

+/- 3.51ac - 6519 Old Concord Rd Charlotte NC -
Mecklenburg Co
6519 Old Concord Road
Charlotte, NC 28213

\$1,000,000
3.510± Acres
Mecklenburg County



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Charlotte, NC / Mecklenburg County

SUMMARY

Address

6519 Old Concord Road

City, State Zip

Charlotte, NC 28213

County

Mecklenburg County

Type

Undeveloped Land, Commercial, Lot

Latitude / Longitude

35.264745 / -80.75567

Acreage

3.510

Price

\$1,000,000

Property Website

<https://www.mossyoakproperties.com/property/3-51ac-6519-old-concord-rd-charlotte-nc-mecklenburg-co-mecklenburg-north-carolina/56905/>



PROPERTY DESCRIPTION

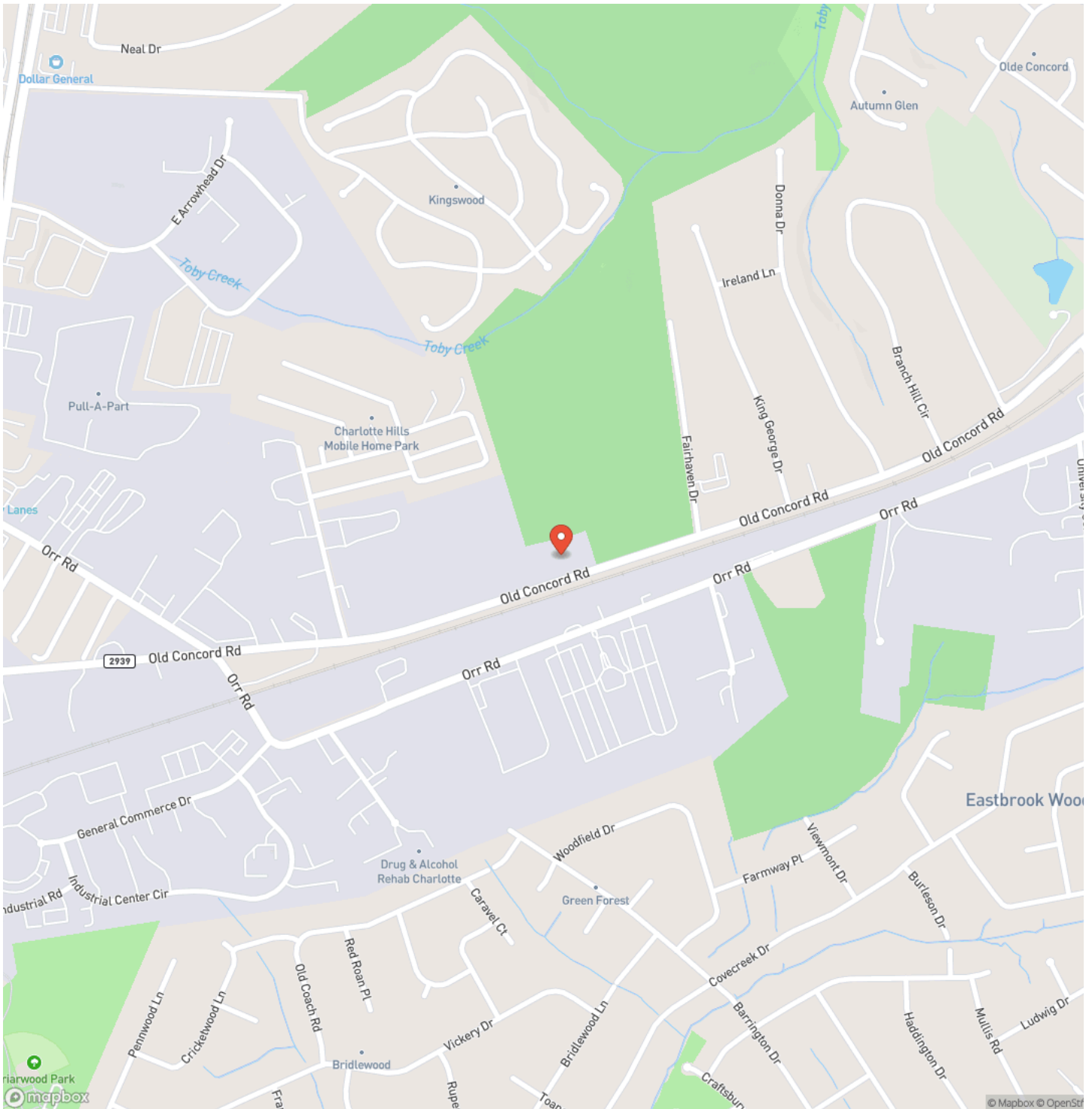
3.507 Acres located at 6519 Old Concord Rd in Charlotte, NC. These 2 level parcels have been cleared and offer a variety of commercial opportunities. Current Zoning is ML-1. The ML-1 Manufacturing and Logistics Zoning District is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. The ML-1 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. Limited restaurant, retail, and personal service uses to accommodate area workers are also allowed in the zoning district. The ML-1 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

