

UPTOWN CHARLOTTE
8 min drive

LYNX BLUE LINE LIGHT RAIL

EAST-WEST STATION

W TREMONT AVENUE

S TRYON ST

2101
S TRYON

REMARKABLE ±1.91 ACRE ENTITLED
DEVELOPMENT OPPORTUNITY IN THE
EPICENTER OF SOUTH END
CHARLOTTE, NC



2101 S TRYON

INVESTMENT SUMMARY

REMARKABLE ±1.91 ACRE ENTITLED DEVELOPMENT OPPORTUNITY IN THE EPICENTER OF SOUTH END CHARLOTTE, NC

Jones Lang LaSalle., a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for 2101 S Tryon, a ±1.91 acre exclusive urban development opportunity located at the epicenter of South End, Charlotte’s most sought-after submarket. This is an excellent opportunity that is ideally situated and entitled for high-density mixed-use development today, the property allows a buyer an extremely rare opportunity for entry into South End. The site is well-positioned for adaptive reuse, residential, office, hotel and retail development in a luxurious, thriving submarket known for long term sustainability, excellent access to employers and optionality for both light rail and interstate I-77 connectivity.

NO. 4

MARKET TO WATCH

SOURCE: ULI 2020

NO. 1

**FASTEST GROWING
TECH TALENT POOL**

16

**HQ FORTUNE 1000
COMPANIES**

17.2%

**10 YEAR POPULATION
GROWTH**

PROPERTY DETAILS

ADDRESS	2101 S Tryon Street Charlotte, NC 28217
NOTABLE FRONTAGE (APPROX.)	435' S Tryon Street 200' W Tremont Ave
MECKLENBURG COUNTY PIN	12103201, 12103202, 12103203, 12103204, 12103205, 12103206
MUNICIPALITY	City of Charlotte
ACREAGE (APPROX.)	±1.91 acres
CURRENT USE	Commercial
ZONING	TOD-UC TOD-NC
BY – RIGHT USES	Multifamily, Office, Restaurant, Retail, Hotel
HEIGHT MAXIMUM	TOD-UC: 130' with bonus option for up to 300' TOD-NC: 75' with bonus option for up to 100'
AVAILABILITY	Available immediately
PRICING	Unpriced



VANTAGE SOUTH END
Under Construction
580,000 SF office
200 boutique hotel rooms
Spectrum

BROADSTONE QUEEN CITY
260 multifamily units
Delivery Q2 2020
Alliance Residential

**NFL CAROLINA PANTHERS STADIUM
FUTURE MLS TEAM STADIUM**

UPTOWN CHARLOTTE
116,000 employees

DESIGN CENTER TOWER
Lowe's Design HQ
23 story office tower
Delivery Q4 2021
Childress Klein - RAM

STRAWN COTTAGES REDEVELOPMENT
Under Construction
Fallon

CENTRO RAILYARD
330,000 sf office - opened Q2 2020
91 micro-unit apartments Q3 2020 delivery
Beacon Partners

EAST WEST STATION OFFICE TOWER
385,000 sf office Proposed
Q3 2022 delivery

FULCRUM WORTHINGTON
Under Construction
45 condos with ground floor retail

ATHERTON MILL REDEVELOPMENT
346 multifamily units completed Q4 2019
115,000 sf retail
Edens - Crescent Communities

THREE30FIVE OFFICE & RETAIL
Delivery Q2 2020
65,000 sf retail 30,000 sf office
RAM Realty

224 WEST TREMONT
22,000 sf adaptive reuse office
Delivery Q2 2020

EAST-WEST STATION

TREMONT SQUARE
74 townhomes Under Construction
Pricing from \$565k+
Ryan Homes

PROPOSED OFFICE TOWER

307 WEST TREMONT
Coworking
Asana

THE HAWK
71 multifamily units
Under Construction Q3 2020 delivery
RAM Realty

THE SQUARE AT SOUTH END
140,000 sf office under construction
Q4 2020 delivery
Beacon Partners

