

**AVISON
YOUNG**



Orchard Walk at LoSo

Orchard Circle | Charlotte, NC 28217



±7.44 acre LoSo Redevelopment Opportunity

**AVISON
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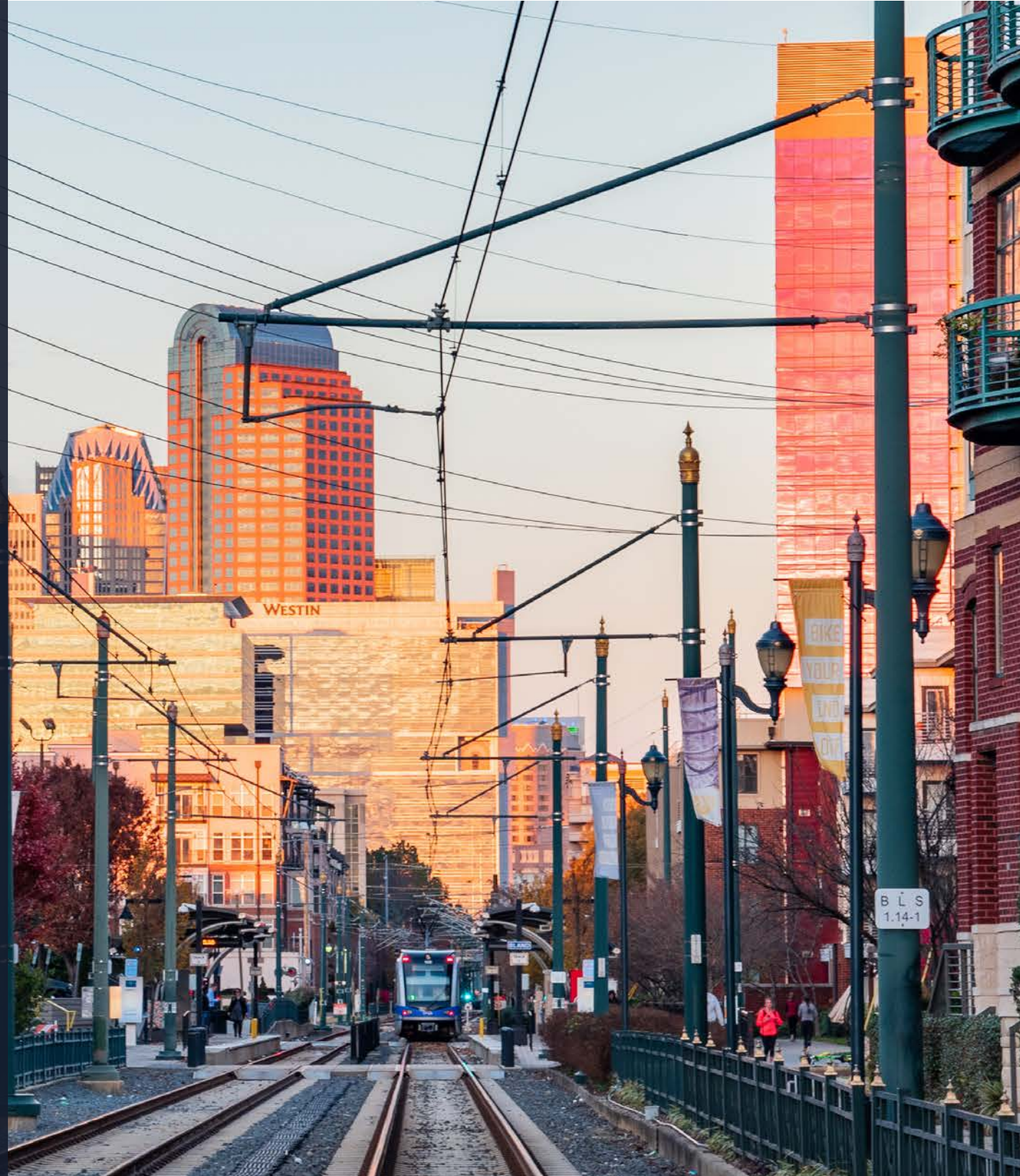
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The Offering

Address:	Orchard Circle Charlotte, NC 28217
Parcel ID(s):	14525315, 14525314, 14525313, 14525321, 14525311, 14525310, 14525309, 14525308, 14525307, 14525303
Submarket:	South End
Site Area:	±7.44 acres
Zoning:	I-1(CD), R-8
Sales Price:	Call for Offers

Parcel	Size (ac)	Zoning
1	±1.796	I-1 (CD)
2	±0.849	R-8
3	±0.337	R-8
4	±0.325	R-8
5	±0.320	R-8
6	±0.323	R-8
7	±0.326	R-8
8	±0.349	R-8
9	±0.413	R-8
10	±2.402	I-1 (CD)
Total	±7.440	

