

11952 McDowell Forest Dr.

CHARLOTTE, NC 28278

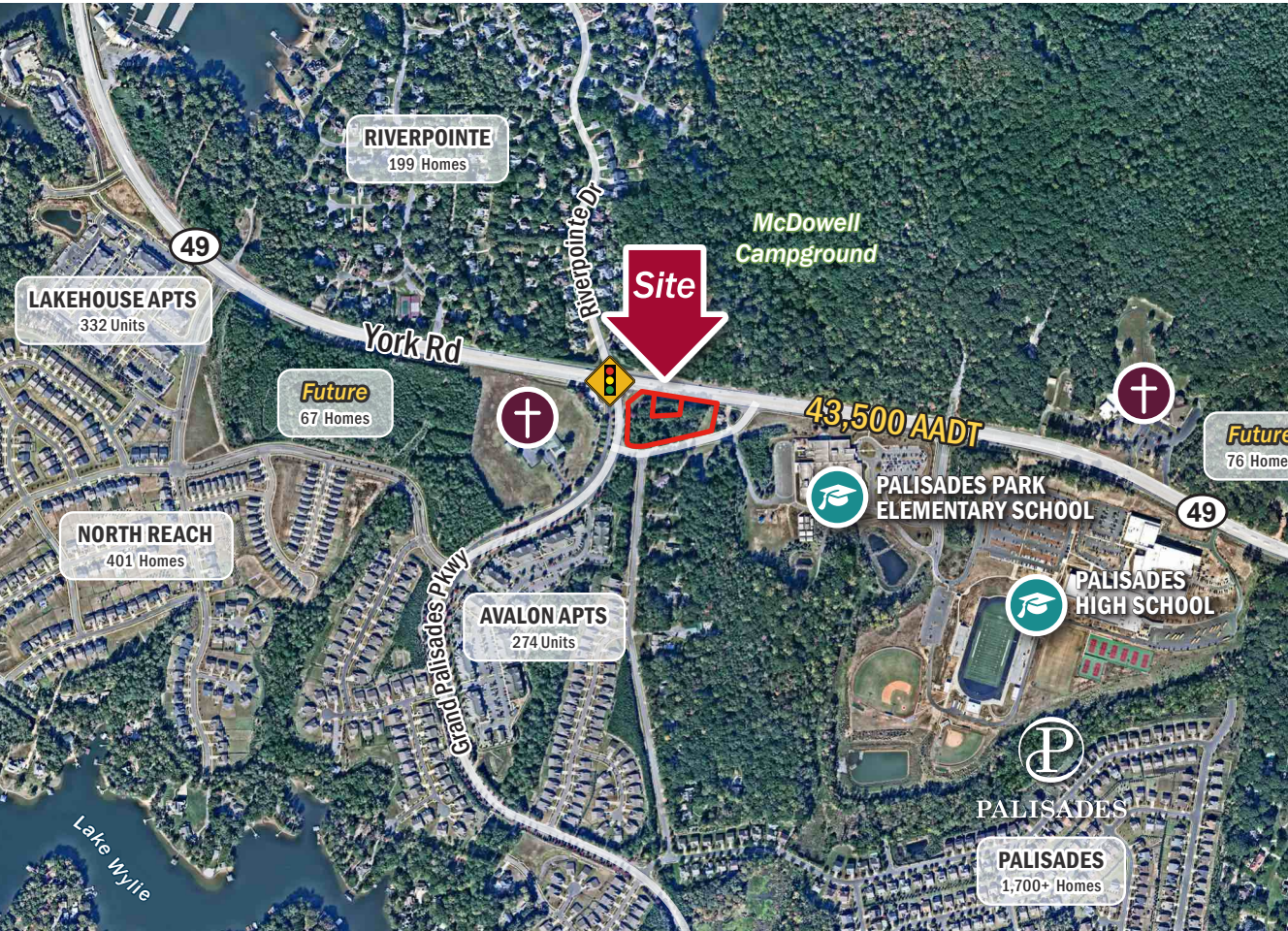


Land

FOR
Sale

SIZE
±2.59 AC

PRICE
Call for Pricing



Overview

±2.6-acre development site in Southwest Charlotte

Site is at the entrance to the Palisades community and within direct proximity to Palisades High School and Palisades Elementary

O1-CD zoning allows for medical office, bank, daycare, general office

Strong visibility from Hwy 49 (34,500 ADT)

