

Levine
Museum of the New South

EXCEPTIONAL 0.70 ACRE HIGH DENSITY DEVELOPMENT
OPPORTUNITY IN THE CENTER OF UPTOWN CHARLOTTE

CHARLOTTE CBD



7TH ST LYNX BLUE
LINE LIGHT RAIL
STOP



EXCEPTIONAL 0.70 ACRE HIGH DENSITY DEVELOPMENT OPPORTUNITY IN THE CENTER OF UPTOWN CHARLOTTE | CHARLOTTE CBD

Jones Lang LaSalle, a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for Levine Museum of The New South a ±0.70 acre high density development opportunity that is located within Charlotte, North Carolina’s highly coveted central business district (CBD), affectionately referred to as Uptown which is home to over 116,000 daily employees. The site allows the buyer the opportunity for unlimited density and no height restrictions with UMUD zoning - Charlotte’s most dense zoning classification. Located less than a half block from the Lynx Blue Line light rail system and 4 blocks from I-277 interstate access, it is in the heart of Uptown's expansion.

FORBES HAS NAMED NORTH CAROLINA THE BEST STATE FOR BUSINESS FOR THREE CONSECUTIVE YEARS

Source: American Way Magazine February 2020

200+ FORTUNE 500 COMPANIES HAVE LOCATED FACILITIES IN CHARLOTTE REGION

2.6M POPULATION

34% GROWTH IN FINANCIAL, PROFESSIONAL SERVICES AND MANAGEMENT-RELATED JOBS IN 5 YEARS
Source: Charlotte Center City Partners

PROPERTY DETAILS

ADDRESS	200 E 7th Street, Charlotte, NC 28202
MECKLENBURG COUNTY PIN	08002401
ACREAGE (APPROX.)	±0.695 acres
MUNICIPALITY	City of Charlotte
CURRENT USE	Museum
ZONING	UMUD - Uptown Mixed Use
BY – RIGHT USES	Multifamily, Office, Hotel, Retail
HEIGHT MAXIMUM	None
AVAILABILITY	Available immediately
PRICING	Unpriced

SOUTHEND
10 min light rail ride from site
16,500 Residents

UPTOWN
115,000 daily employees

CHARLOTTE DOUGLAS AIRPORT
15 min drive

BANK OF AMERICA STADIUM
Home of the Carolina Panthers
Future Home to Charlotte MLS Team

FUTURE CHARLOTTE GATEWAY STATION
Hub of multimodal transportation

LYNX BLUE LINE LIGHT RAIL
27,000 weekly riders

CHARLOTTE CONVENTION CENTER
Renovations underway

BB&T STADIUM
Home of the Charlotte Knights baseball team

CHARLOTTE GOLD LINE
Under Construction - to be completed end of 2020

SPECTRUM CENTER
Home of the Charlotte Hornets

BELK PLACE
34 story, 256 room hotel
Under construction

DISCOVERY PLACE RENOVATION

7TH STREET STATION FOOD MARKET
12+ vendors

CHARLOTTE MECKLENBURG MAIN LIBRARY
Proposed redevelopment

SPIRIT SQUARE REDEVELOPMENT
60,000 SF Retail
625 unit multi-family
150,000 SF Office

7TH ST STATION
1/2 block away from station



NODA
North Davidson Arts District
5 min light rail ride from site

UPTOWN

The "City Center" of Charlotte

What was once a one-dimensional corporate city center anchored predominantly by banks, Uptown Charlotte has now become one of the most vibrant entertainment and residential hubs in the Southeast. With more than 400 restaurants and retailers, four (4) professional sports venues and over 16,500 residents, Uptown is one of the most coveted destinations for young professionals and local leisure.

There are two full service grocery stores in Uptown, Harris Teeter and Whole Foods. Over 70% of Uptown residents have a college degree or higher, and a majority of residents walk to work. Uptown thrives as a mecca of activity with over 18M annual visitors and 7 out of 10 most popular Uber destinations are in Uptown.



GAME-CHANGING JOB ANNOUNCEMENTS

Robinhood 

ROBINHOOD WILL ADD 389 JOBS BY 2025 AND IS ANTICIPATED TO MAKE A \$12M INVESTMENT IN CHARLOTTE. ROBINHOOD IS PLANNING TO OFFICE AT 650 S TRYON PART OF LEGACY UNION IN UPTOWN.

