

ONYX TOWNS

2812 WATAUGA AVENUE | CHARLOTTE, NC

Fully Approved, Shovel Ready Site for 34 Townhome Lots on 3.26 Acres

For Sale or For Rent Product Allowed



ONYX TOWNS

EXECUTIVE SUMMARY

ADDRESS 2812, 2816, 2824 Watauga Avenue, Charlotte NC 28208

PARCEL ID 14524207, 14524208, 14524223

ACREAGE 3.26

ZONING N2-B

JURISDICTION City of Charlotte

UTILITIES Charlotte Water

LOT BREAKDOWN 34 lots (Size: 20'x50' Rear Loaded Product)

PRICING Call For Pricing

ONYX TOWNS | THE OPPORTUNITY

Foundry Commercial, a North Carolina-based brokerage firm, has been retained as the exclusive listing agent for Onyx Townhomes (the "Property"), a 34-lot townhome development opportunity situated on 3.26 acres at 2812 Watauga Avenue, Charlotte NC 28208. The property is fully approved with entitlements in place, allowing for immediate development for both rental and for-sale product.

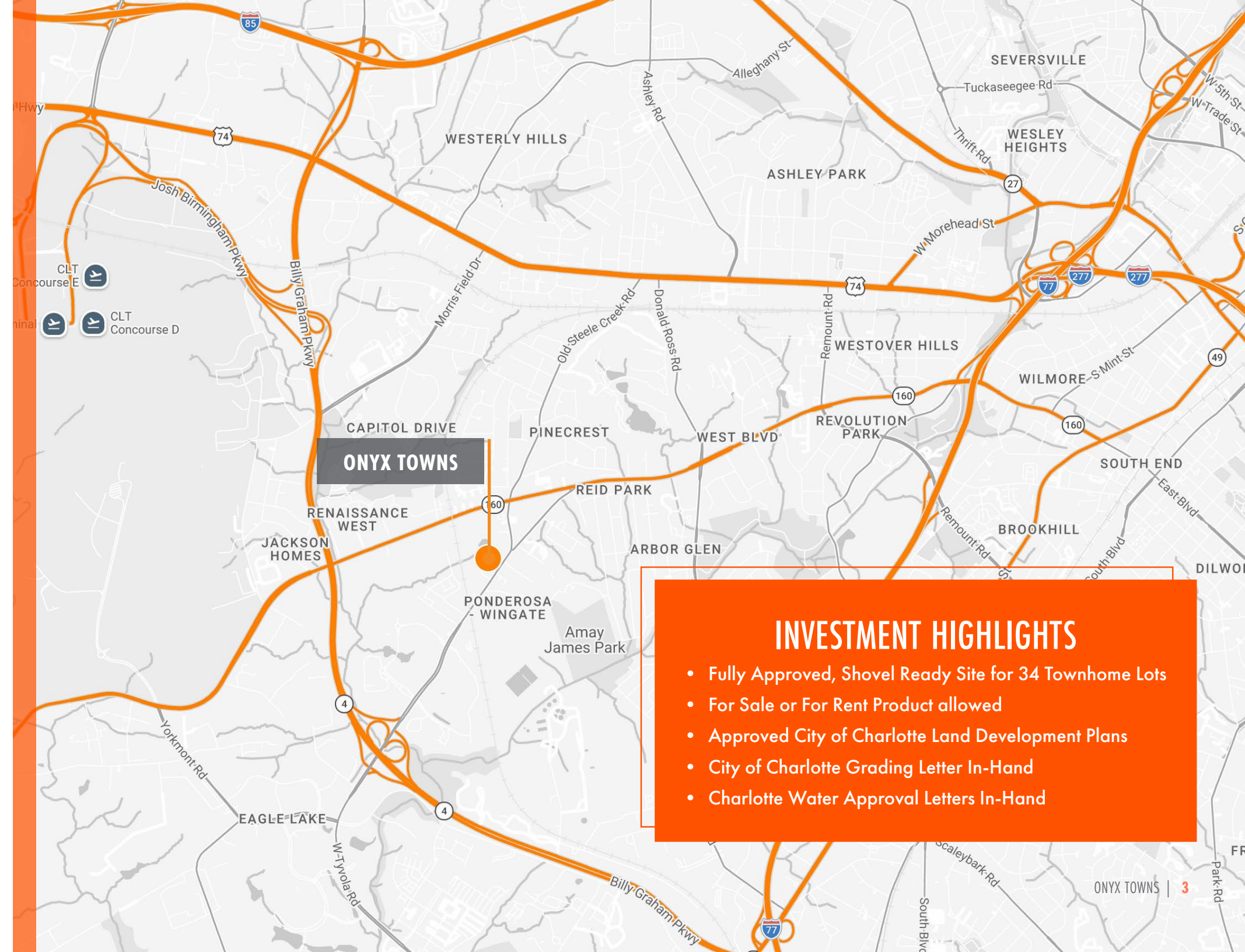
Onyx Townhomes benefits from a highly accessible location and is five miles from Charlotte Douglas Airport and Interstate 485. The Property is strategically positioned near several major employers including the South Charlotte Veterans Affairs Clinic, Belk Corporation Headquarters, and American Airlines.