2161 HAWKINS
285,000 sf office
Q2 2020 Delivery - Under Construction
Portman Holdings

W TREMONT AVE

SKIPTOWN

2151 HAWKINS
Proposed | 250,000 SF office
Portman Holdings

**S TRYON ST
21,000 VPD**

2101 S TRYON

HUB SOUTH END
\$1,770 average rents
Delivered May 2020
Ram Realty

FUTURE DRIVE SHACK RETAIL LOCATION
Q4 2020 Opening

2100 SOUTH TRYON
80,000 sf office with
13,000 sf retail
Delivery Q3 2020
Vision Ventures

300 RAMPART
Adaptive Reuse Office
Under Construction
JMC

PROPOSED MIXED USE DEVELOPMENT

DUNAVANT MULTIFAMILY
400 unit multifamily units proposed
Akridge + Kettler JV

**LYNX BLUE LINE LIGHT RAIL
CHARLOTTE RAIL TRAIL**



SOUTH END

ECONOMIC IMPACT OF THE
LIGHT RAIL FOR SOUTH END

THE HOTTEST SUBMARKET IN THE SOUTHEAST

LIVELY, YOUTHFUL, DYNAMIC

Since 2007 the southern portion of the light rail from I-485 / South Boulevard and 7th Street has operated as the first light rail line of Charlotte. Since 2017, there has been over \$3.4B of commercial development. An extension from 7th Street to University of North Carolina - Charlotte opened in March of 2018. Much of this new construction began as multifamily, catering to young professionals and other transit-oriented commuters. This has caused a substantial ripple effect on retail and office demand with a population bump of more than 8,100 well-heeled professionals to the South Boulevard corridor.

With widespread movement of both residents and office tenants to area, this offering is an extremely rare opportunity to purchase a large, entitled parcel located directly on a light rail stop in the heart of an extension of SouthEnd.

No. 1

OFFICE RENT
GROWTH

CoStar 2019

No. 1

CITY FOR ECONOMIC
OPPORTUNITY

Source: Yelp

No. 3

BEST STATE FOR
BUSINESS

CNBC 2019

No. 4

HOTTEST HOUSING
MARKET

Zillow 2018

RECENTLY ANNOUNCED
OFFICE DEVELOPMENT
INCLUDES:



375,000 SF



282,000 SF



176,000 SF



140,000 SF



40,000 SF

DIMENSIONAL FUND



2151 HAWKINS



CONCEPTUAL RENDERING OF
LOWE'S DESIGN CENTER HQ



RAILYARD: NOTABLE TENANTS:
ALL STATE, PARSONS, WEWORK



SQUARE AT SOUTH END



EAST WEST STATION



**SOUTH END: CHARLOTTE'S
MOST SOUGHT-AFTER
SUBMARKET**

\$800M

in on-going and planned
construction in South End

346%

population growth between
2010-2018

108%

increase in apartment
construction since 2012

3.6MSF

Class A & B office space

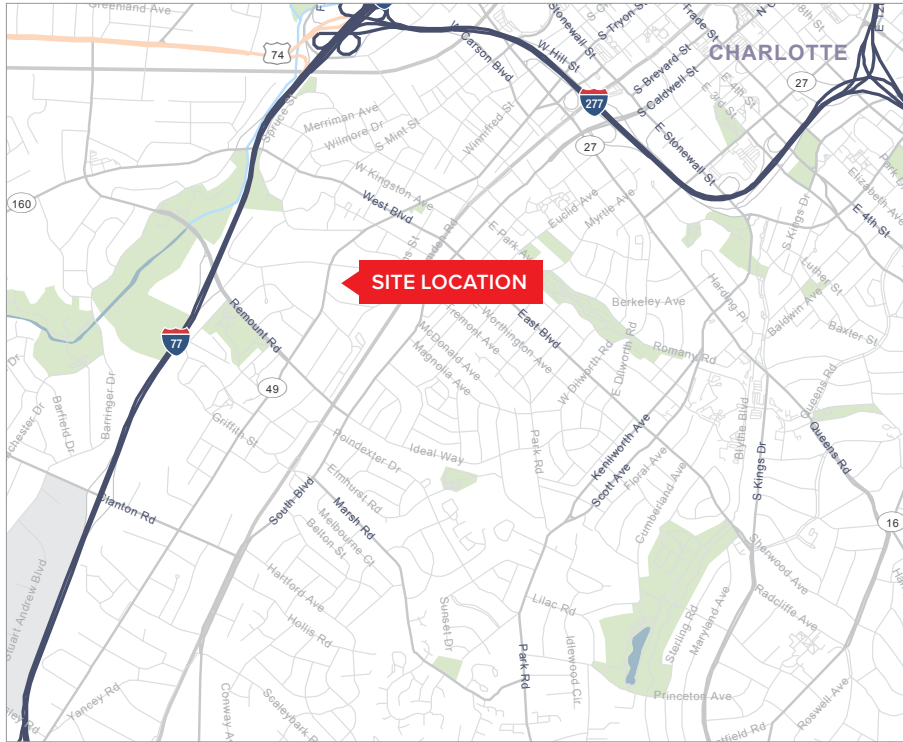
2.1MSF

of office space planned or under