CENTENE
Corporation

CENTENE CORP. ANNOUNCED IT IS MOVING ITS REGIONAL HEADQUARTERS TO CHARLOTTE BUILDING 1,000,000 SF CAMPUS AND ADDING 3,237 JOBS.

Honeywell

HONEYWELL (NYSE: HON) WILL INVEST MORE THAN \$248M IN ITS NEW HQ IN CHARLOTTE

BB&T **SUNTRUST**

TRUIST (BB&T / SUNTRUST MERGER)
THE \$66B MERGER WILL CREATE THE 8TH LARGEST BANK IN THE US

amazon

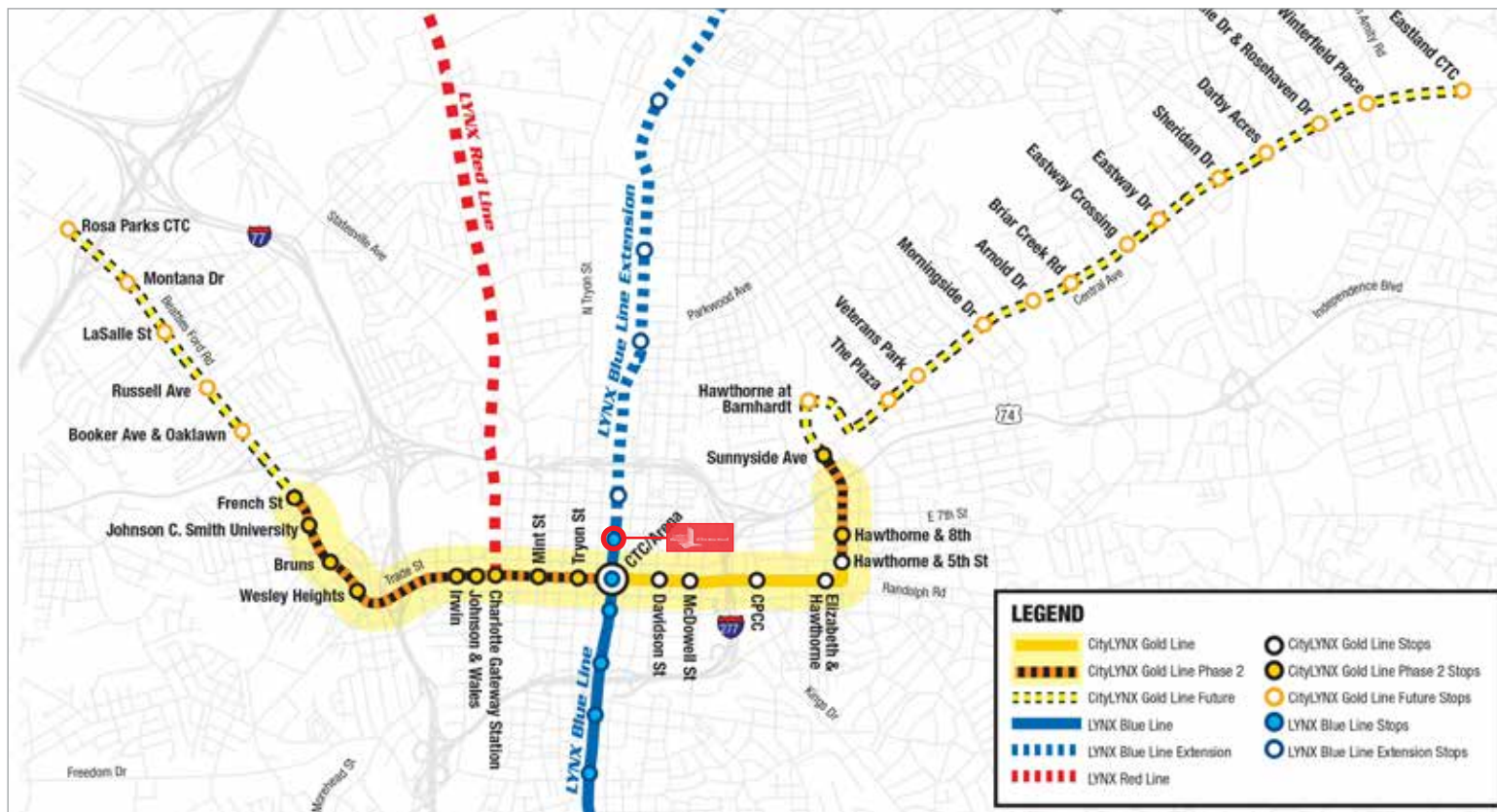
AMAZON WILL INVEST MORE THAN \$200M IN A 2.5 MSF DISTRIBUTION CENTER NORTH OF THE CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