*All site sizes are approximate - buyer to verify with survey

Investment Highlights



Rare 7+ acre site, well-positioned for large scale development



Trophy location in a highly sought after neighborhood



Excellent access to nearby amenities



Bounded by office, retail and residential developments



Strong historical performance



Conceptual Site Plan



Site Development Data

Charlotte, Mecklenburg County, North Carolina

Parcel numbers: 14525315, 14525314, 14525313, 14525321, 14525311, 14525310, 14525309, 14525308, 14525307, 14525303

Project area
Site area ±7.44 ac

Zoning
Current zoning R-8 and I-1 (CD)
Proposed zoning TOD-NC

Unit type (quantity)

Wrap apartment building:
1st floor: 26 units
2nd - 5th floor: 29 units
5th floor courtyard: 9 units
= 151 total units

5 Story garden style building(s):
3 buildings: 40 units each
= 120 total units

Total: 271 total units (36.87 units / ac)

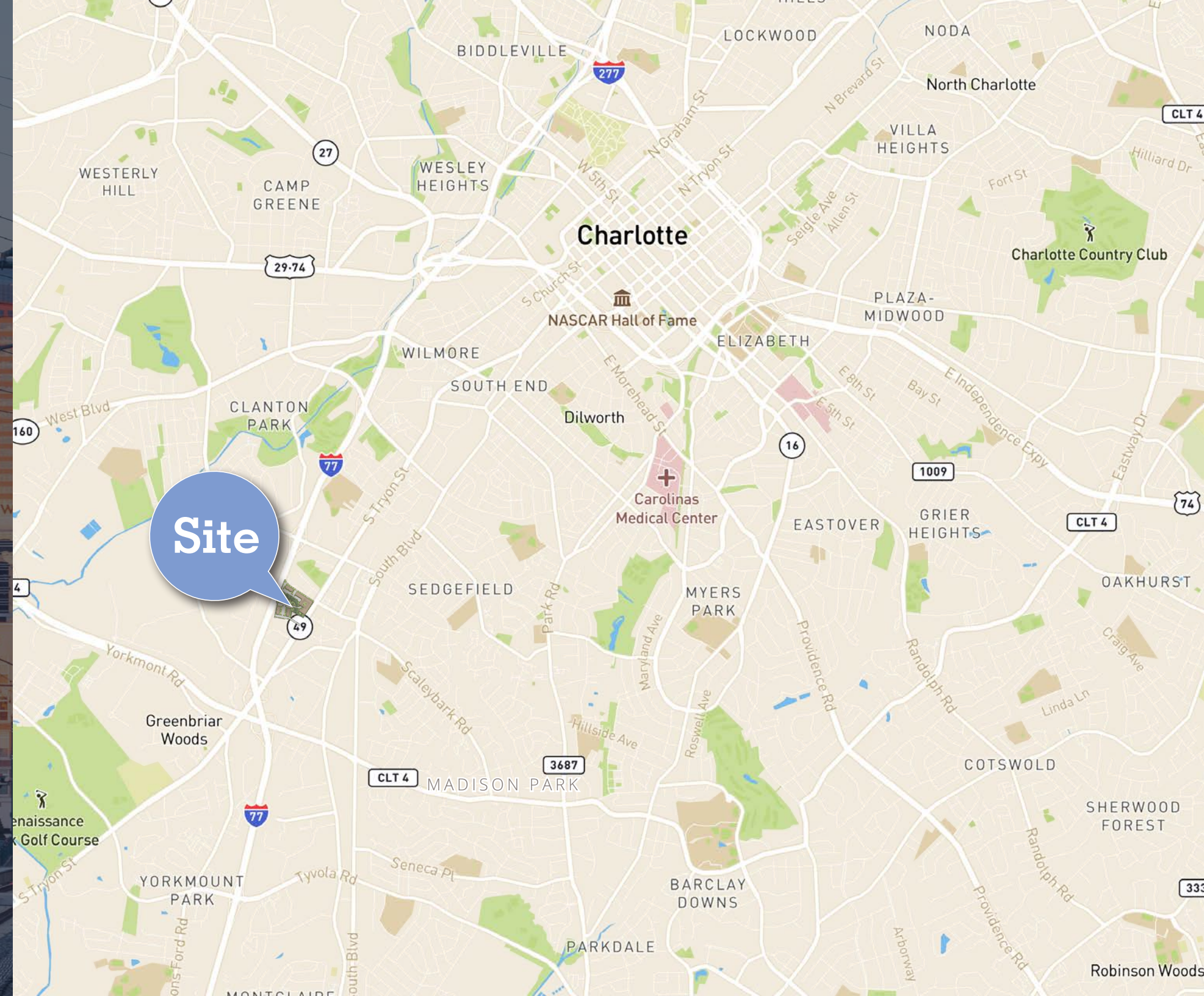
Parking (quantity)