Call LA with any Questions. Per Charlotte: The ML-1 Manufacturing and Logistics Zoning District is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. The ML-1 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. Limited restaurant, retail, and personal service uses to accommodate area workers are also allowed in the zoning district. The ML-1 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

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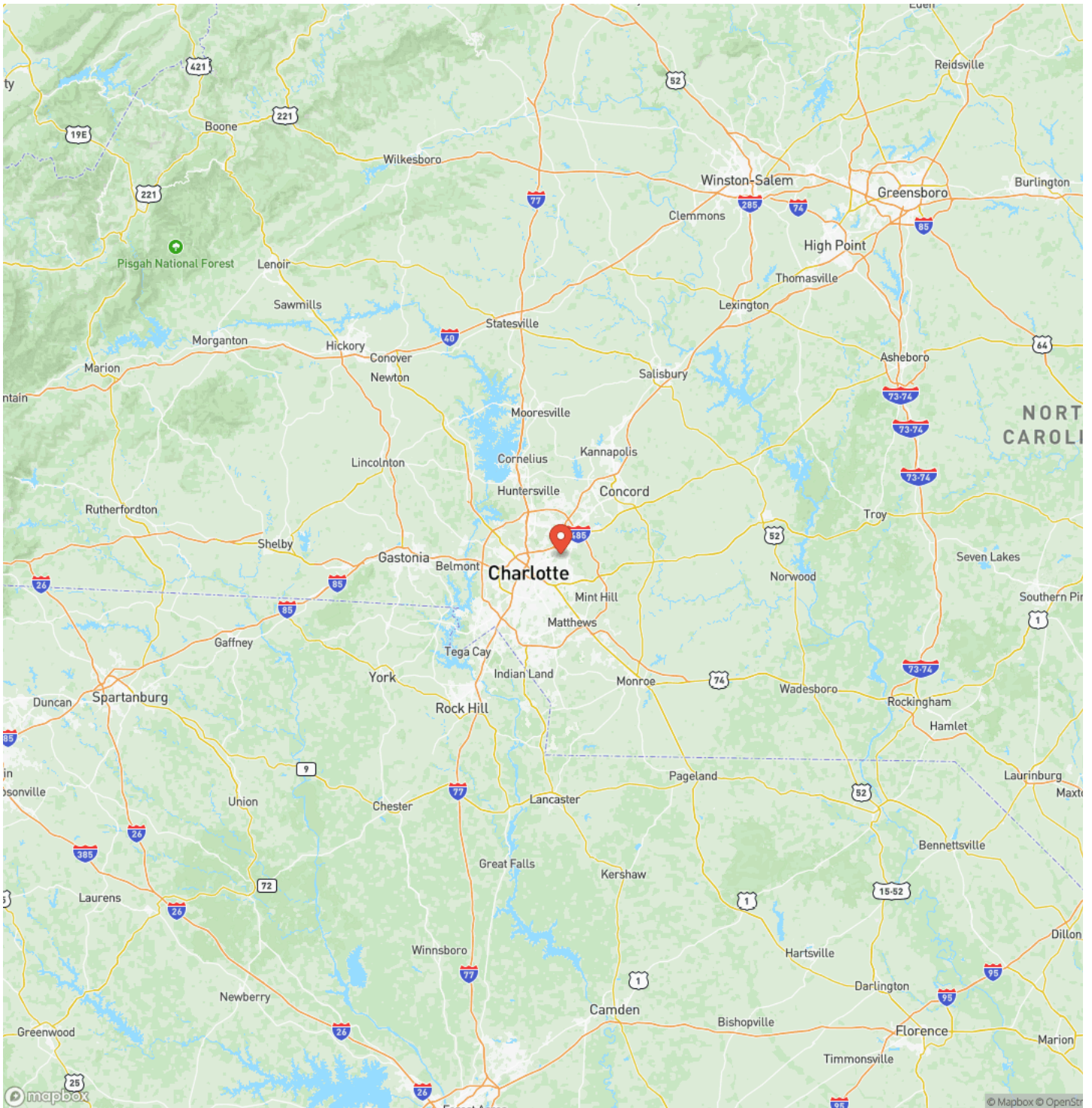