construction

4.5%

retail vacancy rate

SOUTH END MULTIFAMILY OVERVIEW

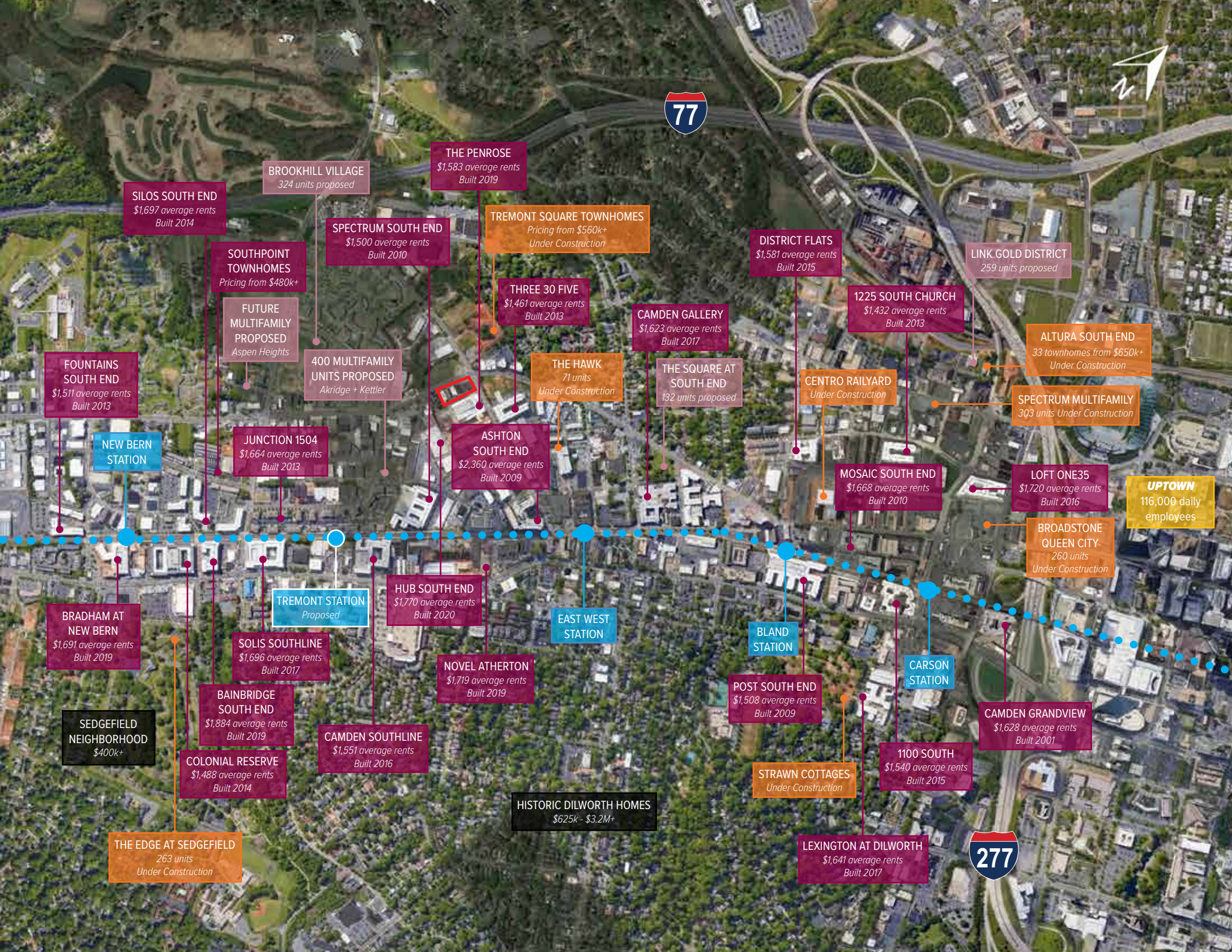


2101 S TRYON SITE SURROUNDING DEMOGRAPHICS

Radius	1-mile	3-mile	5-mile
2018 Population	10,135	95,596	246,990
Census Population (2000)	8,147	66,528	182,787
Historical Population CAGR (2010-2018)	3.7%	4.3%	3.5%
Avg Household Income	\$70,799	\$103,526	\$100,080
Median Household Income	\$57,950	\$80,625	\$77,117
Median Age	33.7	34.0	34.6
% College Education or Higher	73.4%	75.6%	71.7%
Average Travel Minutes to Work	20	19	20
% HH Incomes over \$100,000	25%	35%	32%

