



1.5 MILES



2.3 MILES

PREPARED FOR TAKEOFF

SHOPTON RD
117 ACRES FOR SALE



2.1 MILES



0 MILES

The Shopton Road property is the best-kept secret in industrial commercial real estate. It's already entitled with I-1 conditional zoning for industrial development, uniquely located to quickly harness trimodal transportation and perfectly positioned for easy access to a strong and talented workforce. There's no other opportunity like this in the region.

Highest & Best Use: Industrial—mixture of larger-footprint warehousing, distribution and manufacturing uses

County: Mecklenburg

City: Charlotte

Location: Shopton Road, located between Beam Road/Shopton Road intersection and Pinecrest Drive/Shopton Road intersection

Size: 117 acres

Development Area: 90 acres

Access/Frontage: Shopton Road and 1.2 miles from Hwy 160

Utilities: All available

Topography: Level to rolling to sloping; some steep portions near Coffey Creek and the nearby ponds will require engineering prior to development.

Floodplain: No

Wetlands: Small creek and pond

Parcel ID: 14107104

Zoning: I-1 conditional

Building Potential: Good

Proposed Contract Type: Purchase

Visit cltairport.com/shopton for more information and to submit your bid.