#3 Best Large Real Estate Market in the US

#1 Best State for Business

#2 Fastest Growing City Since 2020

#2 Best U.S. City for Company Headquarters



INVESTMENT HIGHLIGHTS

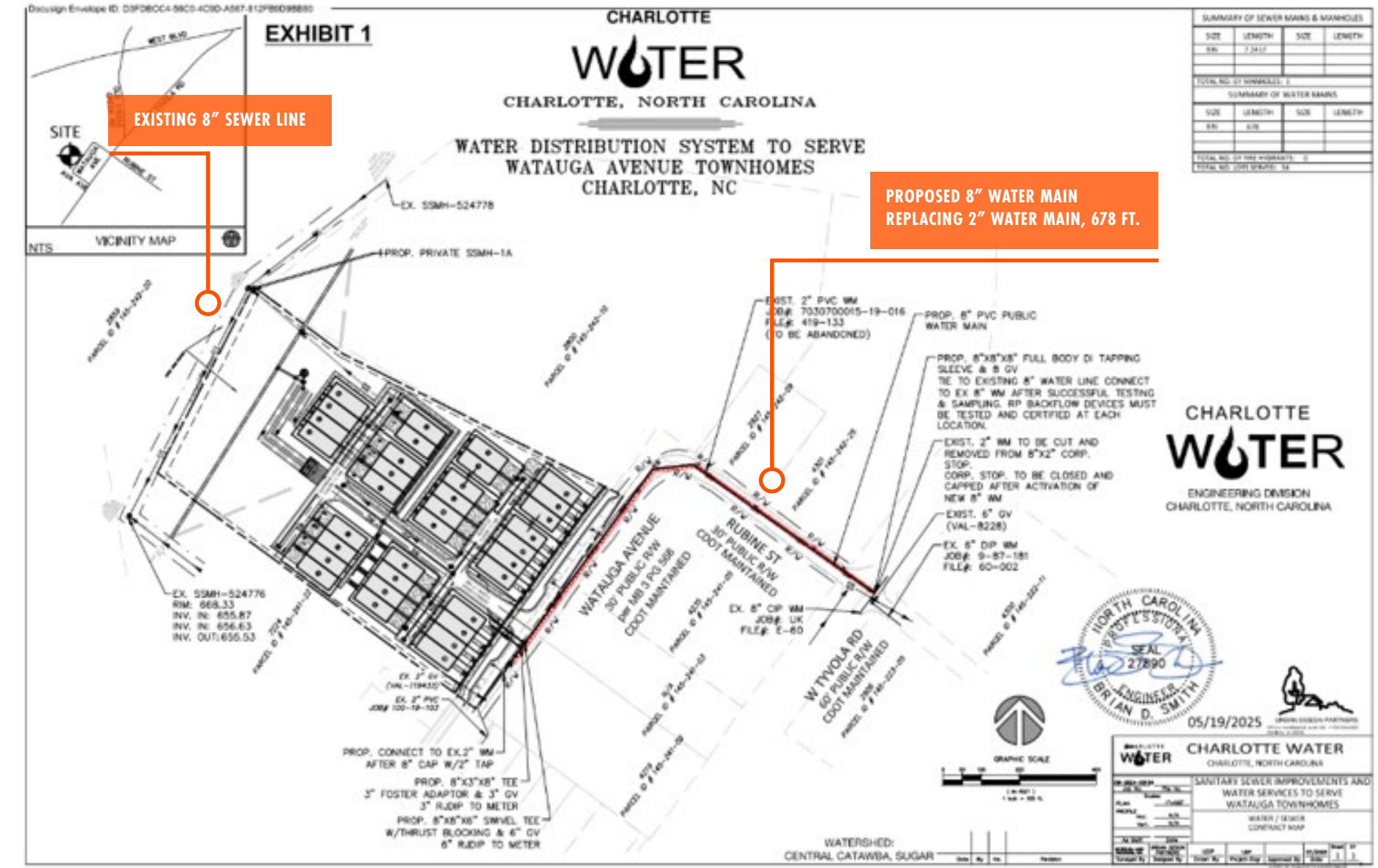
- Fully Approved, Shovel Ready Site for 34 Townhome Lots
- For Sale or For Rent Product allowed
- Approved City of Charlotte Land Development Plans
- City of Charlotte Grading Letter In-Hand
- Charlotte Water Approval Letters In-Hand