Source: Regis





SILOS SOUTH END
\$1,697 average rents
Built 2014

BROOKHILL VILLAGE
324 units proposed

THE PENROSE
\$1,583 average rents
Built 2019

SPECTRUM SOUTH END
\$1,500 average rents
Built 2010

TREMONT SQUARE TOWNHOMES
Pricing from \$560k+
Under Construction

DISTRICT FLATS
\$1,581 average rents
Built 2015

LINK GOLD DISTRICT
259 units proposed

SOUTHPOINT TOWNHOMES
Pricing from \$480k+

FUTURE MULTIFAMILY PROPOSED
Aspen Heights

THREE 30 FIVE
\$1,461 average rents
Built 2013

CAMDEN GALLERY
\$1,623 average rents
Built 2017

1225 SOUTH CHURCH
\$1,432 average rents
Built 2013

ALTURA SOUTH END
33 townhomes from \$650k+
Under Construction

FOUNTAINS SOUTH END
\$1,511 average rents
Built 2013

400 MULTIFAMILY UNITS PROPOSED
Akridge + Kettler

THE HAWK
71 units
Under Construction

THE SQUARE AT SOUTH END
132 units proposed

CENTRO RAILYARD
Under Construction

SPECTRUM MULTIFAMILY
303 units Under Construction

NEW BERN STATION

JUNCTION 1504
\$1,664 average rents
Built 2013

ASHTON SOUTH END
\$2,360 average rents
Built 2009

MOSAIC SOUTH END
\$1,668 average rents
Built 2010

LOFT ONE35
\$1,720 average rents
Built 2016

UPTOWN
116,000 daily employees

TREMONT STATION
Proposed

HUB SOUTH END
\$1,770 average rents
Built 2020

EAST WEST STATION

BLAND STATION

CARSON STATION

BRADHAM AT NEW BERN
\$1,691 average rents
Built 2019

SOLIS SOUTHLINE
\$1,696 average rents
Built 2017

NOVEL ATHERTON
\$1,719 average rents
Built 2019

POST SOUTH END
\$1,508 average rents
Built 2009

CAMDEN GRANDVIEW
\$1,628 average rents
Built 2001

SEDFIELD NEIGHBORHOOD
\$400k+

BAINBRIDGE SOUTH END
\$1,884 average rents
Built 2019

CAMDEN SOUTHLINE
\$1,551 average rents
Built 2016

STRAWN COTTAGES
Under Construction

1100 SOUTH
\$1,540 average rents
Built 2015

COLONIAL RESERVE
\$1,488 average rents
Built 2014

HISTORIC DILWORTH HOMES
\$625k - \$3.2M+



THE EDGE AT SEDGFIELD
263 units
Under Construction

LEXINGTON AT DILWORTH
\$1,641 average rents
Built 2017



RETAIL OVERVIEW

The corner of S Tryon Street and Tremont Ave has seen a flurry of activity over the past few years and continues to be one of Charlotte's most desirable locations for local businesses and walkable retail. With such great connectivity to the light rail and to the interstate, it gives future users a variety of transportation options as well as retail and office connectivity as well.

Ideally located off S Tryon – with incredible connectivity to I-77 and the light rail, the site is located in the heart of Charlotte's newest development hot spot for residential multifamily units and townhomes, breweries, restaurants and office space. With a widespread movement of both residents and office tenants, it is extremely rare for an opportunity in South End.



UPTOWN CHARLOTTE

116,000 working population
8 min drive

SOUTH END

HISTORIC WILMORE
Homes from \$400,00 - \$1.3M

THREE30FIVE
65,000 sf office/retail

TREMONT SQUARE
Townhomes from \$565,000

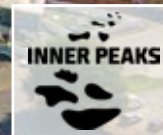
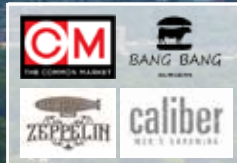
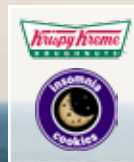
FUTURE MULTIFAMILY

2101 S TRYON

SPENGA

W TREMONT AVENUE

S TRYON ST





UPTOWN CHARLOTTE
116,000 working population
8 min drive

THE HAWK
71 multifamily units
Under Construction Q3
2020 delivery
RAM Realty



ASHTON SOUTH END
310 units - Completed 2009
\$2.02 psf rents

THREE30FIVE OFFICE & RETAIL
Delivery Q2 2020
65,000 sf retail 30,000 sf office
RAM Realty

THREE30FIVE
164 units - Completed 2013
\$1.70 psf rents

GAS-FIRED PRODUCTS SITE
300,000 SF office tower
proposed

224 W TREMONT
22,000 sf creative office

307 WEST TREMONT
Spaces
27,400 sf coworking

2100 SOUTH TRYON
80,000 sf office with
13,000 sf retail
Delivery Q3 2020
Vision Ventures

TREMONT SQUARE
74 townhomes Under
Construction
Pricing from \$565k+
Ryan Homes

THE PENROSE
350 units - Completed 2019
\$2.15psf rents

W TREMONT AVENUE

S TRYON ST

2101 S TRYON

300 RAMPART
Adaptive Reuse Office
Under Construction
JMC

INVESTMENT ADVISORS

HUNTER BARRON
Senior Director
704 526 2840
hunter.barron@am.jll.com

OFFICE EXPERTISE

CHRIS LINGERFELT
Senior Director
704 526 2808
chris.lingerfelt@am.jll.com

ANALYSTS

ALEXIS KAISER
Analyst
704 526 2867
alexis.kaiser@am.jll.com

DEBT & STRUCTURED FINANCE

TRAVIS ANDERSON
Senior Managing Director
704 526 2806
travis.anderson@am.jll.com

MULTIFAMILY EXPERTISE

ALLAN LYNCH
Senior Director
704 526 2819
allan.lynych@am.jll.com

GARRICK WIER
Analyst
704 526 2872
garrick.wier@am.jll.com

JOHN GAVIGAN
Director
704 526 2809
john.gavigan@am.jll.com



JLL (NYSE:JLL) is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.3 billion, operations in over 80 countries and a global workforce of over 91,000 as of March 31, 2019. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com