



UPTOWN

2500 DISTRIBUTION

EXCEPTIONAL ±2.154 ACRE MIXED-USE DEVELOPMENT OPPORTUNITY IN ONE OF THE SOUTHEAST'S MOST ACTIVE SUBMARKETS, SOUTH END - CHARLOTTE, NC

FUTURE TREMONT STATION

LYNX BLUE LINE

2500 DISTRIBUTION

S TRYON ST
24,000 VPD

REMOUNT RD
15,000 VPD



INVESTMENT SUMMARY


2500 DISTRIBUTION

EXCEPTIONAL ±2.154 ACRE MIXED-USE
DEVELOPMENT OPPORTUNITY IN ONE OF THE
SOUTHEAST'S MOST ACTIVE SUBMARKETS,
SOUTH END
CHARLOTTE, NC

Jones Lang LaSalle, a North Carolina licensed real estate broker, has been retained as the exclusive sales representative for 2500 Distribution Street (the “Property” or “Project”), a 2.154-acre mixed-use development opportunity in the South End submarket of Charlotte, North Carolina.

The Property has outstanding regional connectivity with convenient access to S Tryon Street, I-77 (0.50 miles from Exit 8, Remount Road), and I-277 (1.75 miles), several of Charlotte’s major arteries. The Property is located 12-minutes from Charlotte Douglas International Airport and 5-minutes from Uptown, Charlotte’s central business district. Additionally, the Property is within walking distance of two Lynx Blue Line Light Rail Stations – New Bern Station (0.40 miles) and a future station near Atherton Mill (~0.50 miles). The Blue Line’s completion was the catalyst for South End’s growth, providing connectivity to South Charlotte, LoSo, South End, Uptown, NoDa, and UNC Charlotte. This local, regional, national, and international connectivity provides easy access to the future development’s tenants and visitors.

The owner is seeking an outright sale of the Property. 2500 Distribution represents one of the last remaining developable sites in South End. The Property is surrounded by abundant Class A Office, Retail, and Multifamily product, providing an unmatched live/work/play environment.

-  LOCATED IN THE HEART OF SOUTH END
-  5-MINUTES FROM UPTOWN
-  12-MINUTES FROM CHARLOTTE-DOUGLAS INTL AIRPORT
-  #7 TOP CITY FOR JOB SEEKERS
-  #1 FASTEST GROWING TECH TALENT
-  16 FORTUNE 1000 COMPANIES

PROPERTY DETAILS

ADDRESS	2500 Distribution Street Charlotte, NC 28203
NOTABLE FRONTAGE (APPROX.)	Remount Road: 225' Distribution Street: 465'
MECKLENBURG COUNTY PINS	12104321, 12104322, 12104323, 12104324
MUNICIPALITY	City of Charlotte
ACREAGE (APPROX.)	±2.154 Acres
CURRENT USE	Office & Distribution
ZONING	TOD-UC
HEIGHT MAXIMUM	130' Base Height 300' Bonus Option
BY - RIGHT USES	Office, Retail, Hotel, Multifamily
CHARLOTTE 2040 PLAN	Regional Activity Center
AVAILABILITY	Available Immediately
PRICING	Unpriced



ECONOMIC IMPACT OF THE LIGHT RAIL FOR SOUTH END

THE HOTTEST SUBMARKET IN THE SOUTHEAST

Lively, youthful, dynamic

The southern portion of the Blue Line Light Rail running from I-485 / South Boulevard to 7th Street began operation in 2007 as the first light rail line of Charlotte. Since 2017, there has been over \$4.0B of commercial development in Charlotte's light rail system. An extension of the Blue Line from 7th Street to the University of North Carolina - Charlotte opened in March of 2018. Much of the new construction surrounding the light rail 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 in well-educated professionals to the South Boulevard corridor.

With widespread movement of both residents and office tenants to the area, this offering is an extremely rare opportunity to purchase a substantial parcel in South End.

No. 3

OFFICE RENT
GROWTH

CoStar 2022

No. 1

CITY FOR ECONOMIC
OPPORTUNITY

Source: Yelp

No. 2

BEST STATE FOR
BUSINESS

CNBC 2022

No. 5

HOTTEST HOUSING
MARKET

Zillow 2022

SOUTH END

Office Insights

17,000+

WORKERS IN SOUTH END

\$36

MARKET NET OFFICE
RENTS PER SQ FT IN
SOUTH END

85%

OF WORKERS VIEWED
HAVING A SOUTH END
LOCATION AS A BENEFIT
OF THEIR JOB

783,000

12 MONTH NET
ABSORPTION OF OFFICE
SQ FT; A 1,087% INCREASE
FROM PRIOR PERIOD

2X

SOUTH END'S OFFICE
SUPPLY HAS DOUBLED IN
THE PAST FIVE YEARS

QUEENS BRIDGE COLLECTIVE



110 EAST



THE LINE



SQUARE AT SOUTH END



CRESCENT COMMUNITIES SOUTH END





INVESTMENT OVERVIEW

CHARLOTTE 2040 PLAN

- The Charlotte City Council adopted the Charlotte Future 2040 policy map in March, 2022. The map is a long-range plan that will guide the developments and investments made in the city of Charlotte over the next two decades.
- 2500 Distribution Street is designated as a Regional Activity Center under Charlotte's new 2040 plan. These areas are intended "to accommodate major employment locations, cultural destinations, and mixed-use development that serves both the local and regional markets. High-density residential uses are appropriate within the RAC Zoning District, to facilitate vertical mixed-use development. The standards of the RAC Zoning District create a vibrant, urban pedestrian-oriented environment that is characterized by high-quality design and ease of access via transit."

REDEVELOPMENT POTENTIAL

IRREPLACEABLE LOCATION IN ONE OF THE HOTTEST SUBMARKETS IN THE COUNTRY

- The Property has incredible nearby amenities today. Charlotte's highest concentration of bars, restaurants, gyms, and the light rail trail are all within walking distance.
- South End has an incredible amount of projects in the pipeline. Most of these are highrise office or residential with ground-floor retail.

HIGHLY-COVETED URBAN INFILL LOCATION

- The Property's strategic infill position in South End represents the most desirable location in the Charlotte market. 2500 Distribution is 1.8 miles from Uptown Charlotte and 4 miles from Charlotte-Douglas International Airport, making it an unparalleled location that can easily access the city's most affluent and densely populated areas.