UNMATCHED ACCESSIBILITY - TO MAJOR THOROUGHFARES AND PUBLIC TRANSIT

Levine Museum of the New South boasts immediate access to several major thoroughfares, including Tryon Street and Church Street. The property also features convenient access to I-277, I-77, I-485 and the I-85 corridor. The site is 15 minutes from the Charlotte Douglas International Airport, 15 minutes from SouthPark (Charlotte's Premier Shopping destination), and walking distance to any major downtown destination. Furthermore, Levine Museum Of The New South sits just a half block from the nearest Light Rail Station (7th Street Station), which currently stretches 19 miles from South Charlotte to the UNC Charlotte campus on the northern side of the city.

A PEDESTRIAN-ORIENTED CENTER CITY

In addition to convenient access to the light rail, Levine Museum of the New South also benefits from close proximity to the under construction CityLYNX Gold Line streetcar. When completed, the Gold Line will connect Charlotte's West End with Novant Presbyterian Hospital and the Elizabeth neighborhood.



FIRST WARD PARK		1 MIN WALK	0.1 MILES
CHARLOTTE TRANSIT CENTER		5 MIN WALK	0.3 MILES
SPECTRUM CENTER		5 MIN WALK	0.2 MILES
CHARLOTTE KNIGHTS STADIUM		12 MIN WALK	0.6 MILES

LIVING IN THE MIDDLE OF IT ALL

COMPETITIVE NEARBY MULTIFAMILY PRODUCT

RARE OPPORTUNITY IN THE CENTER OF UPTOWN - HIGH BARRIERS TO ENTRY

Uptown poses the highest barriers to entry in the Charlotte market. The in place UMUD zoning provides developers a wide range of options (office, multifamily, condo, retail, etc) for future development in the area. Levine Museum of the New South is in an excellent position for a variety of future assets in this growing corridor.

UPTOWN RESIDENT FACTS

TWO

FULL SERVICE GROCERY STORES

48%

OF RESIDENTS WALK TO WORK

131

ACRES OF GREEN AND OPEN SPACE

70%

OF RESIDENTS HAVE A COLLEGE DEGREE

33%

OF HOUSEHOLDS HAVE A DOG

Source: Charlotte Center City





UPTOWN 550
\$2,882 average rent
Built 2019

MIDTOWN

NOVEL STONEWALL STATION
\$2,870 average rent
Built 2019



SOUTHEND
16,500 Residents

BANK OF AMERICA STADIUM
Home of the Carolina Panthers NFL team
Home to future Charlotte MLS Team

MUSEUM TOWER
394 units
\$2,576 average rent
Built 2017

CHARLOTTE CONVENTION CENTER
Renovations underway

ASCENT UPTOWN
300 units
\$2,476 average rent
Built 2017

CONDOS FROM \$358,000

THE VUE
409 units
\$3,423 average rent
Built 2010



FOURTH WARD NEIGHBORHOOD
Homes from \$677,000

FOURTH WARD PARK

RECENT COMPARABLE APARTMENT SALE NOVEL STONEWALL

A 459 MID-RISE AND HIGH-RISE COMPLEX ANCHORED BY A WHOLE FOODS SHOPPING CENTER

- Sale Date: October 2019
- Price: \$171,000,000 total sales price
- Price per unit: \$372,549