ONYX TOWNS DUE DILIGENCE

- Physical & Topo Survey
- City Charlotte - Approved LDCP
- City Charlotte - Grading Letter of Approval
- CLT Water - Approved Private Water Main Extension
- CLT Water - Executed Contract
- CLT Water - Water Distribution System To Serve
- Contech - Underground Detention Design
- ESP - SHWT Letter Findings
- Newtech - Geotechnical Report
- Urban Design - Erosion Control Calculations
- Covenants Conditions and Regulations
- Culvert Work Approval
- Phase 1 ESA



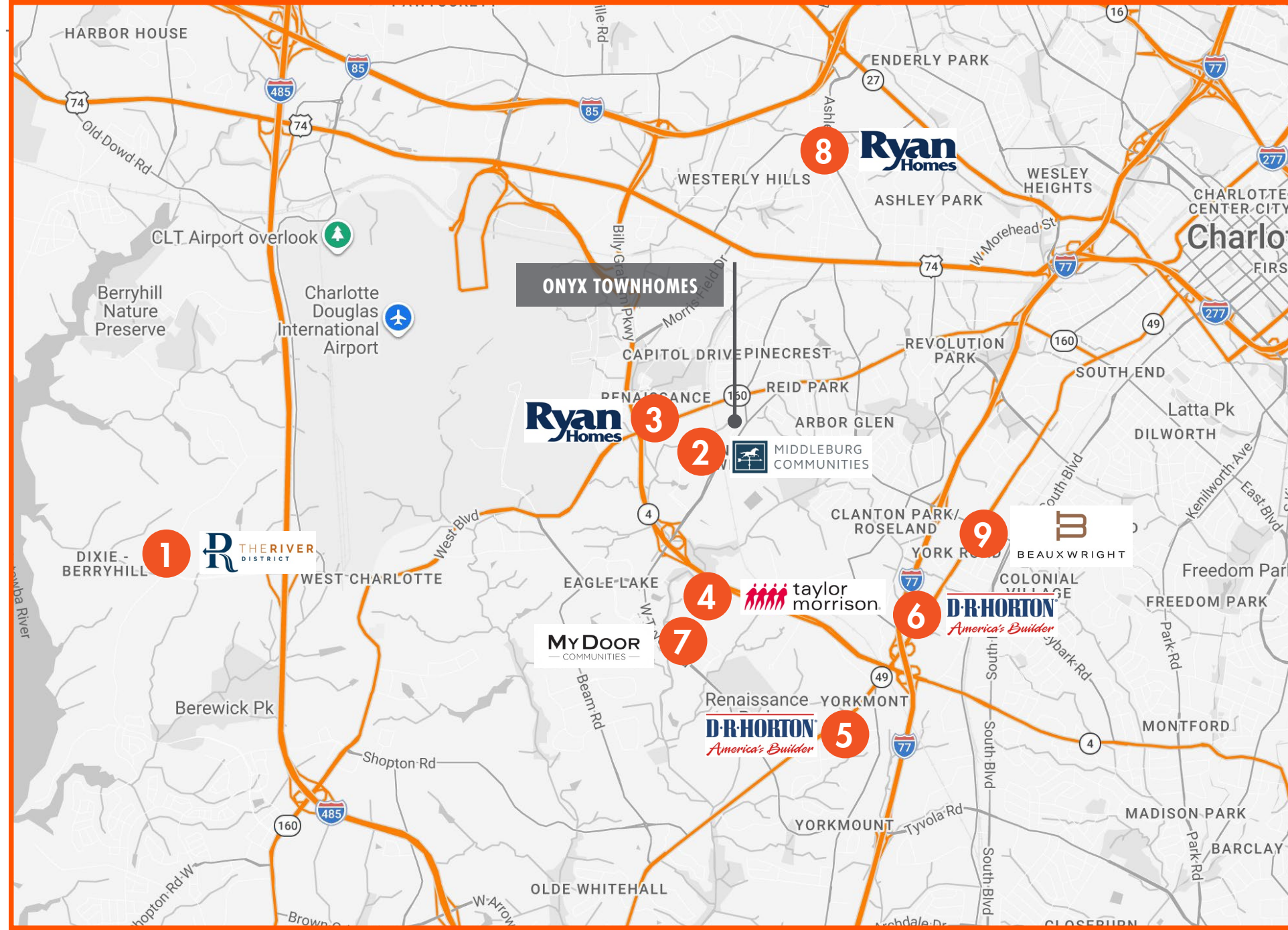
ONYX TOWNS UTILITIES PLAN



ONYX TOWNS

NEARBY ACTIVE RESIDENTIAL DEVELOPMENTS

PROPERTY	ADDRESS	TYPE	DEVELOPER
1 The River District	8235 Dixie River Road	1,200 Acre Master Planned Community	Crescent Communities
2 Dawnalia Drive Multifamily	4600 Dawnalia Drive	280 Unit Conventional Apartments	Middleburg Communities
3 Edenbrook Townhomes	2504 Rebecca Avenue	100+ For-Sale Townhomes	Ryan Homes
4 Yardly City Park	100 Hive Drive	148 Rental Townhomes	Taylor Morrison
5 Kingman Townhomes	5116 S Tryon Street	75+ For-Sale Townhomes	DR Horton
6 Orchard Circle	327 Orchard Circle	50 For-Sale Townhomes	DR Horton
7 Westmont Village	4904 Parkway Plaza Boulevard	83 Rental Townhomes	My Door Communities
8 Ashley Townhomes	1812 Ashely Road	120+ For-Sale Townhomes	Ryan Homes
9 LoSo Walk	2005 Freeland Park Drive	87 Rental Townhomes	Beauxwright