SOUTH END GROWTH

Since January 2020

5.3X

INCREASE IN SOUTH
END LAND VALUE

\$1.7B

COMMERCIAL
REAL ESTATE SALES
VOLUME

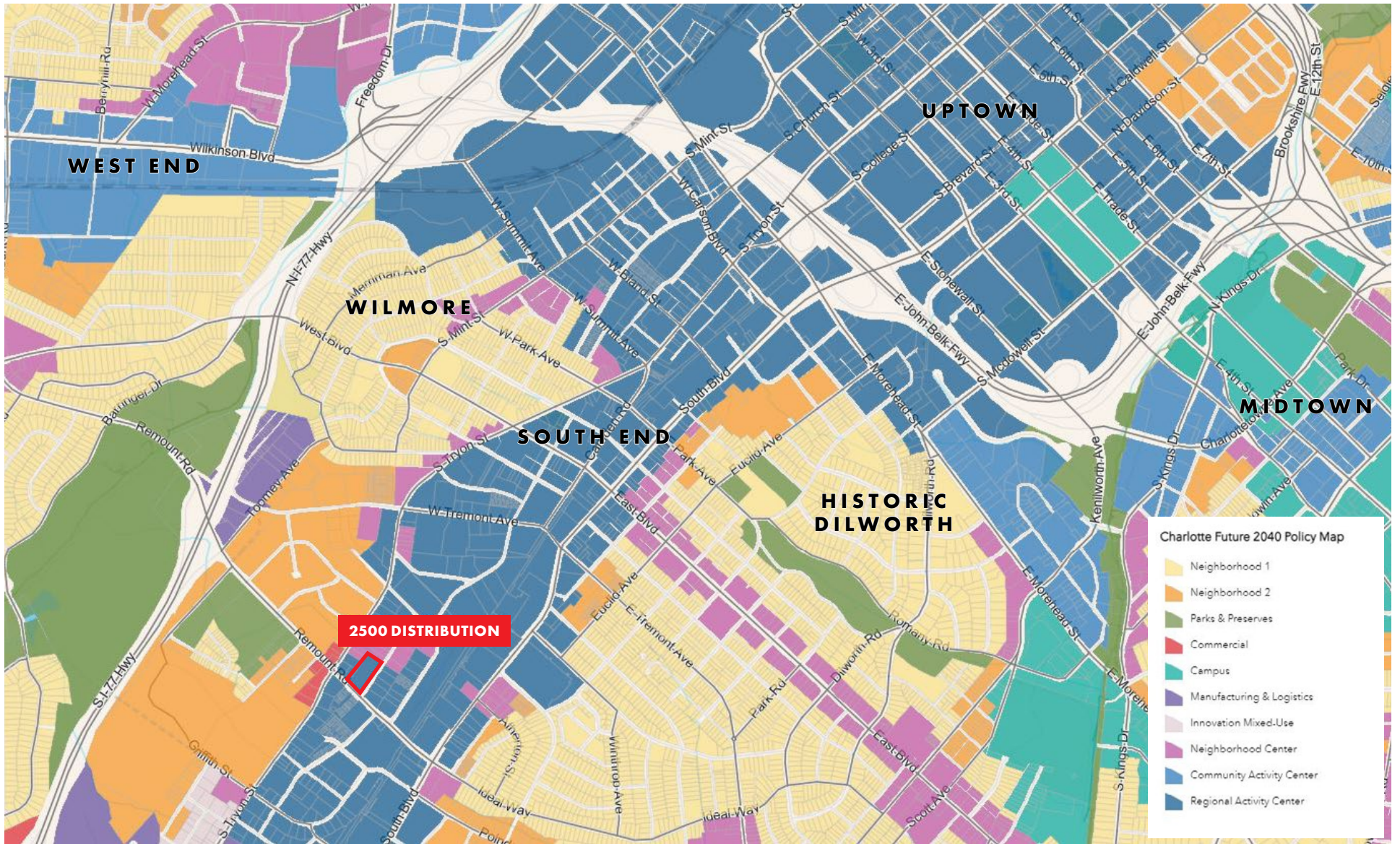
110%

SOUTH END JOB
GROWTH

19.9%

PROJECTED
POPULATION GROWTH
BETWEEN 2020 & 2026

CHARLOTTE 2040 PLAN MAP

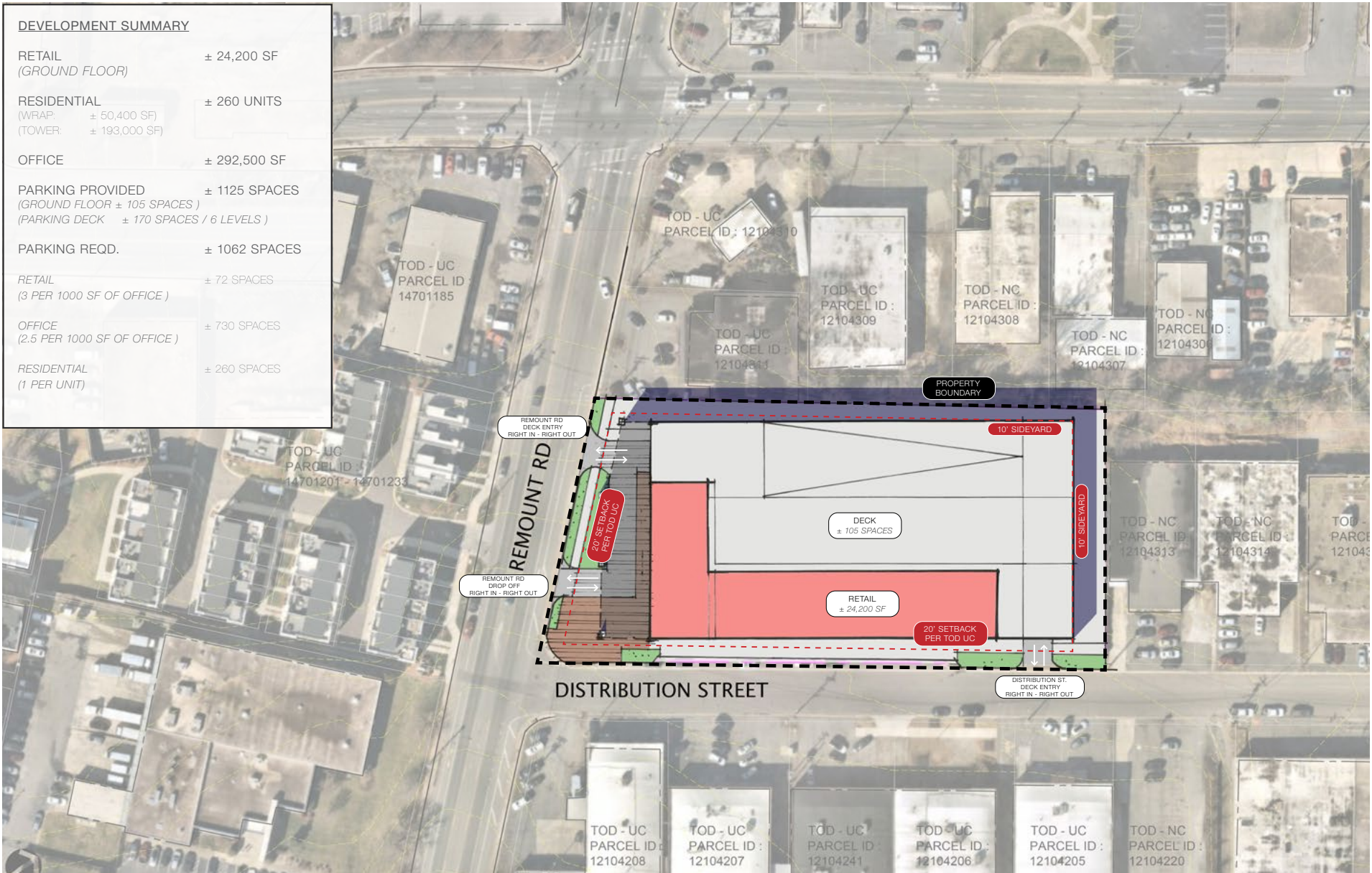


SOUTH END PIPELINE



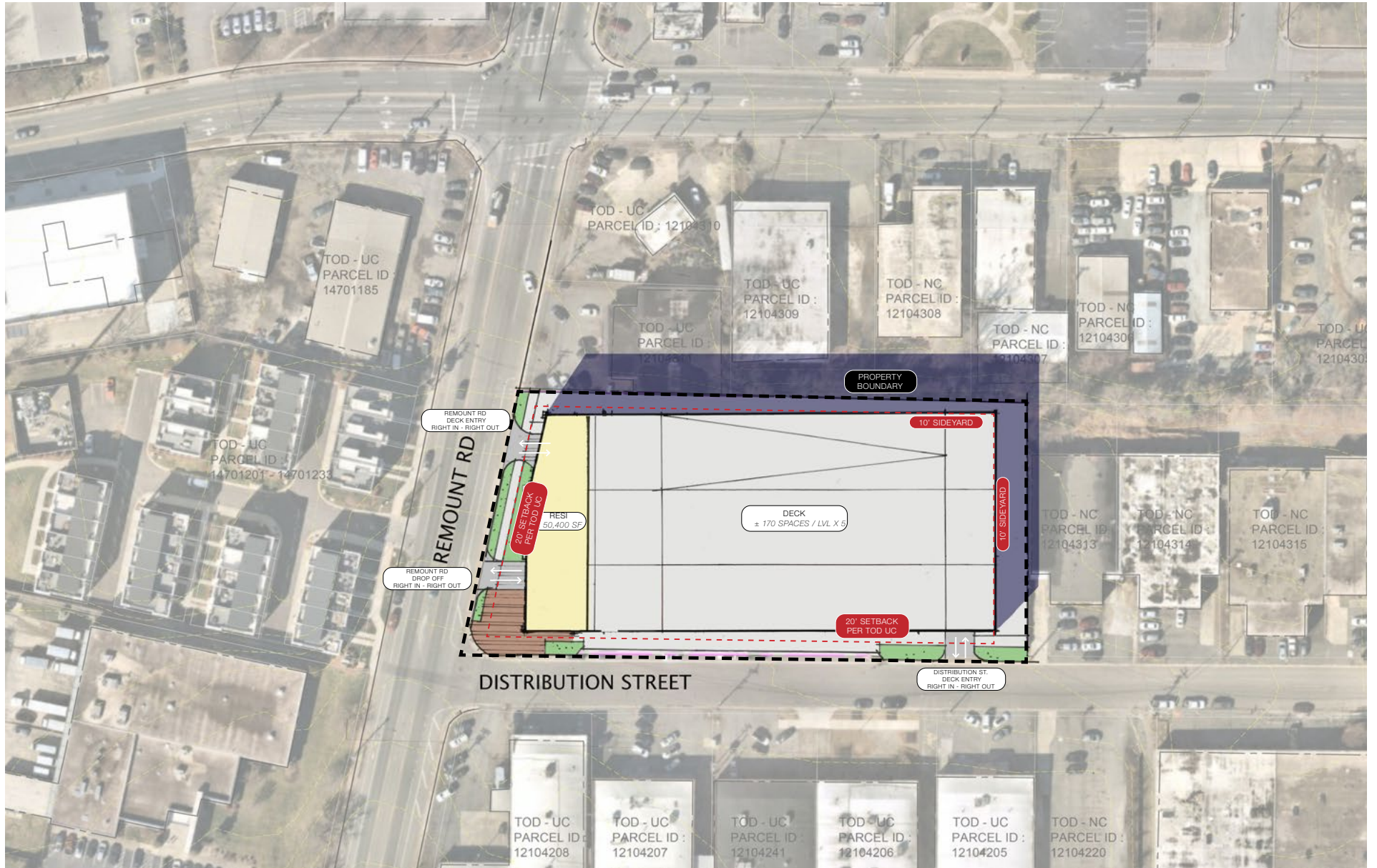
CONCEPTUAL SITE PLAN: MIXED-USE DEVELOPMENT

DEVELOPMENT SUMMARY	
RETAIL (GROUND FLOOR)	± 24,200 SF
