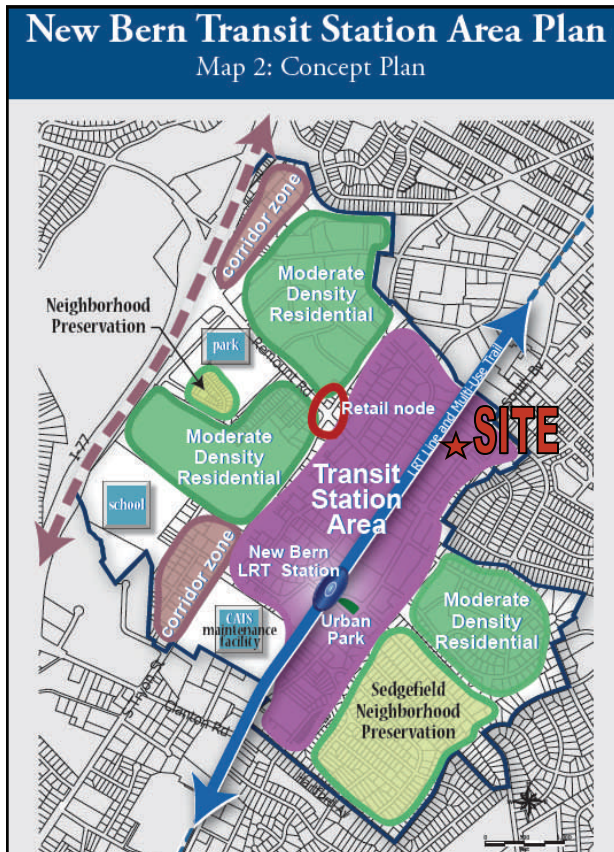


# AVAILABLE FOR SALE

The Future is HERE . . . SOUTH BLVD. CORRIDOR



**\$750 Million in Residential Development is Proposed for the South Blvd. Light Rail Line. 14 Residential Projects Proposed or Under Construction**

## \$3,540,000

### Property Highlights

- \* 250 SF Frontage on South Boulevard
- \* +/-1.37 Acres
- \* Across The Street From Light Rail
- \* New Bern Transit Station Area Plan
- \* Developers Dream
- \* Great Land Bank
- \* Income Producing
- \* 2 Miles From Downtown Charlotte

### Income-Producing Improvements

2425 South Blvd. +/- 8,186 SF

2433 South Blvd. +/- 12,716 SF

2501 South Blvd. +/- 9,374 SF

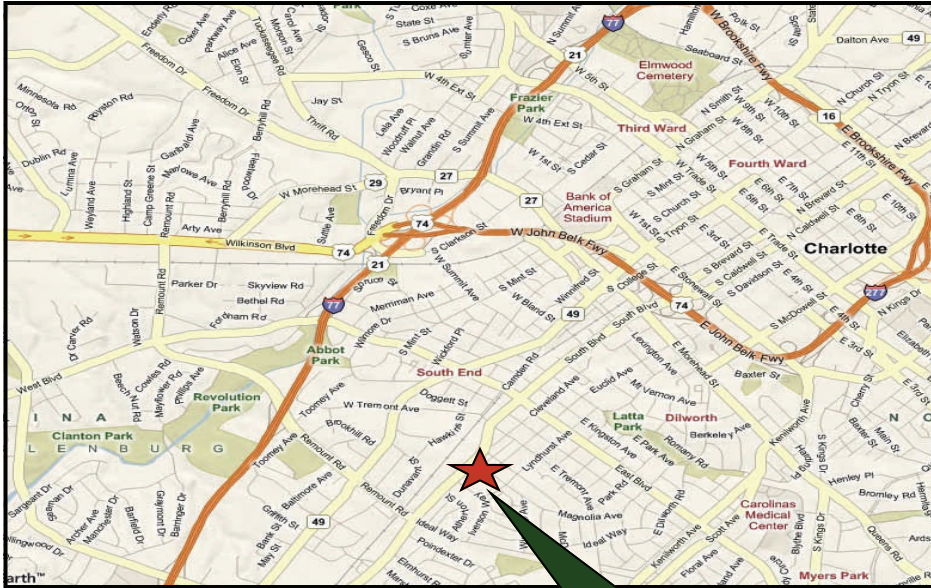
**For More Information Contact:**  
704-882-1700

Van Southard, MBA, CCIM, x224  
Katherine Southard, x231  
vsouthard@themosergroupinc.com  
ksouthard@themosergroupinc.com

**THE MOSER GROUP, INC.**  
COMMERCIAL REAL ESTATE

The information above has been obtained from sources we believe to be reliable, however we cannot accept responsibility for its accuracy.

# SOUTH BLVD. CORRIDOR



+/- 1.37 Acres

\$3,540,000



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