±2.59 Acres of Commercial Land for Sale



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Property Overview

Demographics

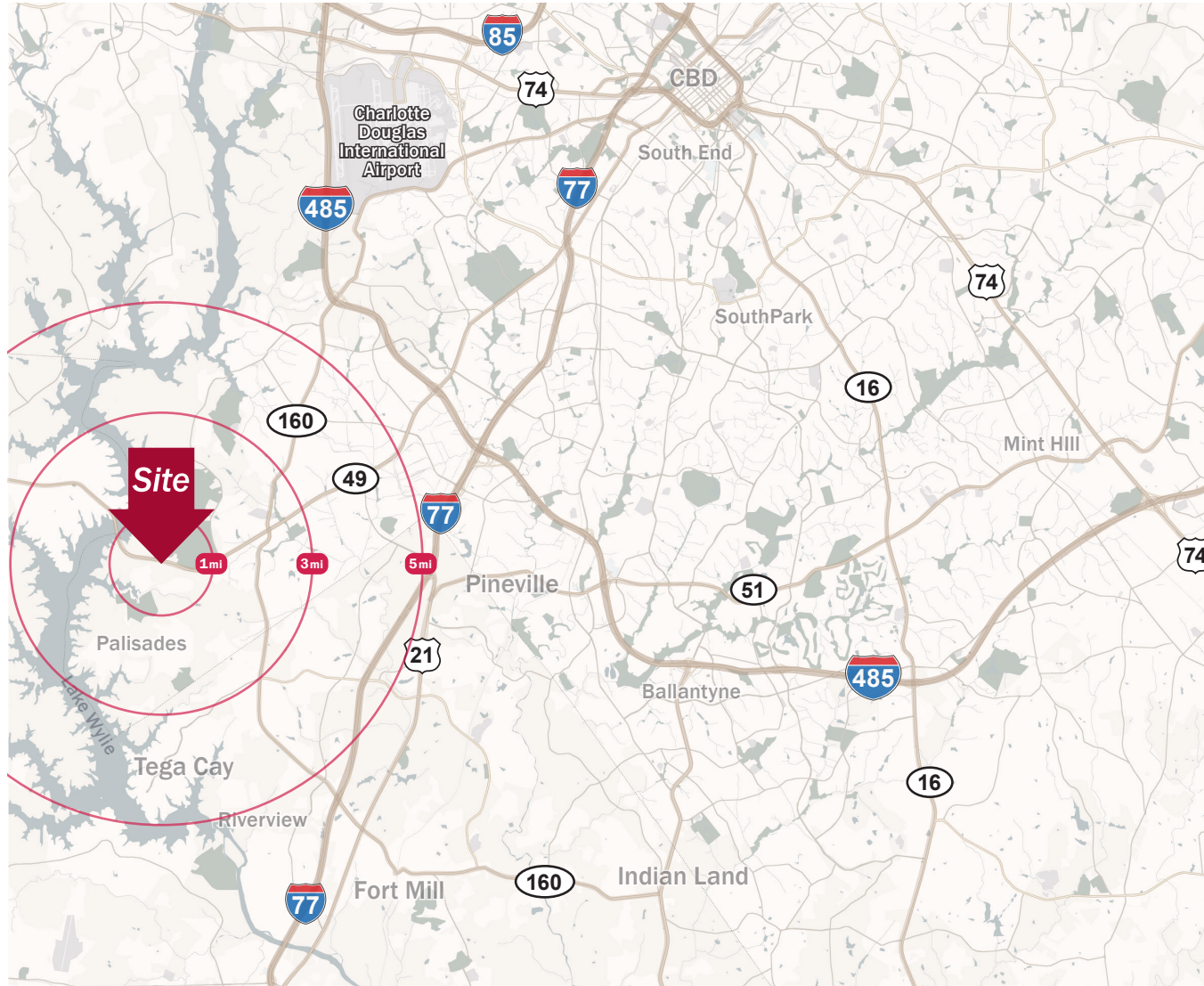
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	3,090	48,882	119,913
Growth Rate	10.75%	5.07%	4.53%
Avg. HH Income	\$184,868	\$157,515	\$150,165