Locator Map



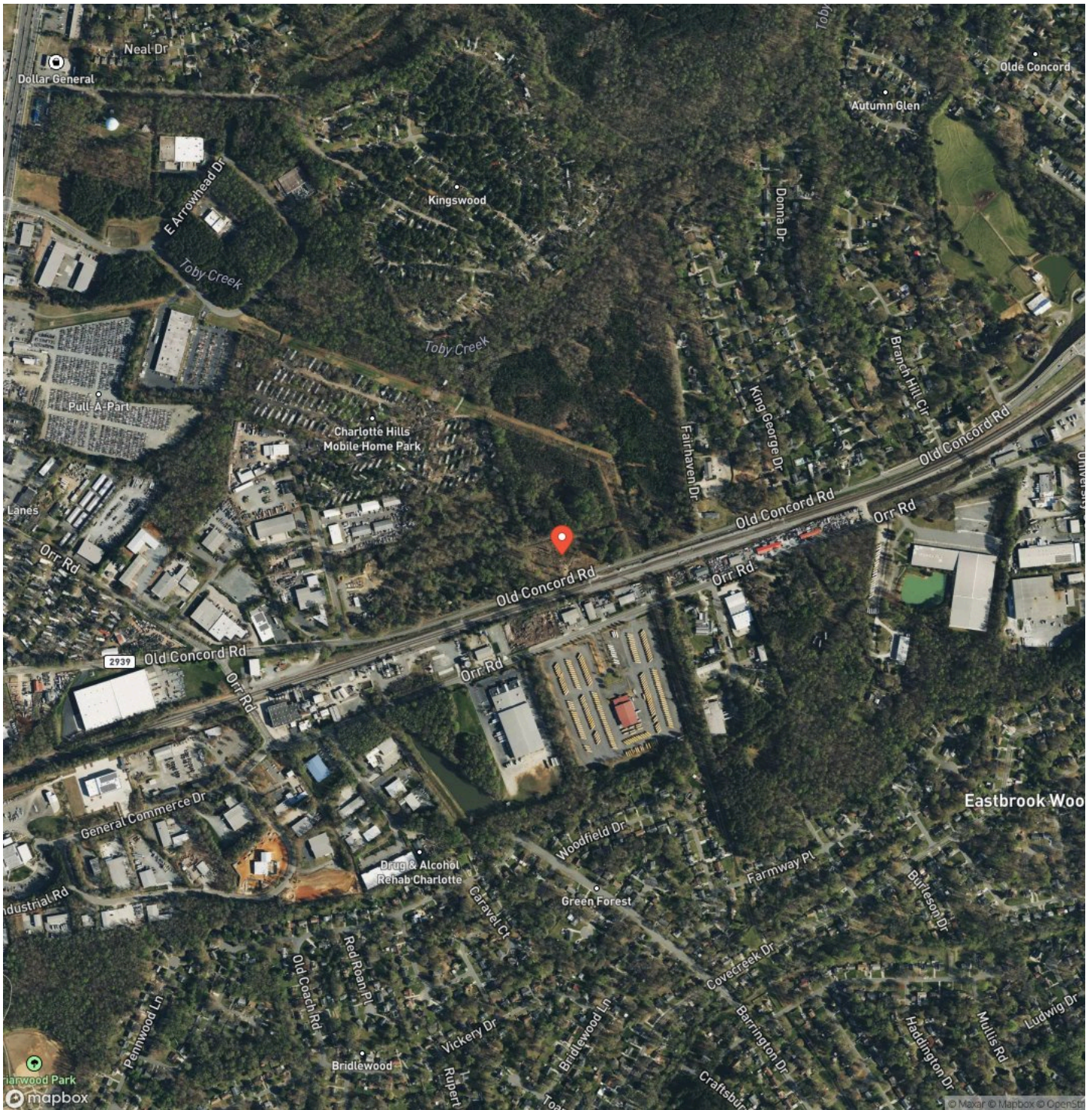
Charlotte, NC / Mecklenburg County

Locator Map



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Charlotte, NC / Mecklenburg County

Satellite Map



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Charlotte, NC / Mecklenburg County**

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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