RESIDENTIAL (WRAP: ± 50,400 SF) (TOWER: ± 193,000 SF)	± 260 UNITS
OFFICE	± 292,500 SF
PARKING PROVIDED (GROUND FLOOR ± 105 SPACES) (PARKING DECK ± 170 SPACES / 6 LEVELS)	± 1125 SPACES
PARKING REQD.	± 1062 SPACES
RETAIL (3 PER 1000 SF OF OFFICE)	± 72 SPACES
OFFICE (2.5 PER 1000 SF OF OFFICE)	± 730 SPACES
RESIDENTIAL (1 PER UNIT)	± 260 SPACES



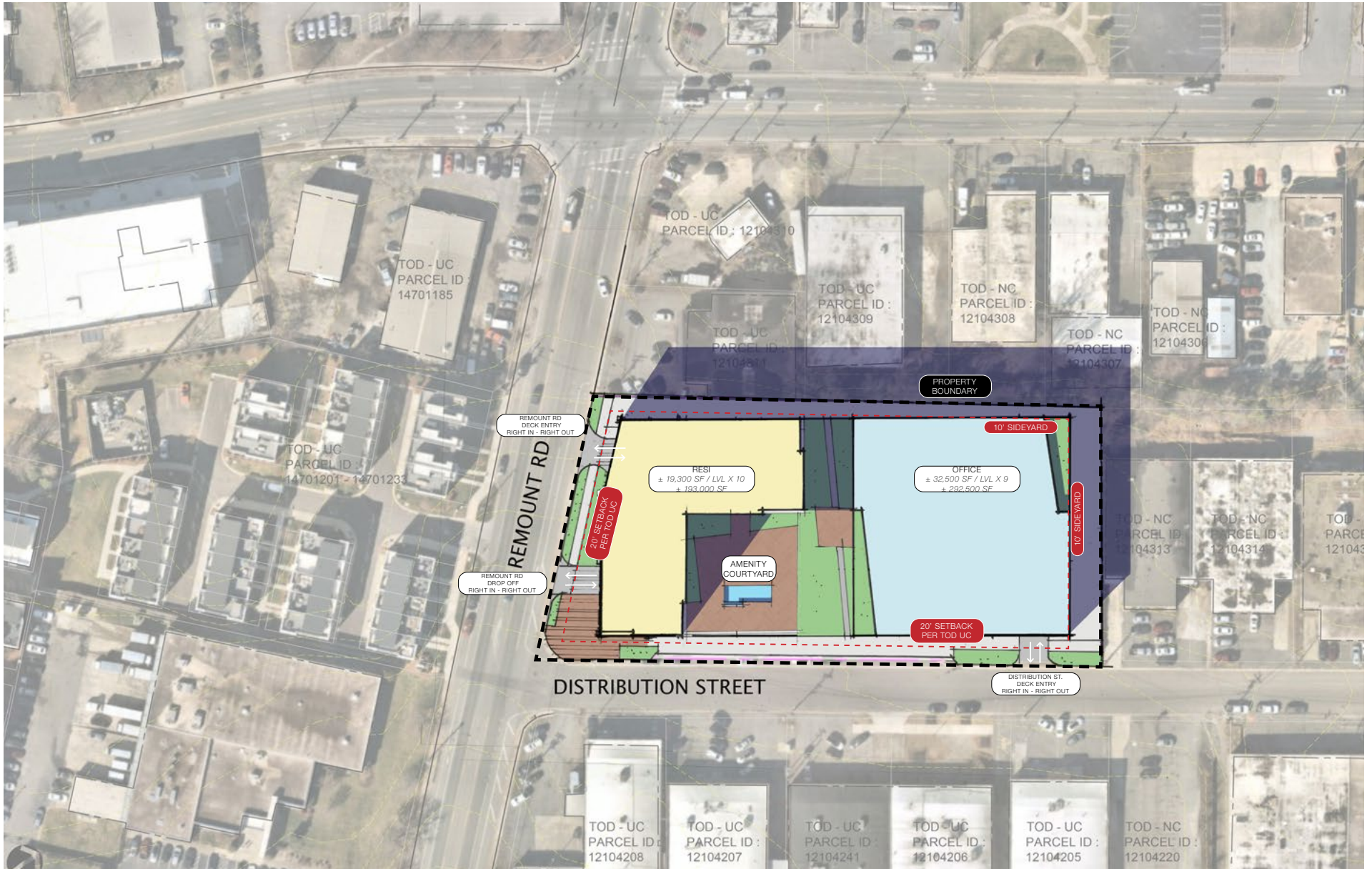
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CONCEPTUAL SITE PLAN: MIXED-USE DEVELOPMENT