Traffic Count

Source: NCDOT 2026

	AADT
Hwy 49	43,500



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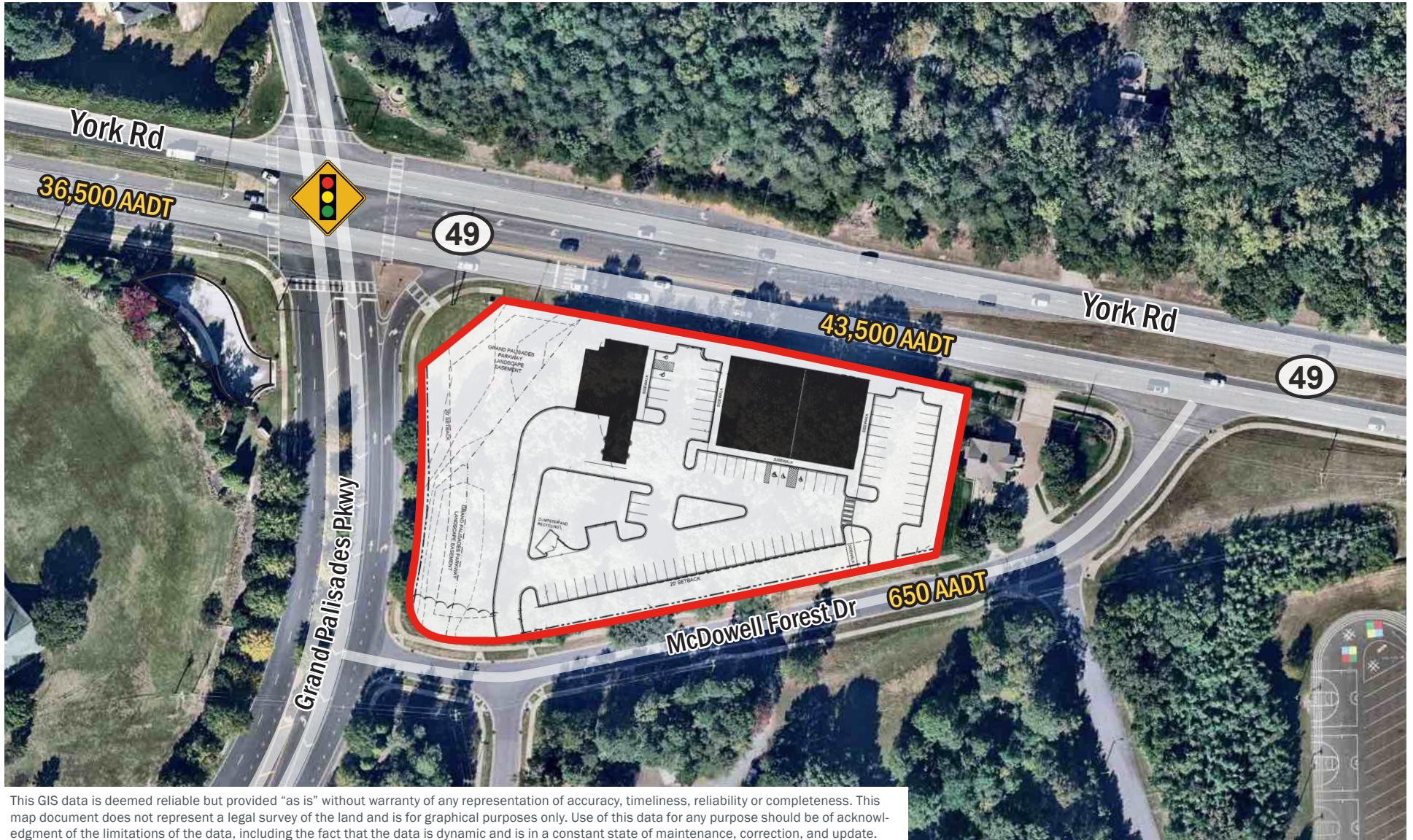
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Site Aerial