ONYX TOWNS

NEARBY AMENITIES

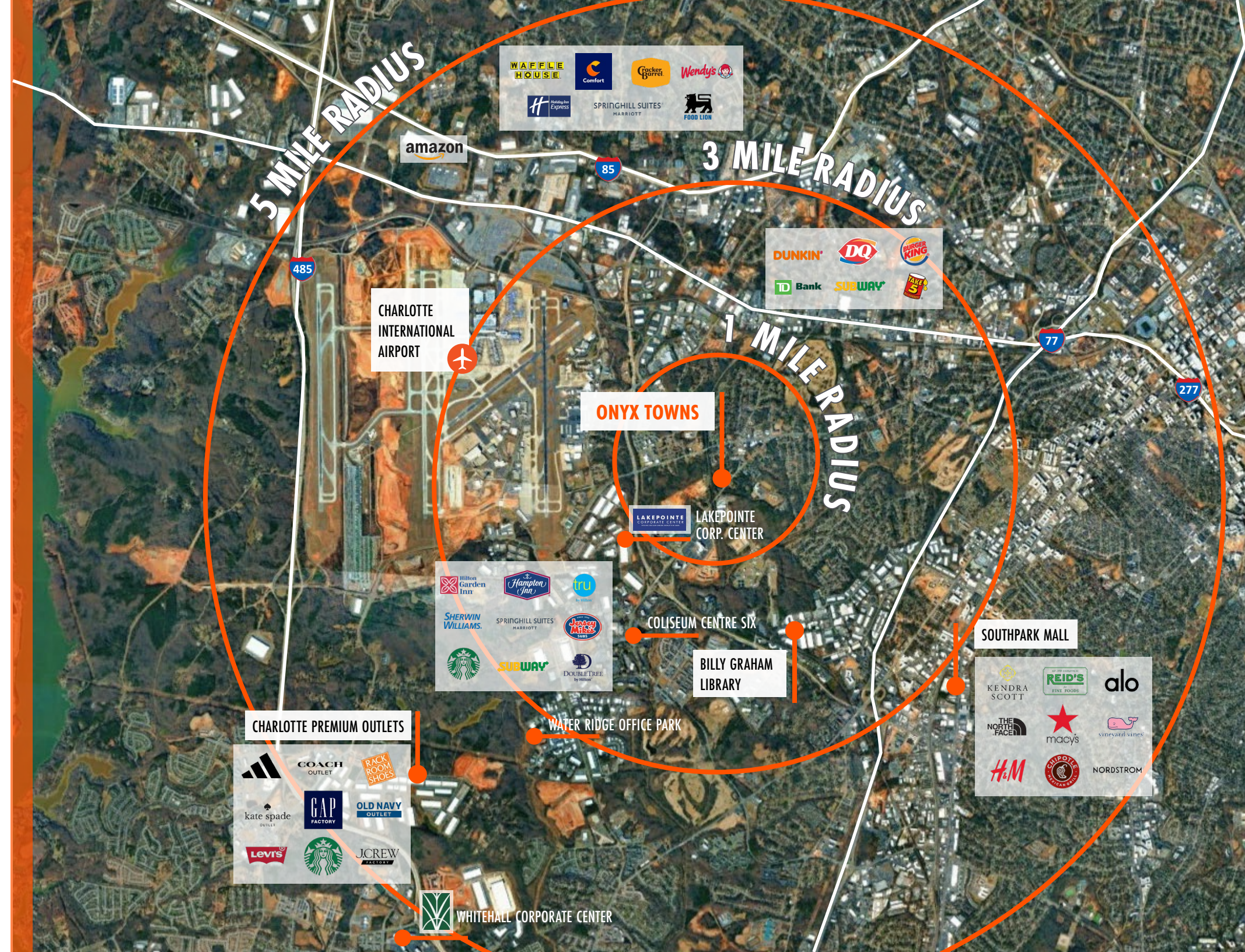
ACCESS AND TRANSPORTATION

Onyx Townhomes is conveniently located 5-miles from Charlotte Douglas International Airport. The airport is home to eight major airlines and offers nonstop services to 188 destinations and 40 international destinations. The site benefits from close proximity to Interstate 485 (I-485) only 3-miles away.