Wrap building: 155 (1.03 spaces / unit)
Garden building 1: 45 (1.13 spaces / unit)
Garden building(s) 2 and 3: 89 (1.11 spaces / unit)

Total: 289 total spaces (1.07 spaces / unit)

* Unit and parking counts are approximate and subject to fluctuate during full construction document design and permitting

The Location



Lower South End

Everyone is familiar with Charlotte’s historic South End neighborhood, but a few blocks down the road of S Tryon Street , you’ll land in a neighborhood called “LoSo,” also known as “Lower South End.”

You can reach LoSo by light rail at the Scaleybark Station. LoSo is considered the entertainment district, home to a growing number of breweries along with neighboring eateries, coffee shops and fitness studios.



LoSo By Morning

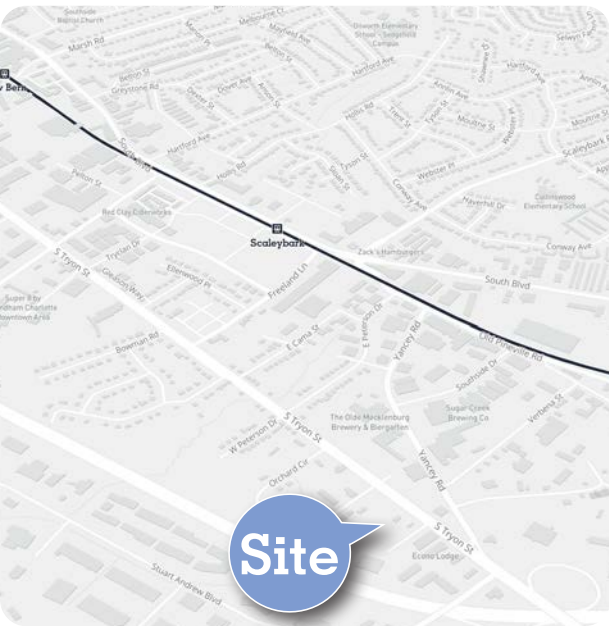
- Mugshots Coffee & Tea
- Chef Alyssa’s Kitchen
- Urban MVMNT
- Ride or Die Spin Studio
- Land Of a Thousand Hills Coffee
- Night Swim Coffee & Roastery

LoSo By Afternoon

- The Olde Mecklenburg Brewery
- GoodRoad Ciderworks
- Protagonist Beer
- The Suffolk Punch
- Escape Tactic
- BATL Axe Throwing

LoSo By Night

- Queen Park Social
- Triple C Brewing Co.
- Lower Left Brewing Co.
- The Broken Spoke
- Brewers at 4001 Yancey
- Gilde Brewery