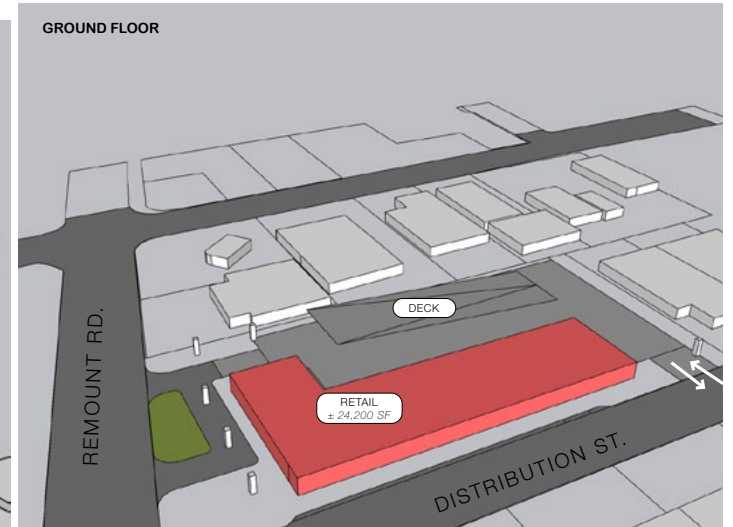
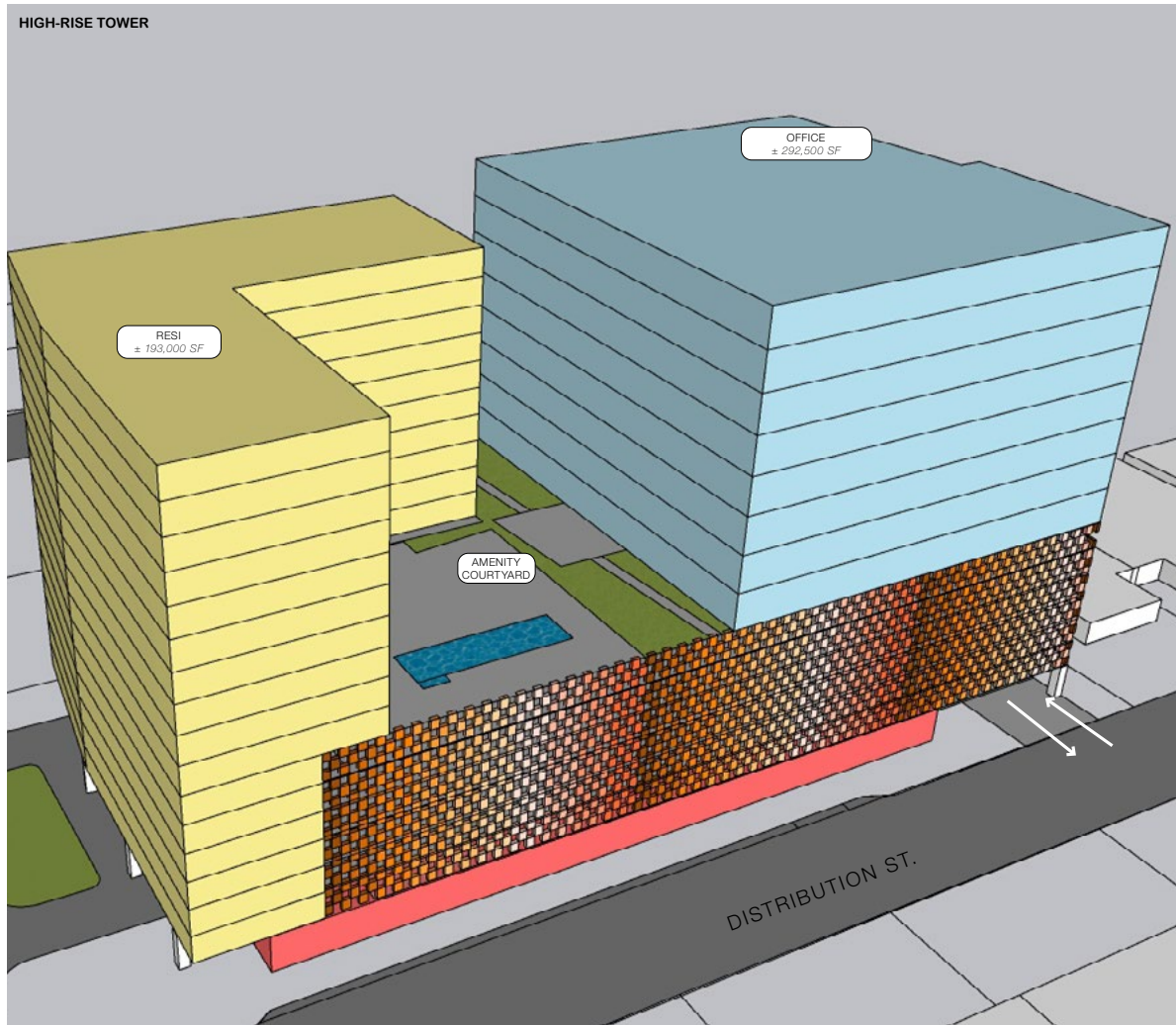
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CONCEPTUAL SITE PLAN: MIXED-USE DEVELOPMENT



CREATED BY LANDDESIGN

CONCEPTUAL RENDERING: MIXED-USE DEVELOPMENT



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CONCEPTUAL SITE PLAN: OFFICE DEVELOPMENT