EMPLOYMENT HUBS

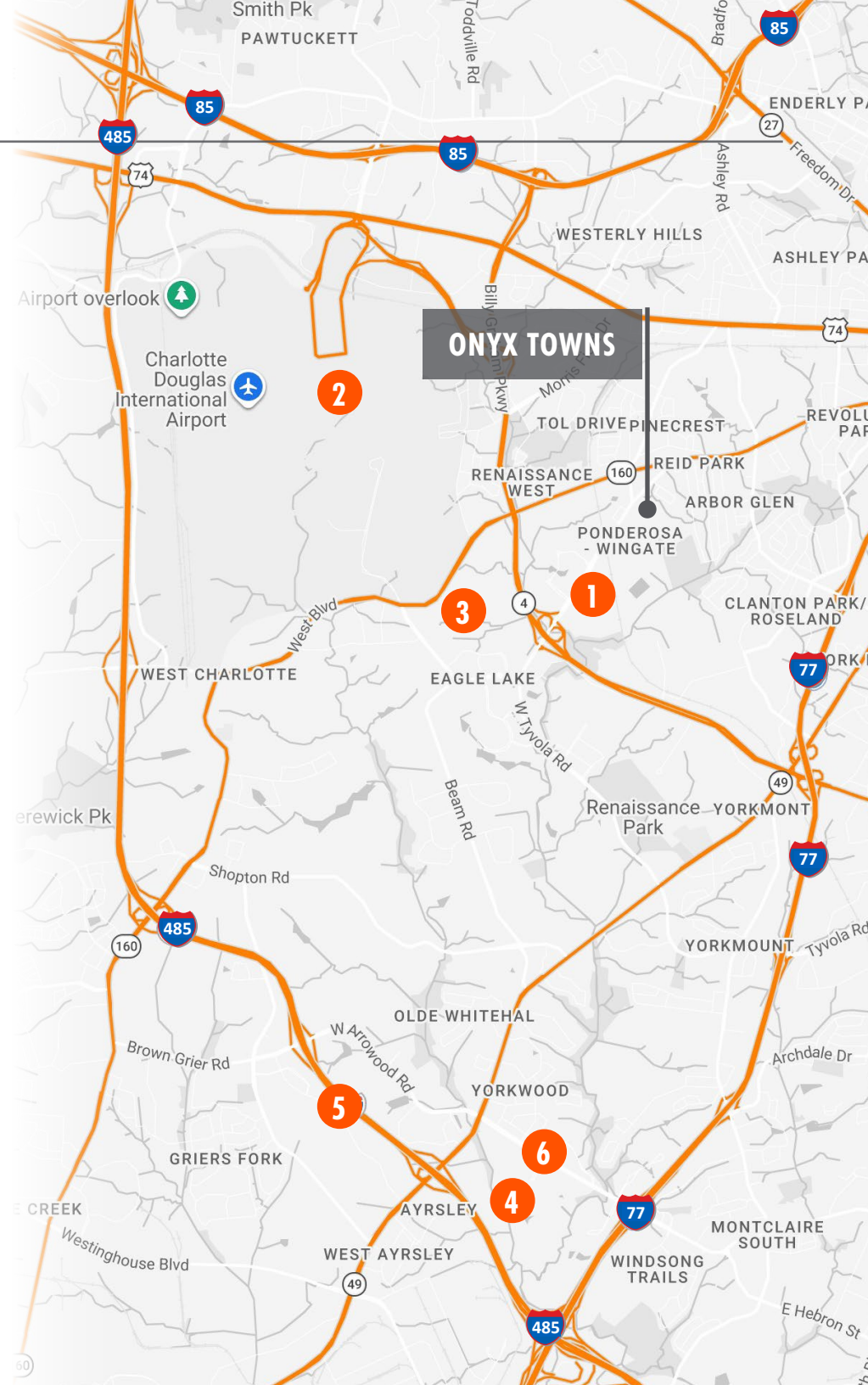
The Airport submarket contains over 14,000,000 SF of office space and several office parks including Lakepointe Corporate Center, Whitehall Corporate Center, Water Ridge Office Park, and Coliseum Centre. The submarket also serves as Charlotte's core logistics hub and contains 23,000,000 SF of industrial space. Major industrial employers nearby include Amazon Distribution, Walmart, and Kuehne+Nagel.



ONYX TOWNS

MAJOR EMPLOYERS

- 1  3 minute drive
- 2  9 minute drive
- 3  6 minute drive
- 4  15 minute drive
- 5  16 minute drive
- 6  22 minute drive



DATA VIA: WWW.CHARLOTTENC.GOV

ONYX TOWNS

WHY INVEST IN CHARLOTTE?

- #3 BEST LARGE REAL ESTATE MARKET IN THE U.S.
- #1 BEST STATE FOR BUSINESS
- #2 FASTEST GROWING CITY SINCE 2020
- #2 BEST U.S. CITY FOR COMPANY HEADQUARTERS



ONYX TOWNS DEVELOPMENT OPPORTUNITY

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