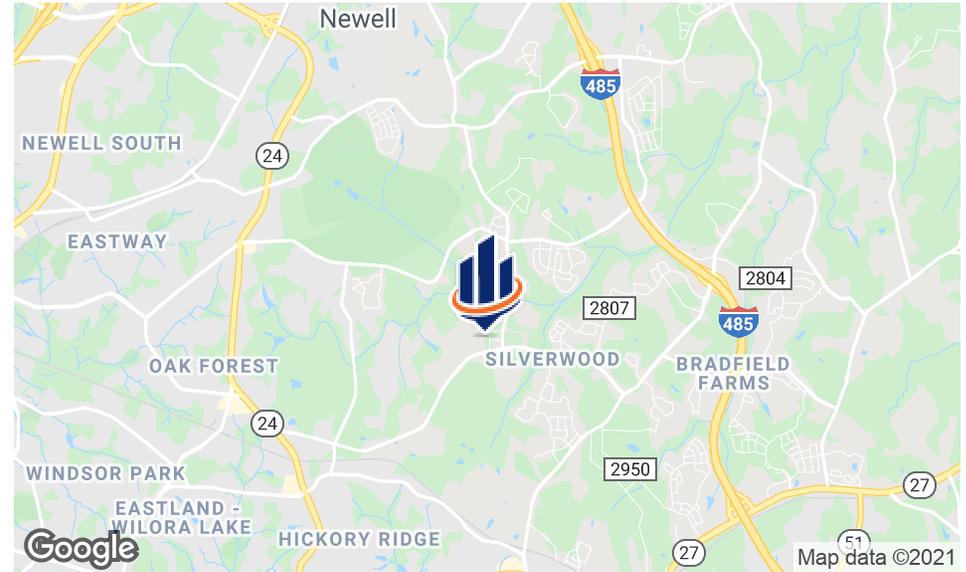
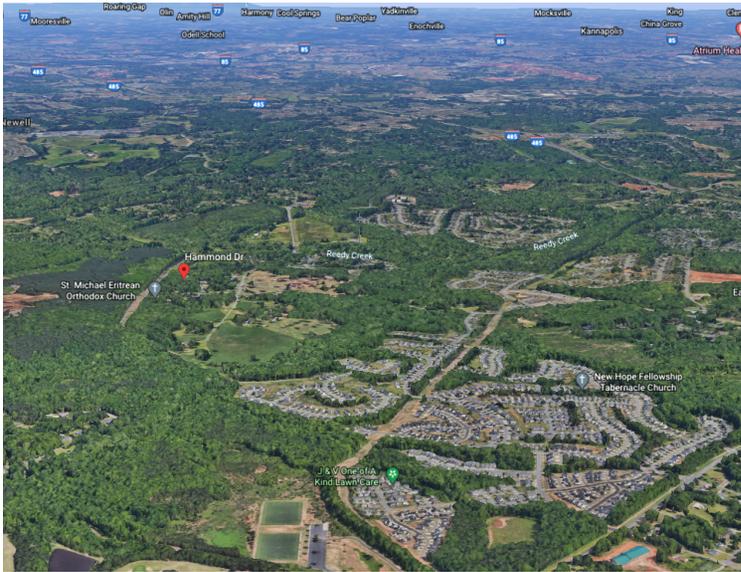
PRESENTED BY:

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OFFERING SUMMARY

SALE PRICE:	\$552,000
LOT SIZE:	Total 4.9 Acres
PRICE / ACRE:	\$112,653
ZONING:	R3

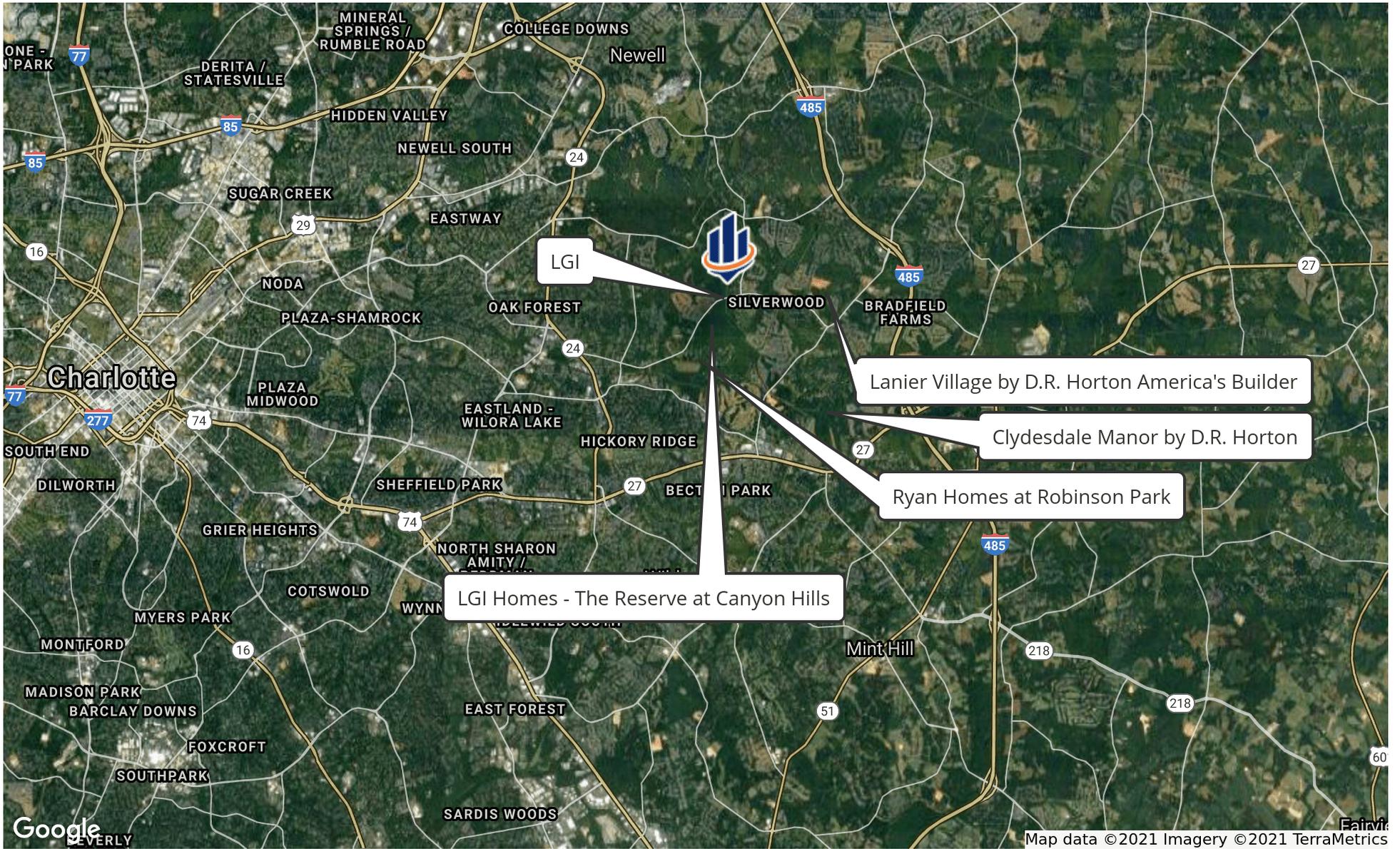
PROPERTY OVERVIEW

For Sale 12 lots package in fast-growing Charlotte. Opportunity for Developers. Next door to an LGI, building-in-progress of several single-family subdivisions. Well suited for a single-family developer.

PROPERTY HIGHLIGHTS

- 12 Single-Family Lots: Package
- Surrounded by Massive Residential Developments
- LGI, Ryan Homes, DR Horton, and SouthCraft Homes building in the neighborhood
- Fast Growing Residential Surrounding
- Limited Supply of Lots for Development
- New Home Sale Prices in the 240-300K

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STATUS	LOT #	ADDRESS	APN	SUB-TYPE
Available	1	7443 HAMMOND DR CHARLOTTE NC 28215	10808111	Other
Available	2	7501 HAMMOND DR CHARLOTTE NC 28215	10808112	Other
Available	3	7509 HAMMOND DR CHARLOTTE NC 28215	10808113	Other
Available	4	7517 HAMMOND DR CHARLOTTE NC 28215	10808114	Other
Available	5	7525 HAMMOND DR CHARLOTTE NC 28215	10808115	Other
Available	6	7601 HAMMOND DR CHARLOTTE NC 28215	10808116	Other
Available	7	7609 HAMMOND DR CHARLOTTE NC 28215	10808117	Other
Available	8	7617 HAMMOND DR CHARLOTTE NC 28215	10808118	Other
Available	9	8915 MYRA WY CHARLOTTE NC 28215	10808202	Other
Available	10	8916 MYRA WY CHARLOTTE NC 28215	10808311	Other
Available	11	8929 MYRA WY CHARLOTTE NC 28215	10808203	Other
Available	12	8932 MYRA WY CHARLOTTE NC 28215	10808309	Other