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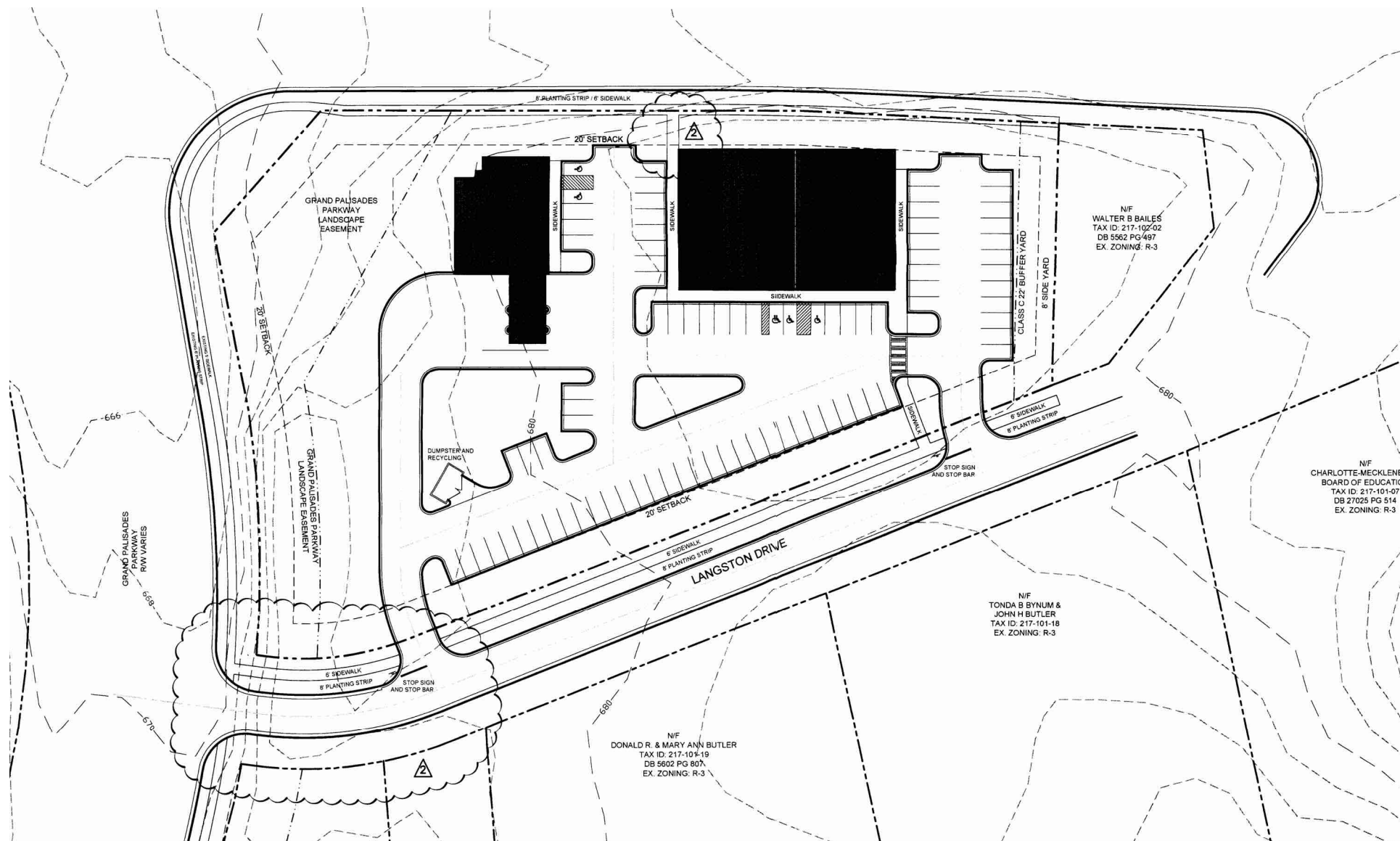
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Residential Activity

