



# 1626 Hart Road

Charlotte, NC 28214



Site

Hart Rd

**Available for Sale**

+/- 6.97 AC Raw Land in West Charlotte

## Property Overview

# 1626 Hart Road

## Available for Sale

Opportunity to acquire a well-located +/- 6.97 AC raw land tract in west Charlotte, surrounded by established and expanding residential neighborhoods. The property is zoned N1-A and the seller is open to rezoning, creating flexibility for a buyer to pursue a higher-yield residential concept subject to approvals.

This location benefits from proximity to I-485, I-85, and the Airport submarket, offering convenient access to employment centers, logistics hubs, and retail corridors—drivers that continue to fuel housing demand in west Charlotte. Ideal for a developer or investor seeking a flexible entitlement play with infrastructure advantages in a submarket that continues to see sustained residential absorption.

## Property Details

**Address** 1626 Hart Rd | Charlotte, NC 28214

**Availability** +/- 6.97 AC Available for Sale

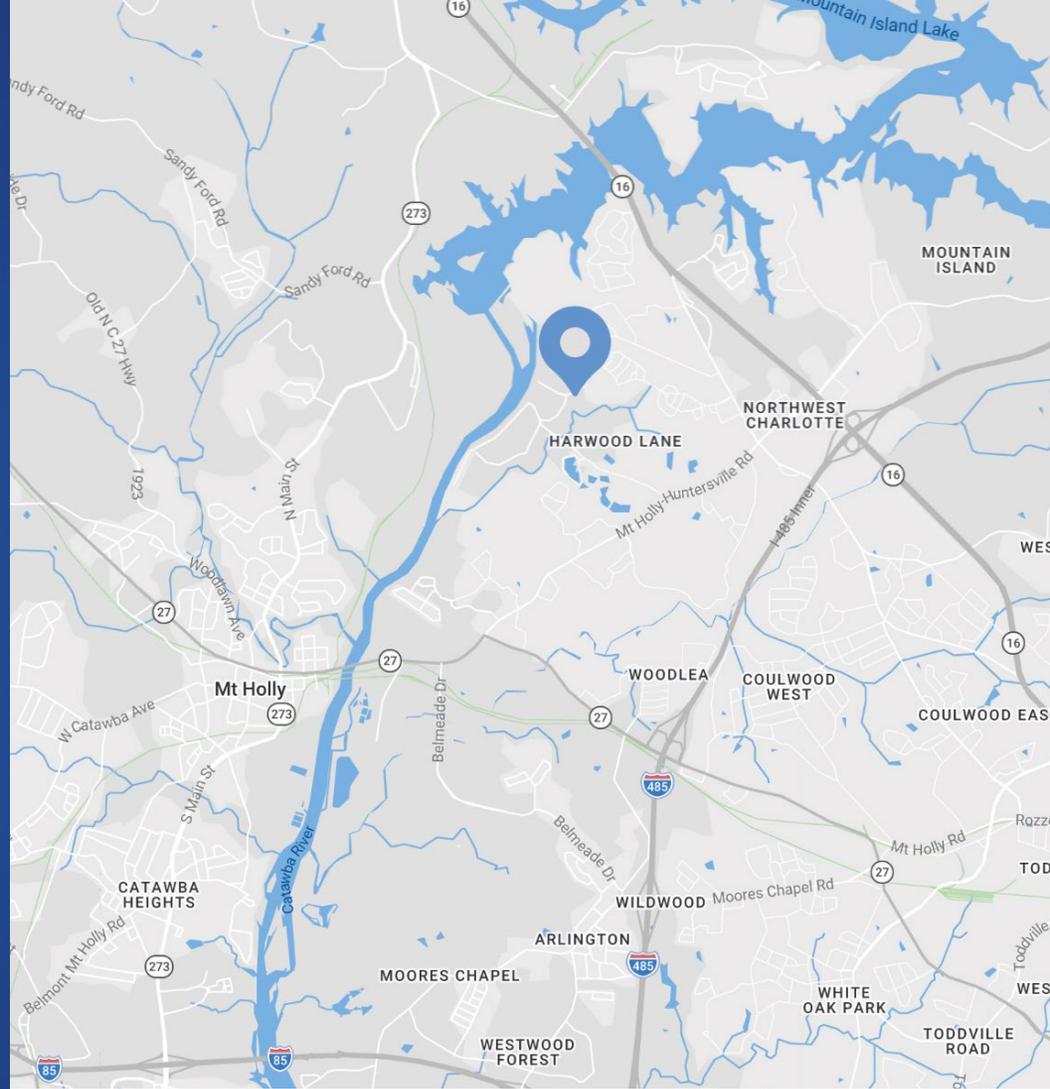
**Use** Raw Land

**Zoning** N1-A

**Utilities** Water and Sewer Available

**Traffic Counts** Mt Holly-Huntersville Rd | 17,500 VPD  
I-485 | 89,500 VPD

**Sale Price** Call for Pricing



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	5,201	35,076	81,263
<b>Avg. Household Income</b>	\$144,250	\$126,835	\$112,226
<b>Median Household Income</b>	\$108,064	\$96,275	\$86,041
<b>Households</b>	1,797	13,528	30,842
<b>Daytime Employees</b>	266	9,976	19,958



# Mountain Island

## Harwood Lane

Site

17,500 VPD

47,000 VPD

80,500 VPD

## Coulwood West





Contact for Details

**Rusty Gibbs**

(704) 373-9797

rusty@thenicholscompany.com



**Website**

[www.TheNicholsCompany.com](http://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.