

## Youngblood Senior Development

This 21 ac site is located on the Palisades Golf Course. The Palisades Subdivision is a serene 1.500— a master planned community within a high woodland peninsula above Lake Wylie, located off NC HWY. 49 near Buster Boyed Bridge— destined to be Charlotte’s premier amenity oriented development. Sensitive land planning considerations protect the watershed environment, preserving much of the site’s natural features. The plan includes a Nicklaus Designed championship golf course, private country club, equestrian center, soccer-training complex, and miles of trails and paths—a combination unique to the region. Awarding it the only Audubon Gold medal of Excellence in North Carolina.

From the time the Palisades opened, it has been the talk of the Charlotte real estate community. Spectacular onsite events such as the Legends Professional Tennis championships headlined by the great John McEnroe, Jim Courier and many others has kept the area in the news and on the minds of the community.

With its private, gated entrance from Youngblood Road, the 21+/- acre Youngblood Senior Development will join the Palisades development alongside the already renowned Jack Nicklaus golf course. Homeowners in the project will have the amenity package available to the Palisades homeowners yet remain in an elegant, private community; a quiet enclave in a beautiful development.

The site is comprised of 2 parcels, one 12 ac parcel and one 9 ac parcel contiguous to each other on the Palisades golf course. The 12 ac site is priced at \$1.1 million and the 9 ac site at \$ 600,000. Total land cost is \$1.7 million. Plan shows 57-61 yield of pads ready to build.

Envision a gated Senior enclave on the Palisades Golf Course that will be available for a select few.