DEVELOPMENT SUMMARY

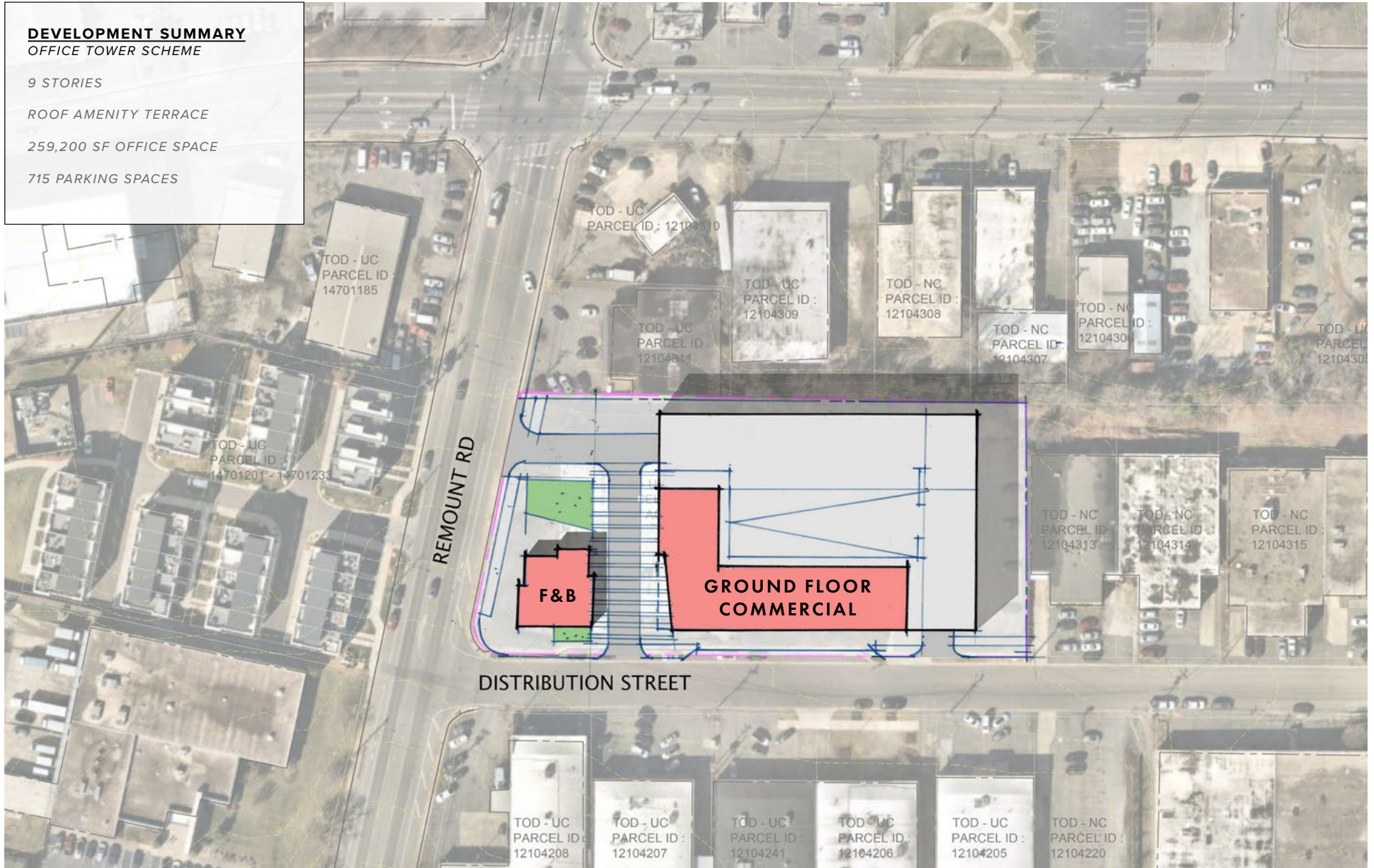
OFFICE TOWER SCHEME

9 STORIES

ROOF AMENITY TERRACE

259,200 SF OFFICE SPACE

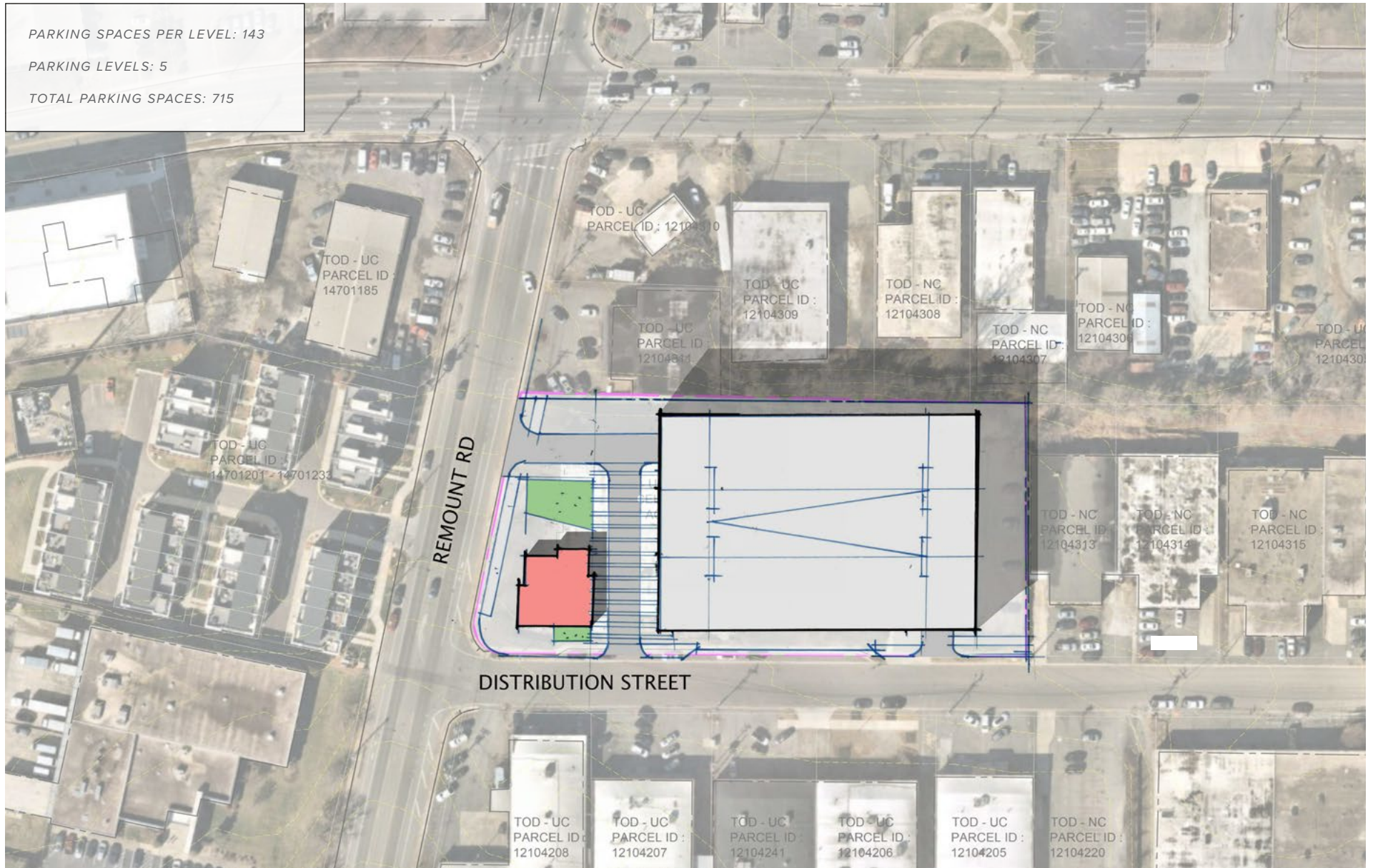
715 PARKING SPACES



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CONCEPTUAL SITE PLAN: OFFICE DEVELOPMENT

