



207 N Myers Street

Charlotte, North Carolina, 28202



CTC/Arena Light Rail Station

Davidson St Light Rail Station

McDowell St Light Rail Station

E Trade St

E 5th Street

Site

Available for Sale
+/- 0.408 AC Prime Urban Land

Property Overview

207 N Myers Street Available for Sale

Located in the heart of Charlotte's vibrant First Ward, 207 N Myers St offers an exceptional opportunity to acquire land in a prime urban location. This +/- 0.408 AC lot is zoned N2-C, intended for the development of multi-family dwellings, either as standalone buildings or as components of multi-dwelling developments. There are grandfathered rights for commercial use through October 2025 under previous zoning UR-C (site plan upon request).

Property Details

Address 207 N Myers Street | Charlotte, NC 28202

Availability +/- 0.408 AC Available for Sale

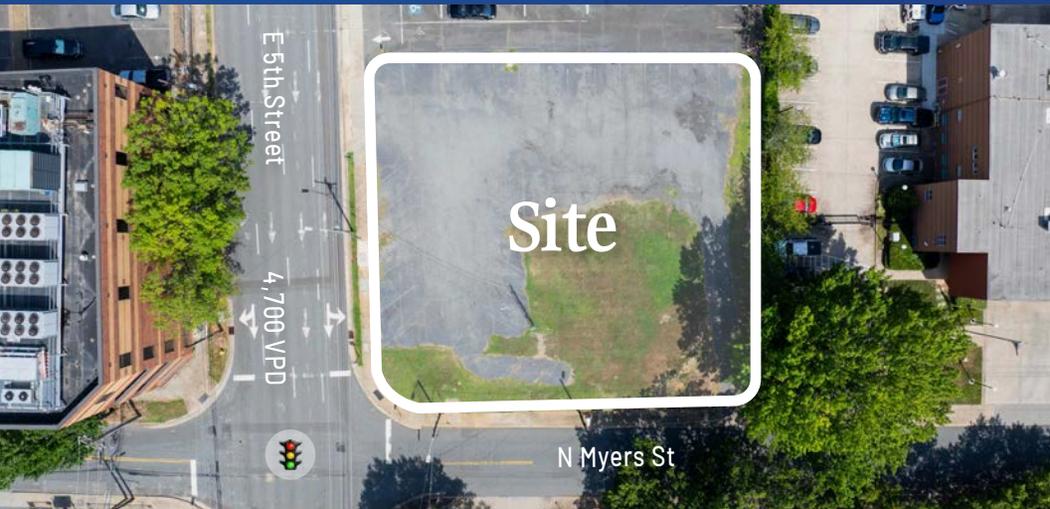
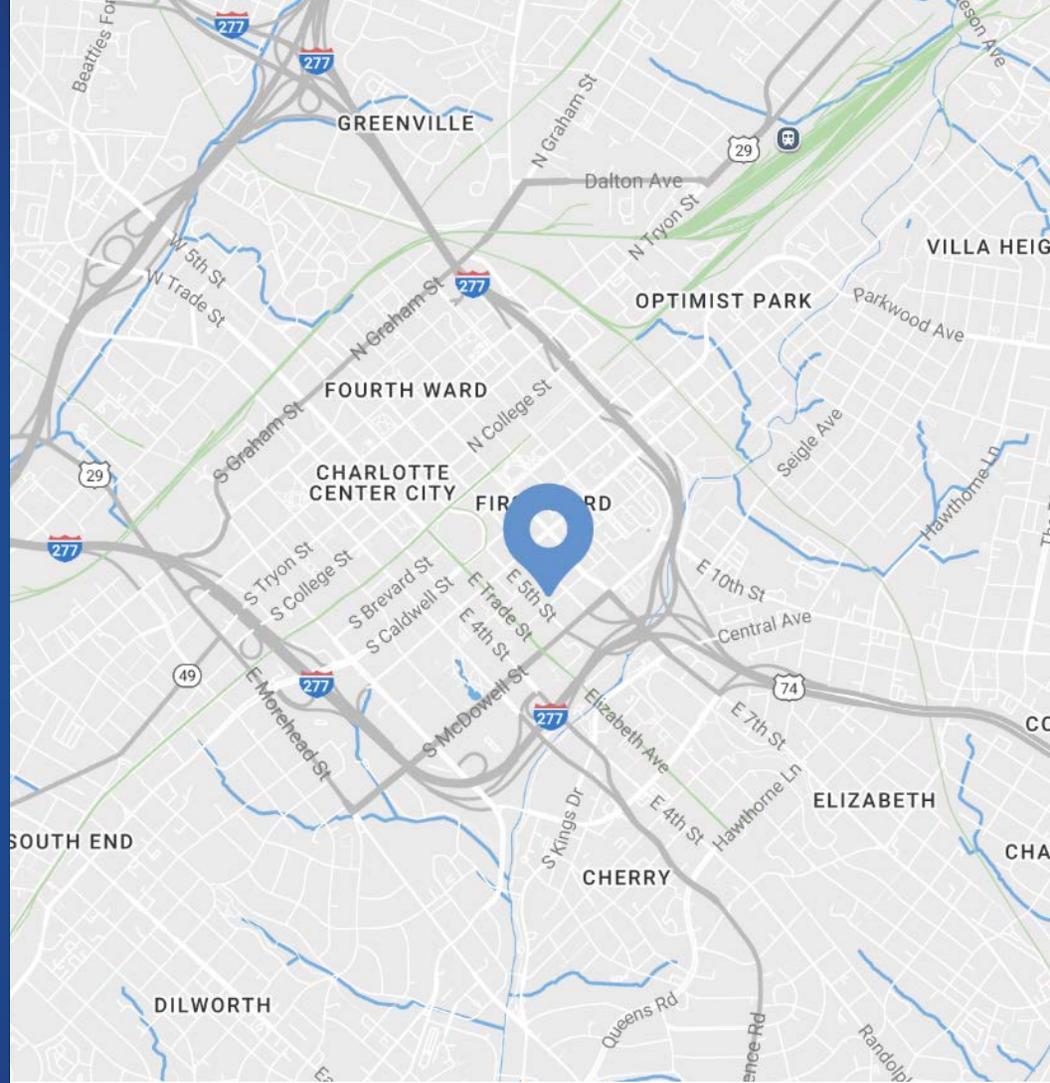
Use Land