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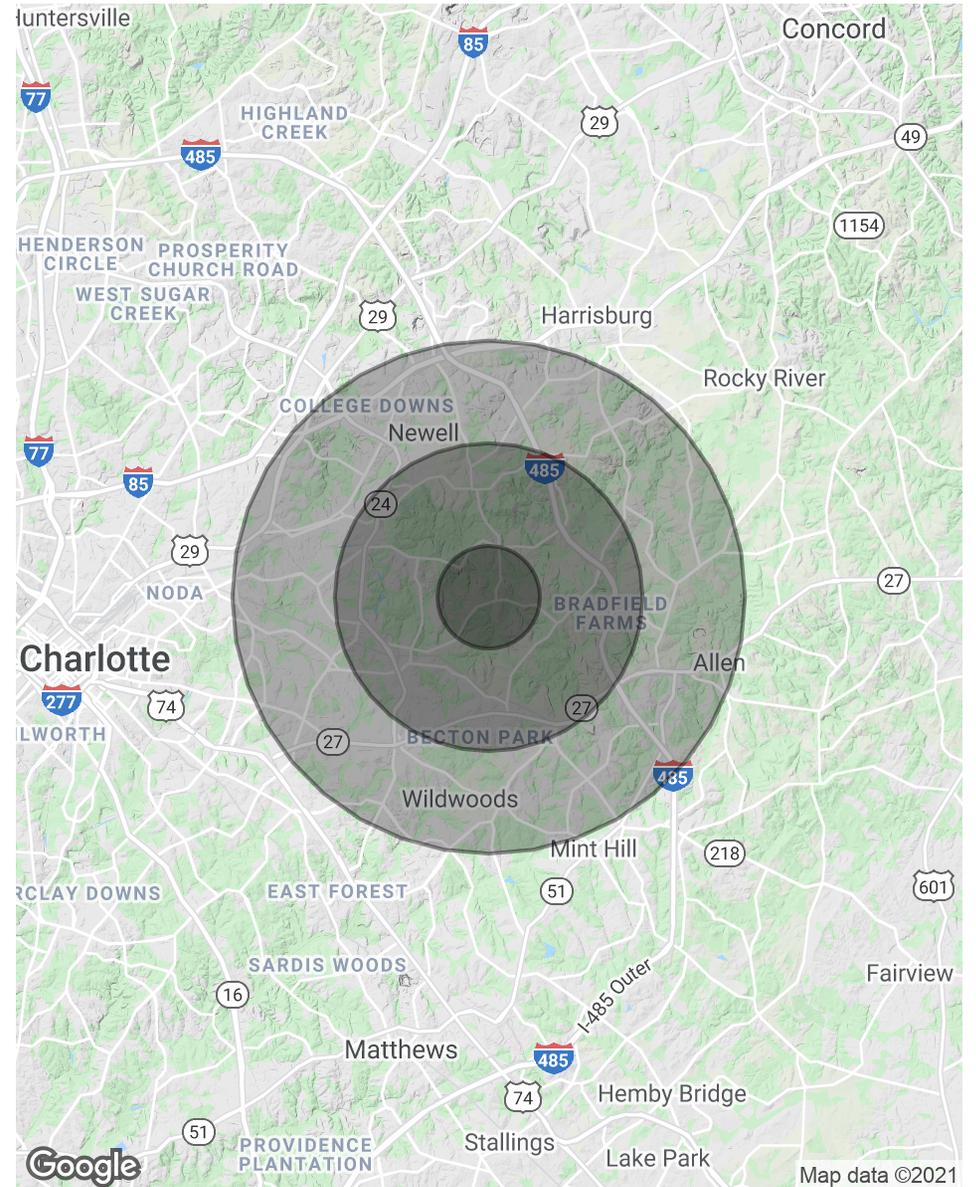
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,292	40,984	149,274
AVERAGE AGE	33.8	33.1	32.6
AVERAGE AGE (MALE)	35.1	33.1	31.4
AVERAGE AGE (FEMALE)	32.8	33.5	33.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,197	15,335	56,042
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$63,989	\$59,634	\$56,593
AVERAGE HOUSE VALUE	\$139,833	\$135,964	\$139,345

* Demographic data derived from 2010 US Census



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