CHARLOTTE OFFICE MARKET OVERVIEW

1.6M

SF OF OFFICE ABSORBED IN FIRST
THREE QUARTERS OF 2019

5,000

NEW JOBS ANNOUNCED IN
2019

27%

OF CHARLOTTE'S TECH JOBS
ARE IN UPTOWN

57%

EMPLOYMENT GROWTH OVER
THE PAST 10 YEARS

46%

POPULATION GROWTH IN CITY CENTER
OVER THE PAST 5 YEARS

Source: Charlotte Center City Partners



**BROOKLYN VILLAGE
DEVELOPMENT**
1M SF office proposed

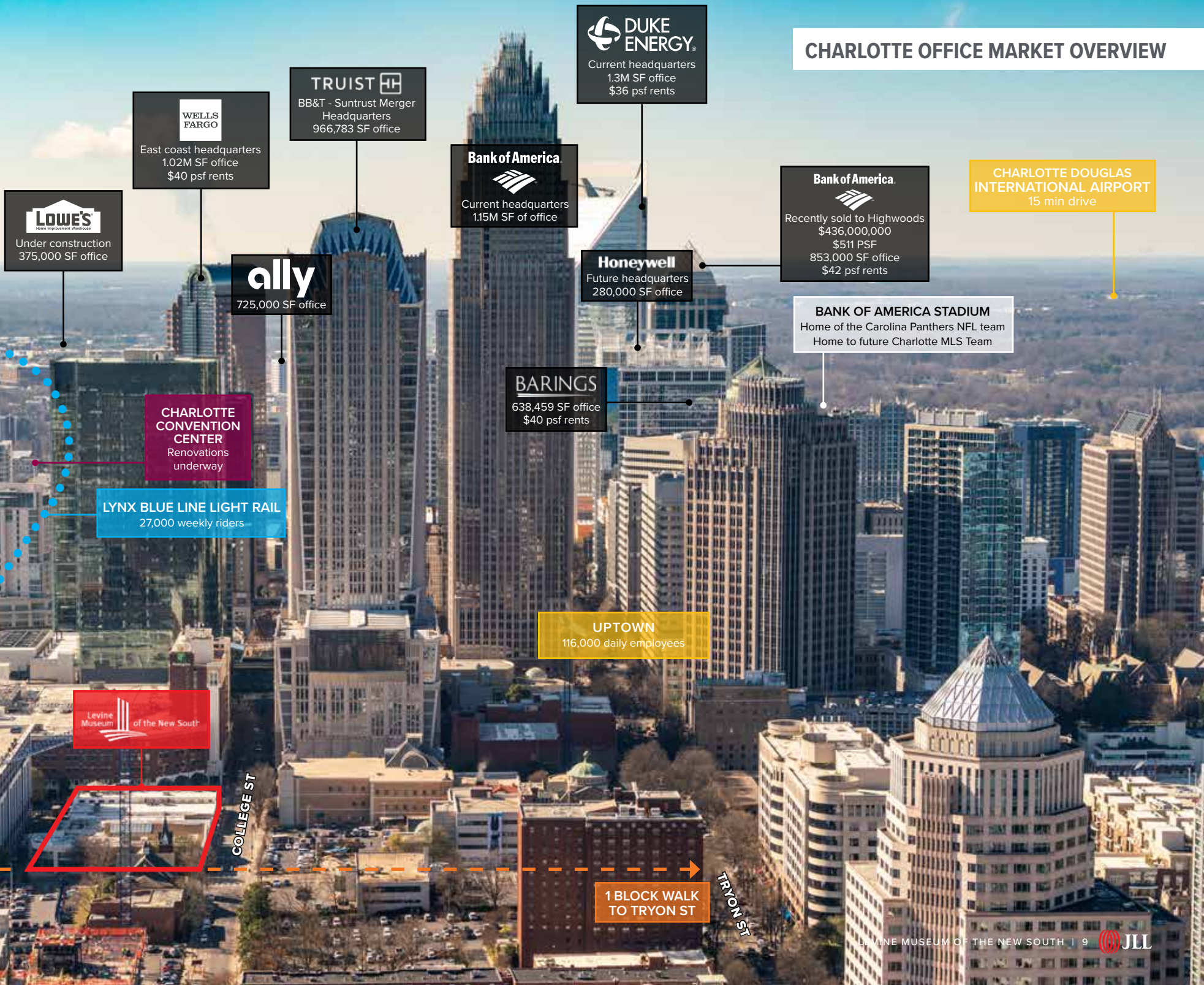
SPECTRUM CENTER
Home of the Charlotte Hornets
basketball team

**CHARLOTTE
TRANSPORTATION
CENTER**

FIRST WARD PARK


**1/2 BLOCK WALK
TO LIGHT RAIL**

CHARLOTTE OFFICE MARKET OVERVIEW



LOWE'S
Home Improvement Warehouse
Under construction
375,000 SF office


WELLS FARGO
East coast headquarters
1.02M SF office
\$40 psf rents

TRUIST 
BB&T - Suntrust Merger
Headquarters
966,783 SF office

DUKE ENERGY
Current headquarters
1.3M SF office
\$36 psf rents

Bank of America

Current headquarters
1.15M SF of office

Bank of America

Recently sold to Highwoods
\$436,000,000
\$511 PSF
853,000 SF office
\$42 psf rents