Zoning N2-C

Parcels 08008503

Traffic Counts E 5th St | 4,700 VPD
I-277 | 102,000 VPD

Sale Price \$2,100,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	23,628	136,680	288,907
Avg. Household Income	\$148,887	\$151,598	\$134,820
Median Household Income	\$106,855	\$98,121	\$81,427
Households	15,010	72,751	136,623
Daytime Employees	63,459	150,672	243,612



Uptown Charlotte

The Vibrant, Economic Heart of Center City

Charlotte Center City is a vibrant nexus with the consistent influx of aspiring talent joining a mix of economic, social, and cultural opportunities that is enhancing the quality of life and fostering business innovation throughout the Charlotte region. With more than \$4 billion in the development pipeline and a strong history of public-private partnership, Uptown is where our community comes together to boldly envision what's next.



10,929
Businesses
(3 Mile Radius)



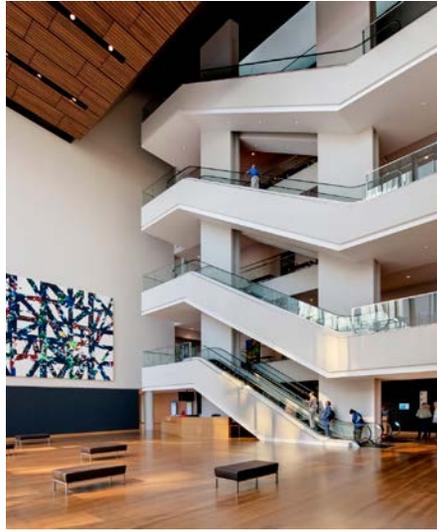
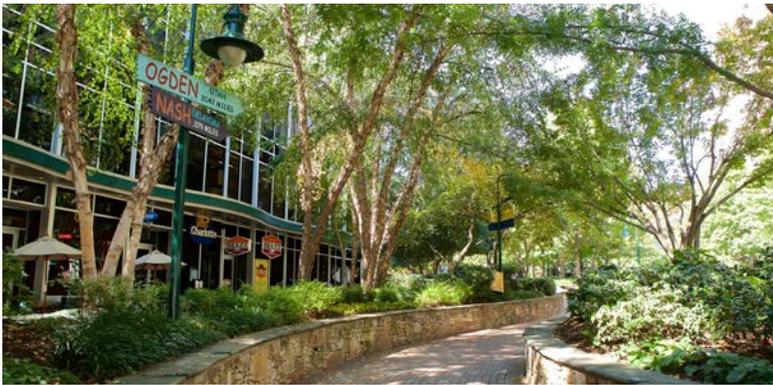
100,000+
Employees Working
in Uptown



78
Walkability
Score



260+
Restaurants, Bars,
& Entertainment





Contact for Details

Taylor Barnes

(704) 274-1224

taylor@thenicholscompany.com

John Nichols

(704) 373-9797

jnichols@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

N Myers St