Nearby Amenities



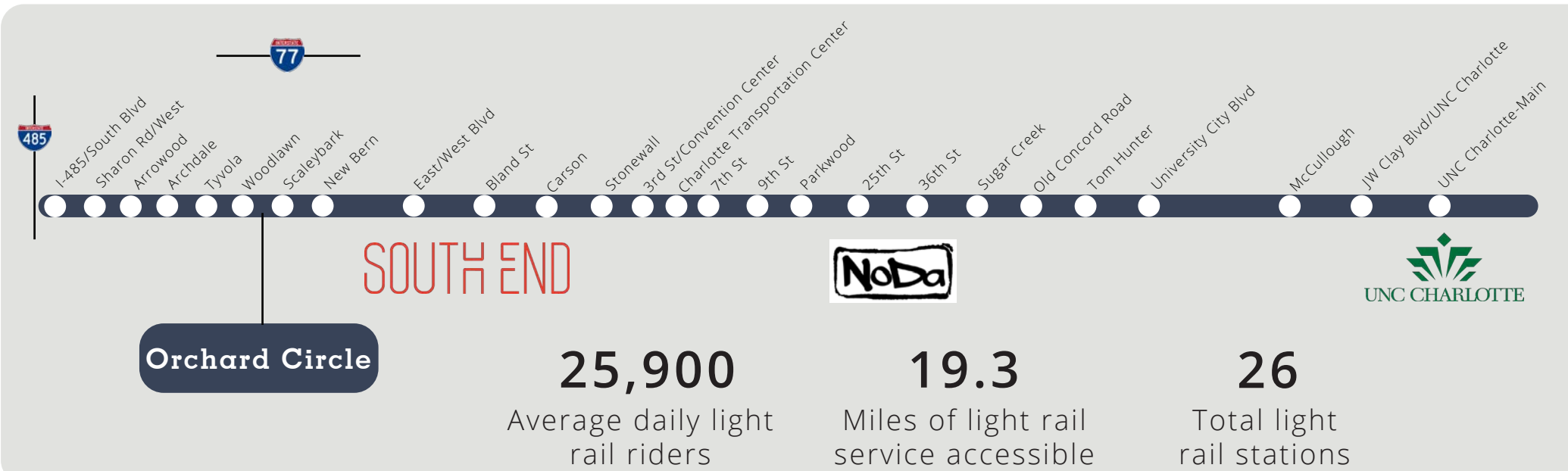
Market Overview



Market Demographics | 3 mile radius



Lynx Blue Line



Woodlawn Station

- TJ-maxx
- Burlington
- FAMILY DOLLAR
- FIREHOUSE SUBS

Scaleybark Station

- SEOUL BOWL
- PIKIE
- LAND OF A THOUSAND HILLS COFFEE
- CLT NUTRITION

New Bern Station

- Queen Park SOCIAL
- LENNY BOY BREWING CO.
- Mac's speed shop

Charlotte, NC

is one of the 25 largest cities in the United States and the largest city in North Carolina. The current population is 841,611 people with an average of 34 years old. It is home to over 10 Fortune 1000 companies, including names such as Bank of America, Lowe's, and Wells Fargo.

\$187 B

Gross Regional
Products

10th

Busiest Airport
in the World
*Charlotte Douglas
International Airport*

3rd

Fastest Growing Major
City in the US

3%

State Corporate
Income Tax
One of the lowest in the US

1,000+

Internationally Owned
Companies Have
Presence in the Region

97

People Move to the
Region Daily

23%

Workforce Growth
Since 2010
NC Department of Commerce

4

Major Interstates
(40, 77, 85, 485)
*Connect the Region With
Other Markets*

#1

State for Business
North Carolina
Forbes, Nov 2018

94.8%

Cost of Living as a
Percentage of the
National Average

Recent Accolades

- NO. 1

Top cities with the best employment engagement
FORBES
- NO. 2

Most desirable place to purchase a home
NERDWALLET.COM
- NO. 2

Best areas for job-seeking college graduates
CAREERBLISS.COM
- NO. 5

Fastest growing metro from 2000-2012
of the largest 52 metro areas
US CENSUS
- NO. 6

Among top 10 cities for IT jobs in 2013
MODIS, INC.
- NO. 7

Among the top spring break destinations for families
LIVABILITY.COM
- TOP 10

Cities for newlyweds to live and work
RENT.COM
- NO. 8

Among top 10 big booming cities
CNNMONEY.COM
- NO. 1

Growth in number of businesses
WalletHub
- TOP 20

Among the best cities for businesses and careers
FORBES
- NO. 9

Among the top moving destinations
PENSKE TRUCK RENTALS
- NO. 17

Largest city in U.S. in total population

RARE OPPORTUNITY IN BOOMING METRO REGION

Due largely to the region’s strong growth, educated workforce, pro-business environment and a dynamic economy, Charlotte is at the top of many investors’ wish lists. Over the years, Charlotte has become a major financial center, and now is only second to New York City as the largest banking city in the country. Nicknamed the Queen City, Charlotte is the home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the Nascar Hall of Fame and the US National Whitewater Center. The city is also home to a vast list of major companies, including 16 Fortune 1000 companies and 8 Fortune 500 companies. In the past few years major company expansions have been seen in the Charlotte MSA, including, Arrival, LendingTree, Lowes, GM, and Truist, among others. The robust growth of the city including business and population make Charlotte one of the more desirable markets for investors across the country.



Charlotte Area - Fortune 500 Companies



#29



#31



#57



#93



#126



#119



#149

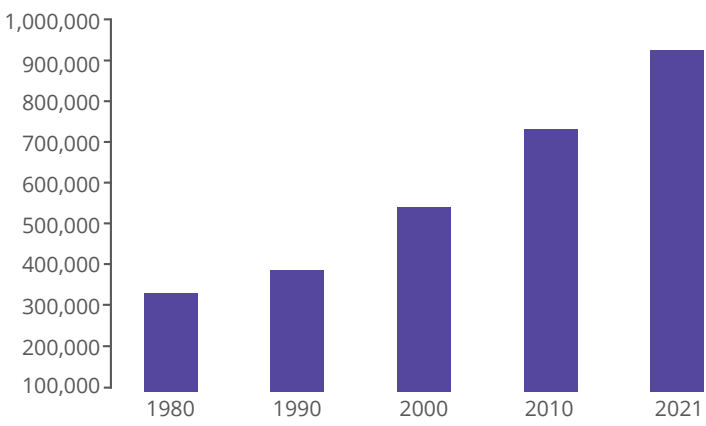


#308



#353

CHARLOTTE POPULATION GROWTH





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