PARKING SPACES PER LEVEL: 143
PARKING LEVELS: 5
TOTAL PARKING SPACES: 715



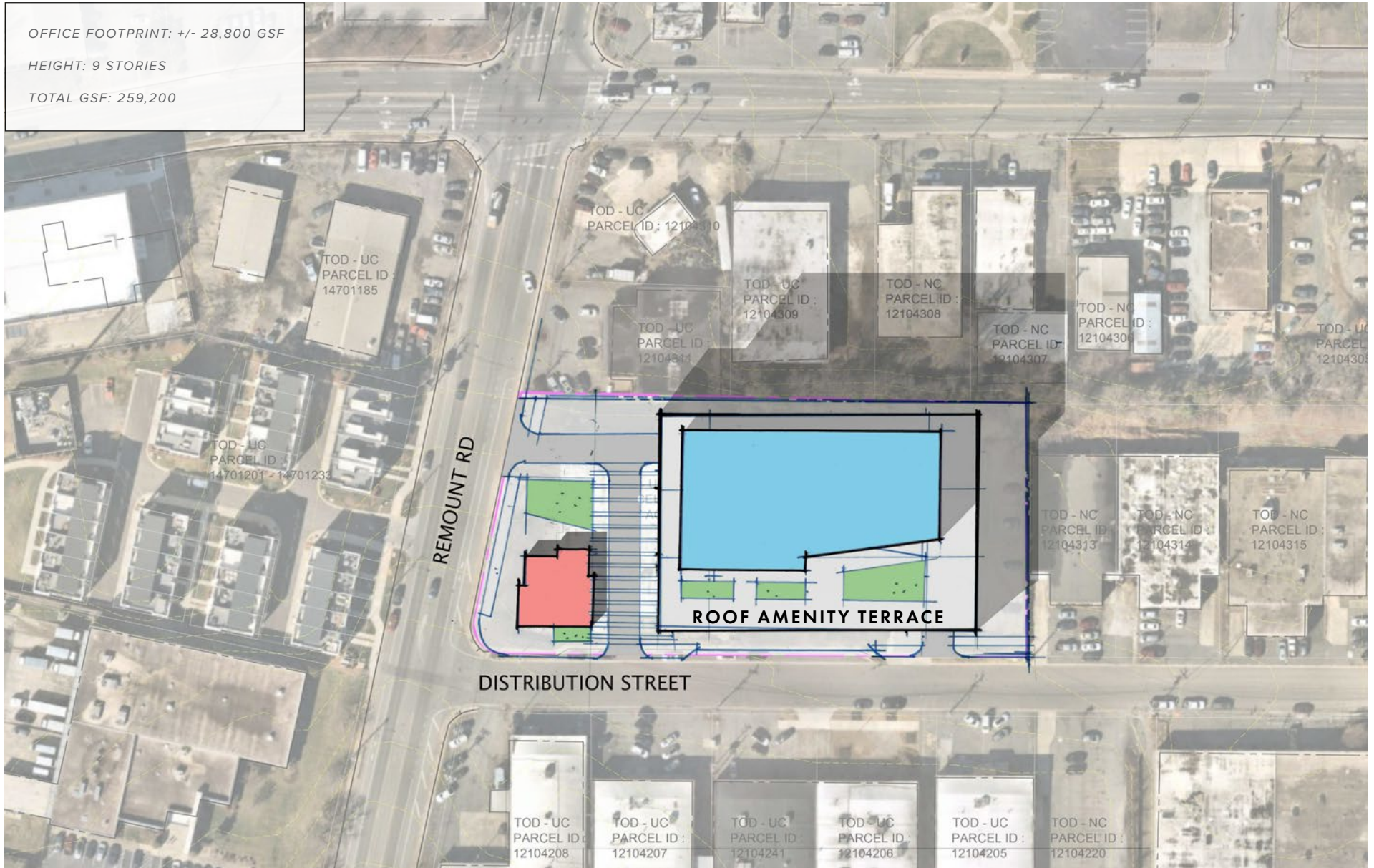
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CONCEPTUAL SITE PLAN: OFFICE DEVELOPMENT