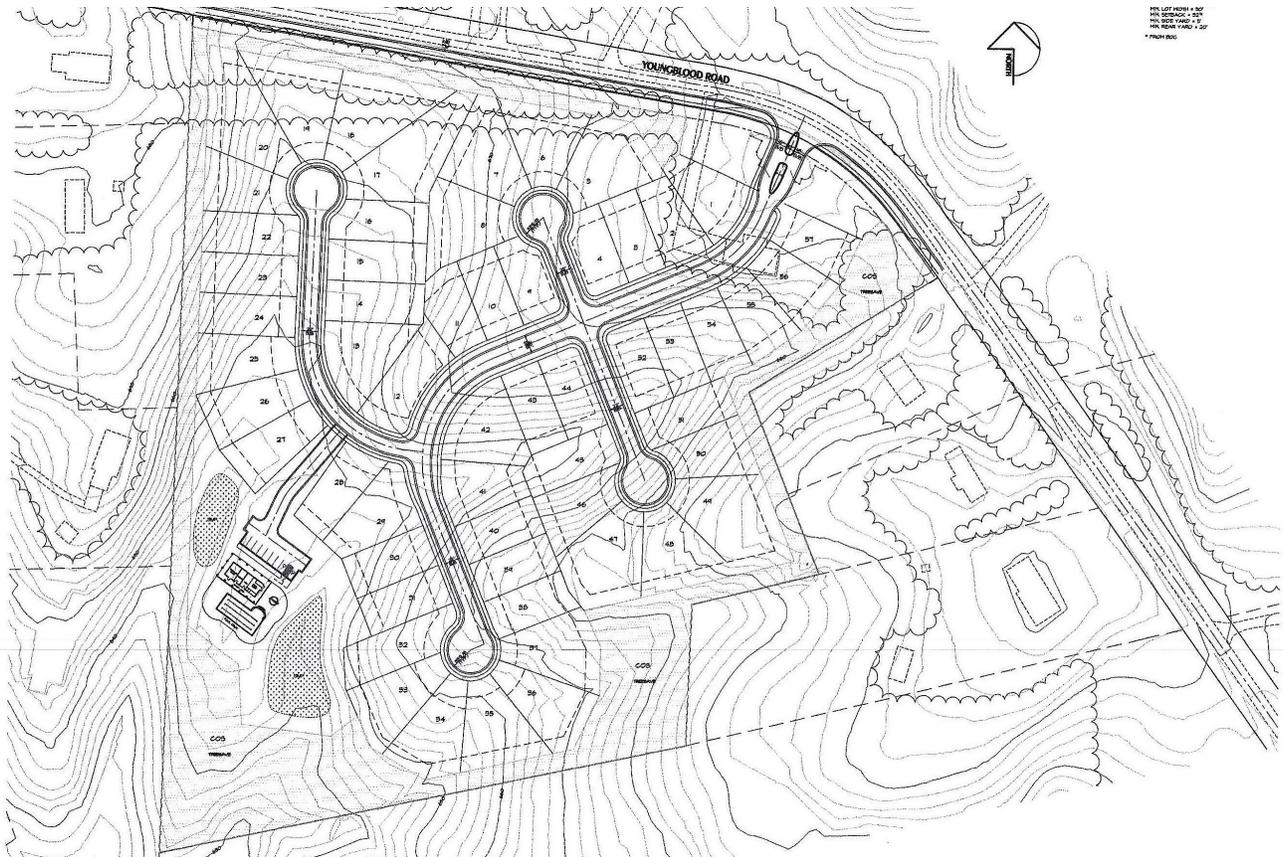
**Robert M Zito Sr**

**Office 704-414-6678**

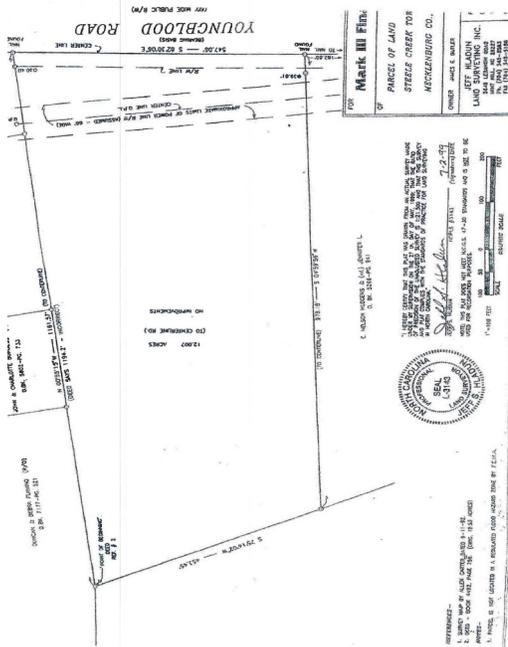
**Mobil 704-488-3272**

**[rzitoqueencity@gmail.com](mailto:rzitoqueencity@gmail.com)**

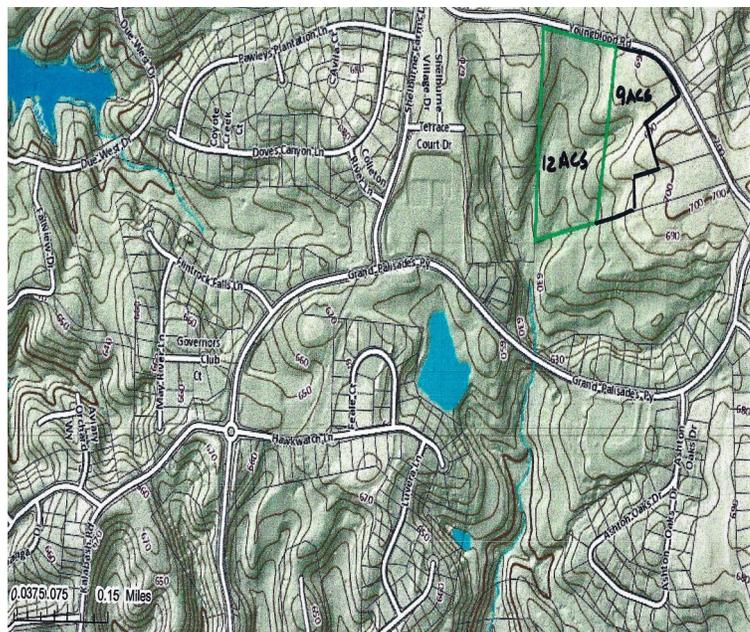




Development plan represents 21 ac



12 ac



12ac and 9 ac

