BUILDER & INVESTOR OPPORTUNITY · FULLY ENTITLED

4309 The Plaza

FOUR APPROVED TOWNHOMES · CHARLOTTE, NC 28205 · $360,000

THE AGENCY



$90K	4	1,475	3 / 2.5	N2-B
PER APPROVED HOME	PLATTED SUBLOTS	HEATED SF EACH	BED / BATH + GARAGE	ZONING · 90' FRONTAGE

SKIP THE LINE AT THE CITY

The slow part of an infill townhome project is getting it designed and through the city. On this site that work started in 2023 and finished in February 2026. A builder buys the result: approved civil plans, an approved residential plan set, NCDOT driveway approval and a recorded plat that already splits the land into four sellable lots.

2023
Sketch plan submitted
SKETCH-2023-00230

Dec 30, 2024
Land Development final approval
LDCP-2024-00342

NCDOT
Driveway approval
D102-060-24-00080

Feb 10, 2026
Residential plan review approved
Mecklenburg Project 471645

ALREADY DONE

- ✓ Sealed civil set: site, grading, erosion control, utilities, landscape and tree save, traffic control (Gateway Design Group)
- ✓ Stamped architectural set for all four units (Urban Design Group, v5)
- ✓ Recorded plat: Lots 1-4 + Green Area, Map Book 75, Page 668
- ✓ Tree-save green area designed in: 2,378 sf, 16.1% of the site (15% required)

THE PRODUCT

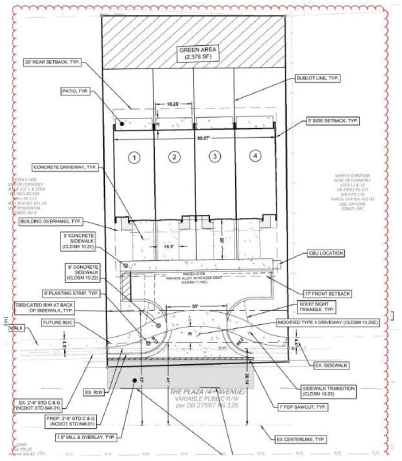
- ✓ Four 2-story townhomes, 5,900 heated sf in all
- ✓ Main: kitchen with island, eating bar and pantry; living/dining; half bath; 1-car garage; rear patio
- ✓ Upper: primary suite with walk-in closet, 2 more bedrooms, hall bath, laundry
- ✓ Each home on its own lot, so each one sells on its own

Rendering is an artist's conception based on the approved plans; finished homes may differ. Approval details are taken from the approval package and stamped plans supplied by the seller. Buyer to verify building permit status and expiration, transferability of plans and permits, Charlotte Water tap fees, and ownership and maintenance of the green area. Information deemed reliable but not guaranteed. THE AGENCY CHARLOTTE IS AN INDEPENDENTLY OWNED AND OPERATED FRANCHISEE OF THE AGENCY REAL ESTATE FRANCHISING, LLC.

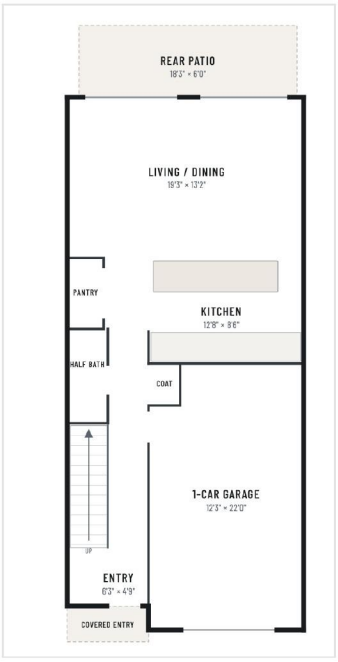
THE SITE & THE PLANS

4309 The Plaza

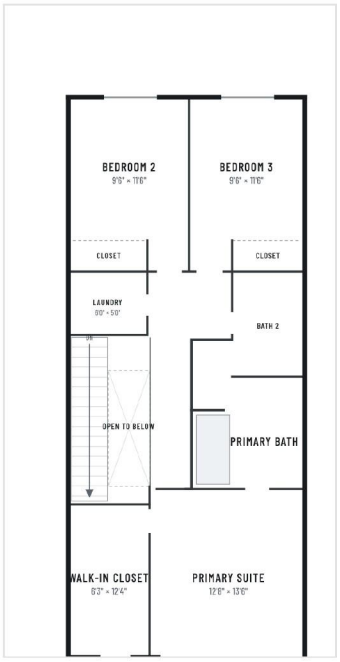
APPROVED SITE PLAN (C-2.0, EXCERPT)



MAIN LEVEL · 606 SF



UPPER LEVEL · 869 SF



SITE DATA (APPROVED PLAN)

Parcels (convey together)	**091-031-36 to -40**
Total site area, per site plan	**0.361 ac (15,727 sf)**
Zoning · permitted use	**N2-B · quadruplex on sublots**
Frontage on The Plaza	**90 ft**
Building coverage	**38% (60% allowed)**
Building height	**22'-6" (48' allowed)**
Bedrooms · parking	**12 · 4 garage + 4 driveway**
Water · sewer	**City · city**

THE MATH & THE LOCATION

List price	**$360,000**
Per approved home site	**$90,000**
Per heated sf to be built	**$61**
To NoDa (36th & N Davidson)	**1.6 mi · ~5 min**
To Uptown	**~5 mi · ~10 min**
To CLT airport	**~13 mi · ~27 min**

Drive times are typical off-peak estimates.



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Full approval package, stamped plans and plat available on request.

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