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
15 min drive

ally
725,000 SF office

Honeywell
Future headquarters
280,000 SF office

BANK OF AMERICA STADIUM
Home of the Carolina Panthers NFL team
Home to future Charlotte MLS Team

BARINGS
638,459 SF office
\$40 psf rents

CHARLOTTE CONVENTION CENTER
Renovations underway

LYNX BLUE LINE LIGHT RAIL
27,000 weekly riders

UPTOWN
116,000 daily employees

Levine Museum of the New South



COLLEGE ST

1 BLOCK WALK TO TRYON ST

TRYON ST

SOUTH END
105+ retail and restaurant options

NASCAR HALL OF FAME

BANK OF AMERICA STADIUM
Home of the Carolina Panthers
Home to future Charlotte MLS Team

BB&T STADIUM
Home of the Charlotte Knights baseball team

CHARLOTTE CONVENTION CENTER
Renovations underway

WHOLE FOODS

BECHTLER MUSEUM OF MODERN ART
THE MINT MUSEUM
HARVEY B. GANTT CENTER FOR AFRICAN-AMERICAN ARTS + CULTURE

SMOOTHIE KING
AMELIE'S BAKERY

PANERA
CAROLINA ALE HOUSE

5CHURCH BASIL TAHI
DANDELION MARKET
STOKE

BLUMENTHAL PERFORMING ARTS CENTER

THE EPICENTER
255,512 SF retail & office space
CVS
Flemings Steakhouse
Novant Health
Moe's

ROOSTER'S STARBUCKS

CHARLOTTE TRANSPORTATION CENTER
Proposed redevelopment

CAPITAL GRILLE
PROHIBITION
RI RA IRISH PUB

LUCE SEA LEVEL NC
SOHO BISTRO

SPECTRUM CENTER
Home to Charlotte Hornets
20,200 seat arena

CHARLOTTE MECKLENBURG MAIN LIBRARY
Proposed redevelopment

7TH STREET STATION FOOD MARKET
12+ vendors

SPIRIT SQUARE CENTER FOR THE ARTS & EDUCATION

IMAGINON: THE JOE & JOAN MARTIN CENTER

7TH ST STATION
1/2 block away from station

LYNX BLUE LINE LIGHT RAIL
27,000 weekly riders



COLLEGE ST



NEW MAIN LIBRARY DEVELOPMENT PROPOSED

- Proposed development expected to serve as a centerpiece for the city's North Tryon corridor
- 115,000 sf building
- 5 floors above ground and one below – including two outdoor terraces