Housing Activity within 3 Miles

Source: Zonda® 2026

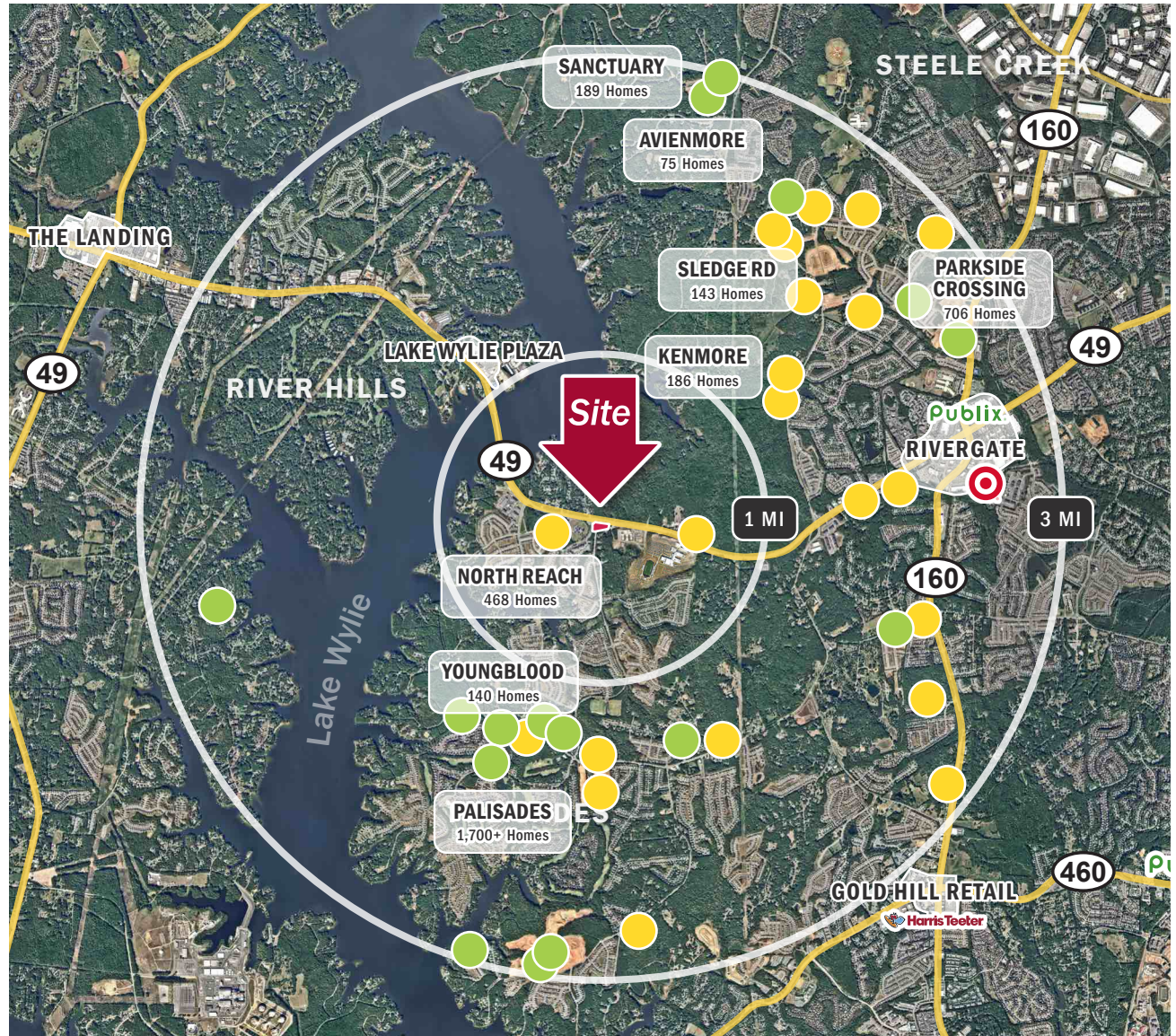
	3 miles
Existing Units ¹	19,264
Active Units (Under Construction)	651
Future Units	1,943
Total	21,858
	Units within 3 miles

¹Source : Esri® 2026

Subdivision Status

- Future
- Active

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About The Palisades

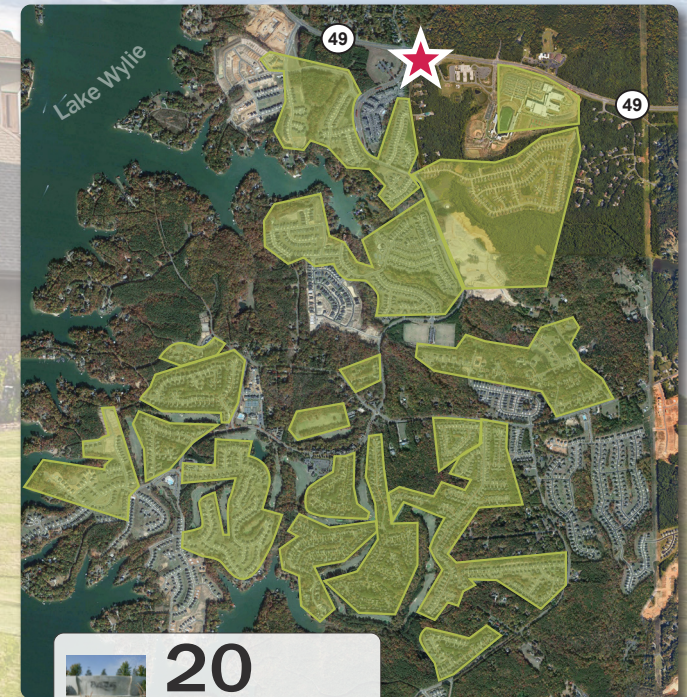
THE PALISADES™

THE PALISADES

The Palisades is an award-winning 1,600-acre master-planned community located along ecologically sensitive Lake Wylie in Southwest Charlotte. The 13,400-acre Lake Wylie is Charlotte's second-largest lake and a popular recreational destination for residents of Charlotte. The community boasts a country club with a sports and tennis complex, swim and fitness center, a world-class Jack Nicklaus designed 18 hole golf course, soccer, and equestrian facilities. In total there are 20 neighborhoods, each with unique builders and styles, within The Palisades community.



Sources: <https://thepalisadescharlottenc.com> and <https://thepalisadescc.com>



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Neighborhood
Communities



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