OFFICE FOOTPRINT: +/- 28,800 GSF

HEIGHT: 9 STORIES

TOTAL GSF: 259,200

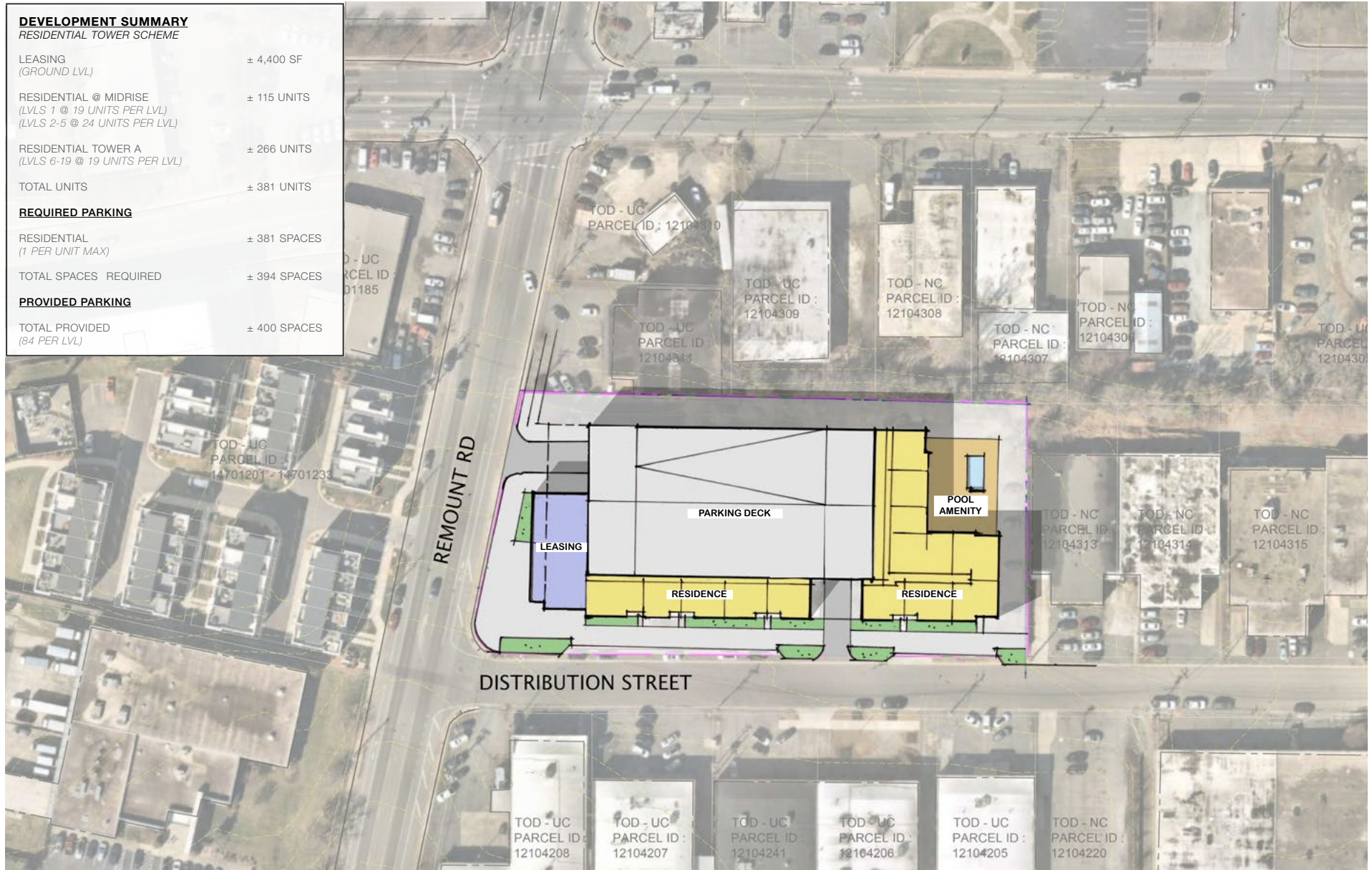


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CONCEPTUAL SITE PLAN: MULTIFAMILY DEVELOPMENT

DEVELOPMENT SUMMARY RESIDENTIAL TOWER SCHEME

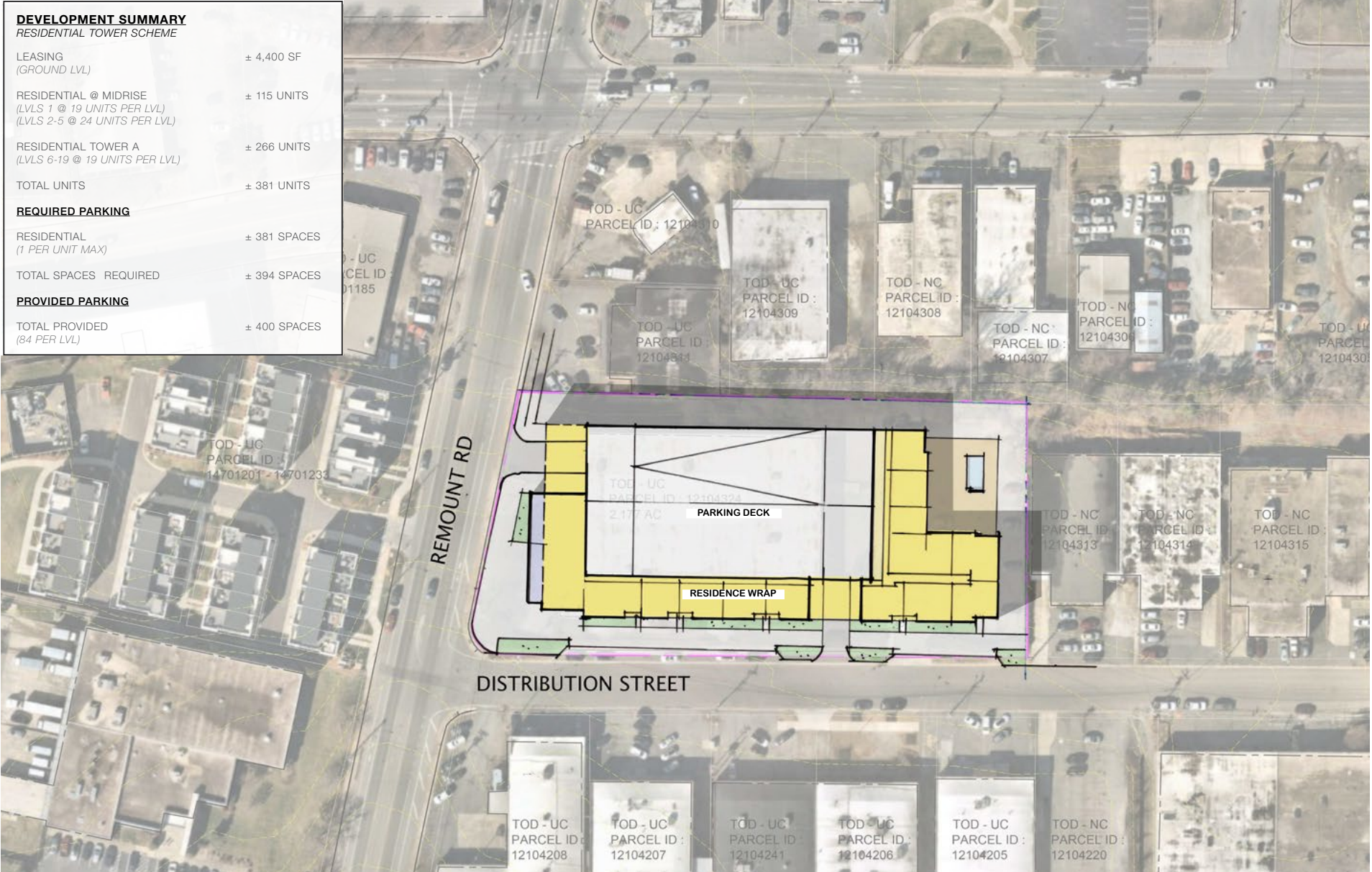
LEASING (GROUND LVL)	± 4,400 SF
RESIDENTIAL @ MIDRISE (LVLS 1 @ 19 UNITS PER LVL) (LVLS 2-5 @ 24 UNITS PER LVL)	± 115 UNITS
RESIDENTIAL TOWER A (LVLS 6-19 @ 19 UNITS PER LVL)	± 266 UNITS
TOTAL UNITS	± 381 UNITS
REQUIRED PARKING	
RESIDENTIAL (1 PER UNIT MAX)	± 381 SPACES
TOTAL SPACES REQUIRED	± 394 SPACES
PROVIDED PARKING	
TOTAL PROVIDED (84 PER LVL)	± 400 SPACES



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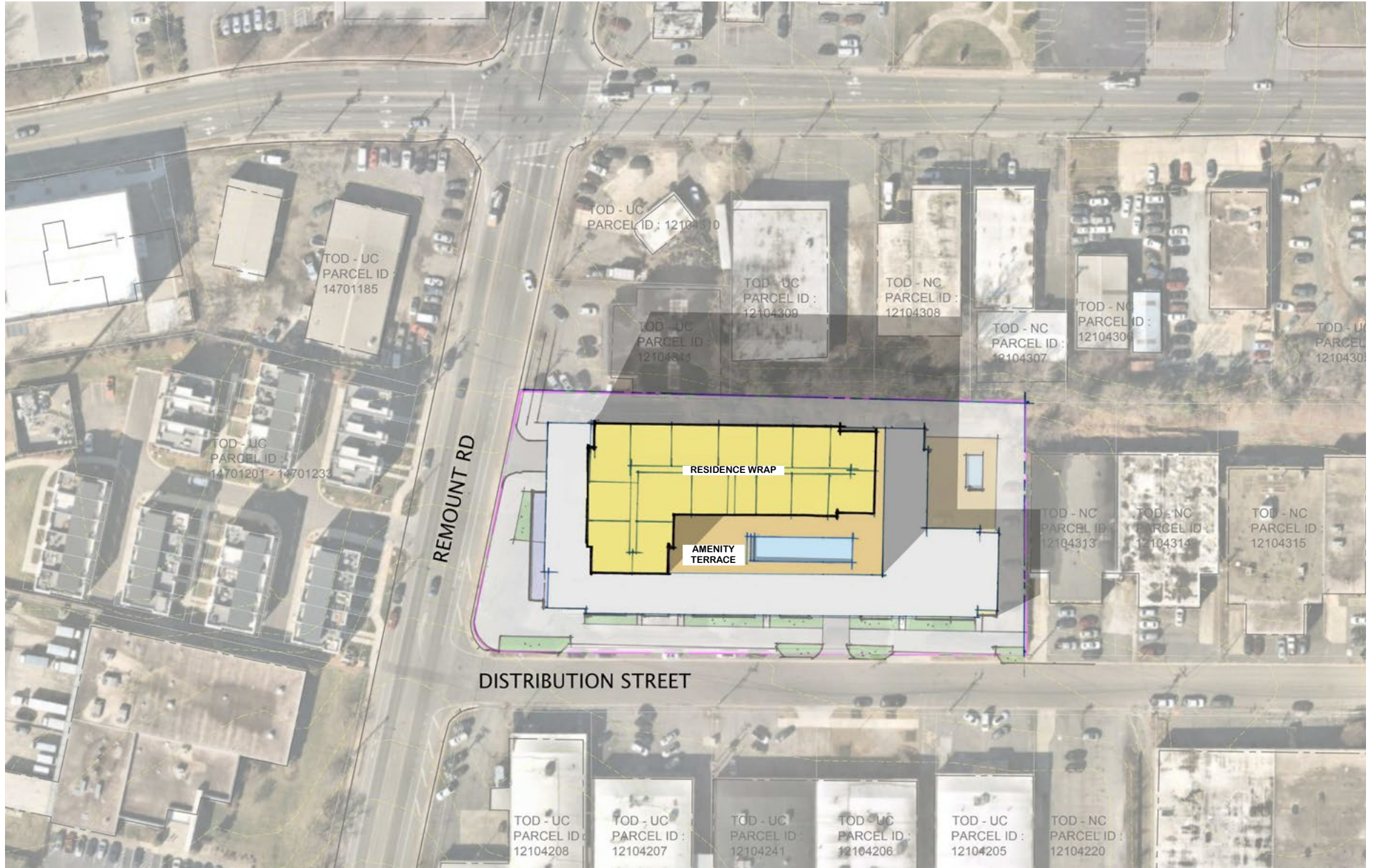
CONCEPTUAL SITE PLAN: MULTIFAMILY DEVELOPMENT