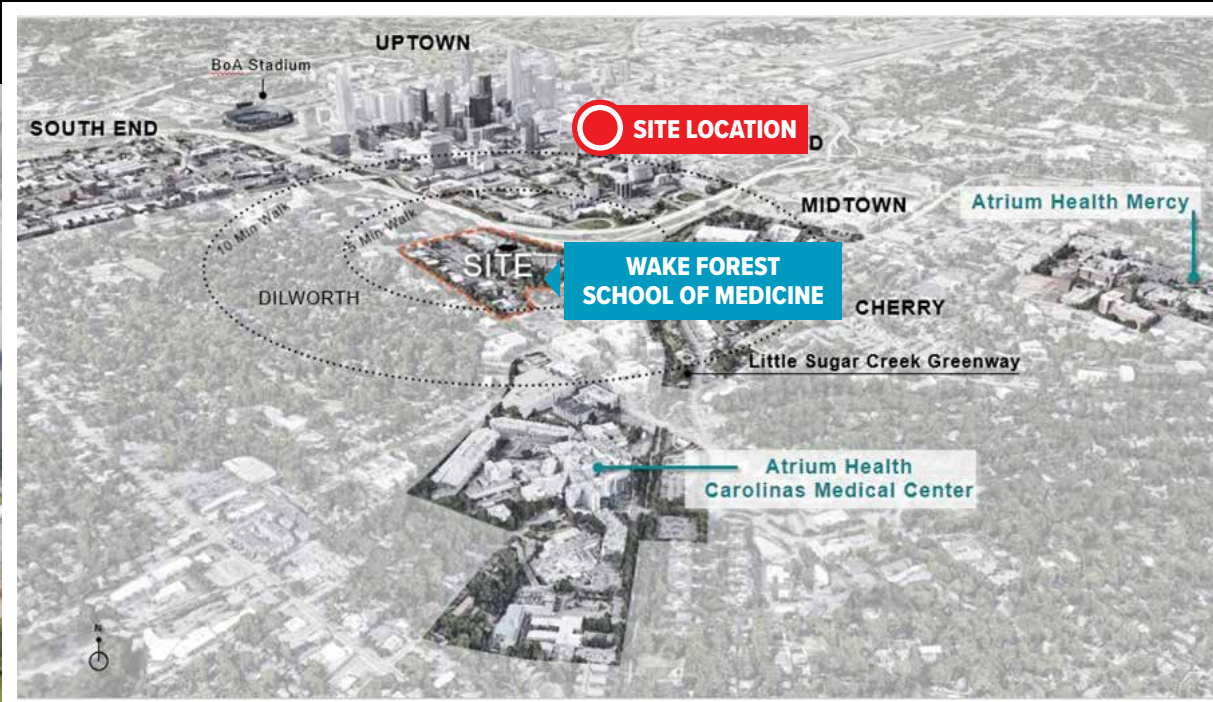


**WAKE FOREST SCHOOL OF MEDICINE
TO BE BUILT IN MIDTOWN CHARLOTTE**
First medical school in the nation to be built since the pandemic; near Atrium Health Carolinas Medical Center



According to the Charlotte Business Journal,
"THE SCHOOL, WITH ABOUT 3,500 STUDENTS EACH YEAR, IS EXPECTED TO DELIVER AN ECONOMIC IMPACT OF \$32.7 BILLION & ABOUT 183,500 JOBS - AND THAT'S JUST TO START."

KEY STATS FOR THE WAKE FOREST SCHOOL OF MEDICINE - CHARLOTTE



LOCATED STEPS FROM RADIUS DILWORTH, the recently announced Wake Forest Medical Center will transform the submarket as Queen City's first-ever four-year medical center. The medical center will accelerate the submarket's growth at the influx of Dilworth, South End and Midtown and will provide a significant renter base comprised of medical professionals and university administrators. The medical center is expected to generate \$5.2 billion in economic impact and create nearly 43,000 jobs.

Groundbreaking on the new Charlotte campus is set for the first quarter of 2022 after the zoning approval process is finished. Atrium's technology offices that are already on the site will be replaced with the larger mixed-use campus.

- The two campuses of the Wake Forest School of Medicine will build on the clinical and academic excellence of Atrium Health and the educational and research distinction of Wake Forest Baptist to create a next-generation, academic learning health system.
- Location will be on a 20-acre site in Midtown Charlotte, at the current corner of South McDowell Street and Baxter Street, adjacent to US-277.

[LINK TO WAKE FOREST MEDICAL SCHOOL VIDEO](#)

Q1 2022
BREAK GROUND DATE

2024
FIRST M.D. STUDENTS BEGIN EDUCATION

\$32.7B
ECONOMIC IMPACT

183,500
JOBS

ADJACENT DEVELOPMENT UNDERWAY AND PROPOSED

THE ELLIS – *Under Construction*

Market 42 is a mixed-use development encompassing nearly a full city block. It will include a 33-story luxury high-rise residential tower, a 7-story mid-rise residential building, and over 19,000 square feet of street level retail. Public spaces will include an intimate courtyard with a water wall and a new private street which will be programmed for farmers markets, food trucks, art festivals, and other events.



DISCOVERY PLACE REDEVELOPMENT

A \$400M overhaul of the Discovery Place Museum is undergoing master planning and is expected to be announced later this year. Discovery Place as a whole ranked among the top 10 regional tourism attractions as ranked by CBJ in 2018. The 180,000-square-foot uptown museum alone had 437,675 visitors in fiscal 2019, up from 430,265, according to Discovery Place.



NEW MAIN LIBRARY REDEVELOPMENT

The New Main library is a proposed development expected to serve as a centerpiece for the city's North Tryon corridor. It will feature a 115,000 sf building with 5 floors above ground and one below – including two outdoor terraces to further drive connectivity.



CHARLOTTE THEATER & BELK PLACE HOTEL – Under Construction

A 250-room InterContinental hotel will rise atop the renovated and restored Carolina Theatre at Sixth and North Tryon streets. The \$42 million planned renovation of the theater broke ground in Fall 2019.





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