DEVELOPMENT SUMMARY	
<i>RESIDENTIAL TOWER SCHEME</i>	
LEASING (GROUND LVL)	± 4,400 SF
RESIDENTIAL @ MIDRISE (LVLS 1 @ 19 UNITS PER LVL) (LVLS 2-5 @ 24 UNITS PER LVL)	± 115 UNITS
RESIDENTIAL TOWER A (LVLS 6-19 @ 19 UNITS PER LVL)	± 266 UNITS
TOTAL UNITS	± 381 UNITS
REQUIRED PARKING	
RESIDENTIAL (1 PER UNIT MAX)	± 381 SPACES
TOTAL SPACES REQUIRED	± 394 SPACES
PROVIDED PARKING	
TOTAL PROVIDED (64 PER LVL)	± 400 SPACES



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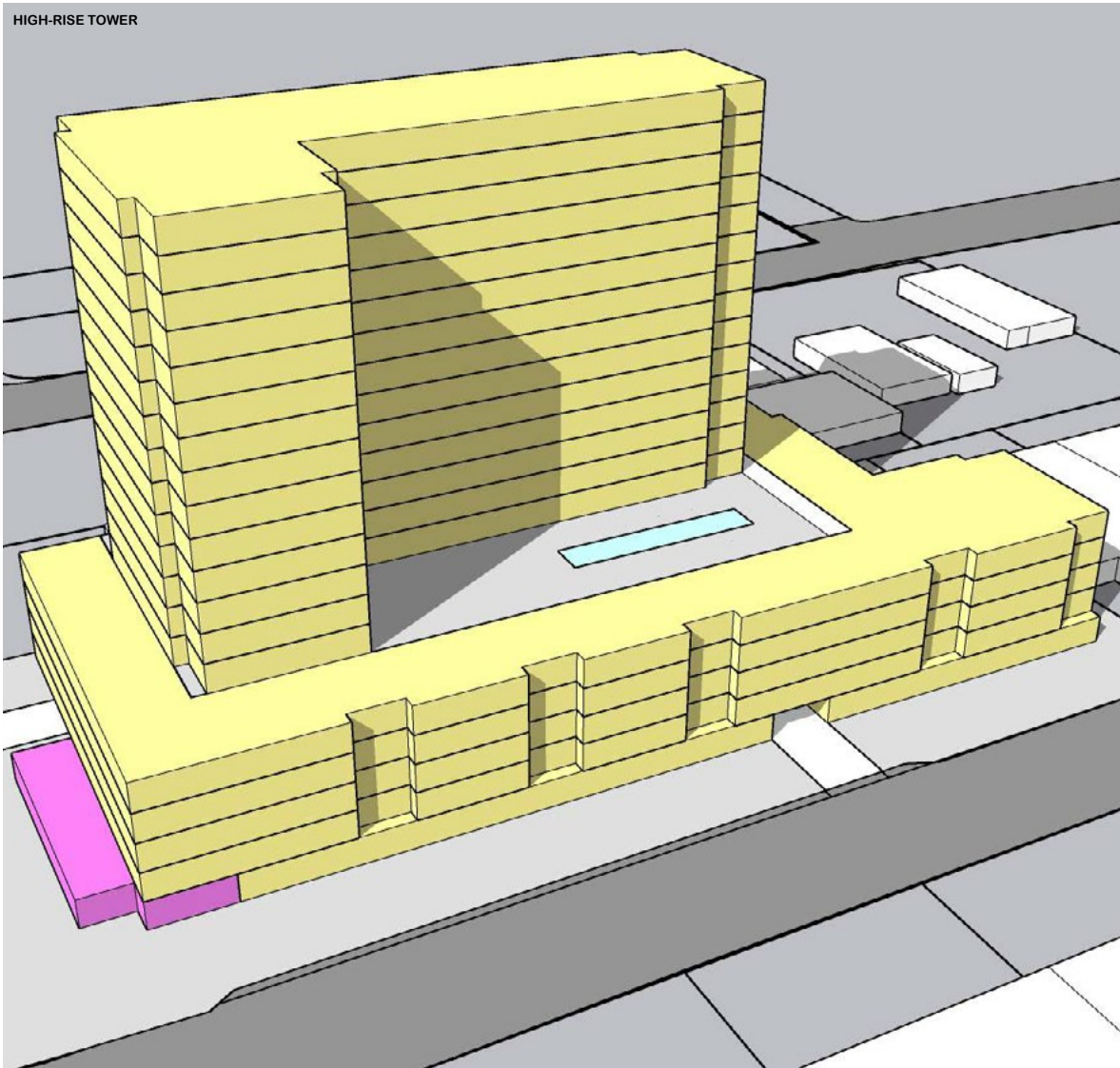
CONCEPTUAL SITE PLAN: MULTIFAMILY DEVELOPMENT



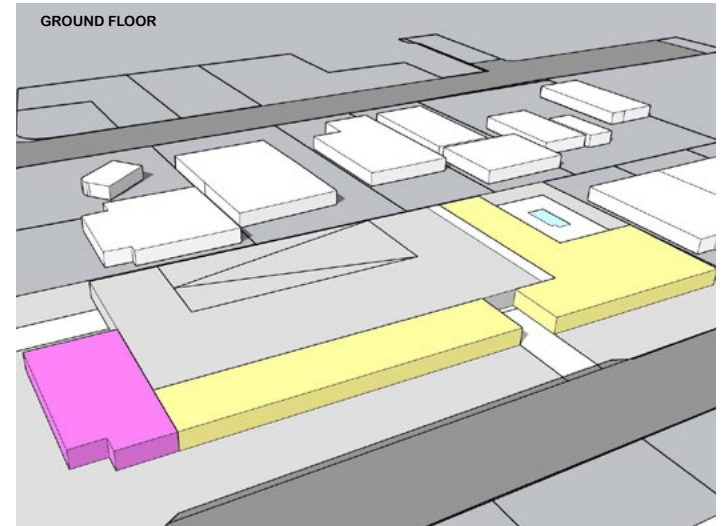
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CONCEPTUAL RENDERING: MULTIFAMILY DEVELOPMENT

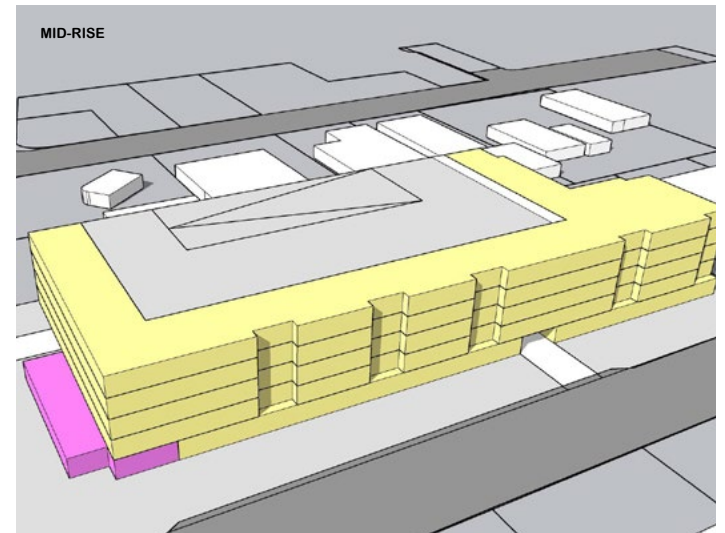
HIGH-RISE TOWER



GROUND FLOOR



MID-RISE



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