

RADIO ROAD RESIDENTIAL

REMARKABLY SITUATED +/- 56.07 ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY IN THE **OAKDALE SUBMARKET**

CHARLOTTE, NORTH CAROLINA

UPTOWN CHARLOTTE
15-Minutes

PEACHTREE TOWNHOMES
152 Build-to-Rent Units
Developer: Brightsky Residential
Status: Under Construction

SUNSET HILLS
GOLF COURSE

RADIO RD



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IN THE OAKDALE SUBMARKET

OPPORTUNITY OVERVIEW

Jones Lang LaSalle, a North Carolina licensed real estate broker, has been retained as the exclusive sales representative for Radio Road Residential (the "Property" or Project"), a superbly located residential development opportunity in Charlotte, NC. Primely situated just 15 minutes north of Uptown Charlotte, the Property presents an unmatched opportunity to acquire a residential development of scale in a highly desirable suburban node. Radio Road Residential is phenomenally connected to the greater Charlotte market, allowing a future developer to be set up well to tap into the region's exceptional workforce while establish a community within a short drive of Charlotte's best offerings.

The majority of the Property has N1-A zoning in place today, which allows for the development of residential dwellings on lots of 10,000 square feet or greater. Applying compact development standards, duplex and triplex units are also permitted by-right in this zoning designation. The in place zoning allows significant flexibility, allowing a developer to bring a substantial residential development to a bustling market, joining a multitude of other residential and commercial developments targeting this corridor. Activity includes Affinity at Oak Hills, a 128-unit community developed by Dan Ryan and delivered in 2023, located just five minutes from the Property. Additionally, Yardley Taylor Morrison is in lease-up on Oak Lake Townhomes, also five minutes from Radio Road. The scale of the opportunity, in place zoning, and proximity to Charlotte's major submarkets make this site an excellent opportunity for a future developer.

ADDRESS

400 Radio Road
Charlotte, NC 28216

ACREAGE

+/- 56.07-ac

MECKLENBURG COUNTY PINS

03701102

MUNICIPALITY

City of Charlotte

CURRENT USE

Vacant Land

IN PLACE ZONING

N1-A, O-2(CD)

CHARLOTTE 2040 PLAN

Neighborhood 1

AVAILABILITY

Available Immediately

PRICING

Unpriced

+/-56.07

ACRES

N1-A, O-2(CD)

ZONING IN PLACE

NEIGHBORHOOD 1

CHARLOTTE 2040 PLAN

7-MINUTES

TO RIVERBEND VILLAGE

16-MINUTES

TO UPTOWN CHARLOTTE

16-MINUTES

TO CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT

THE OFFERING & ACCESS

UPTOWN CHARLOTTE
16-Minutes

COCA-COLA
CONSOLIDATED, HOME
DEPOT DISTRIBUTION
CENTER, CHARLOTTE
WATER, ETC.

CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
16-Minutes

ENCLAVE AT PEACHTREE
NORTHWAY HOMES
HOME PRICES:
\$350,000 - \$450,000+

HICKORY GLEN BY SMITH
DOUGLAS HOMES

BROOKSHIRE BLVD

KEENER CREEK
HOME PRICES:
\$300,000 - \$400,000+

OAKDALE RD

SUNSET HILLS
GOLF COURSE

RADIO RD

- RESIDENTIAL
- OFFICE
- RETAIL
- RECREATION
- EDUCATION

PREMIER CHARLOTTE RESIDENTIAL LOCATION

Radio Road Residential provides the opportunity to develop a premium residential development in a submarket that has attracted residents and developers alike to its bustling community. New developers can take advantage of strong demographics within a 3-mile radius, with nearly a \$87,669 average household income and over 70% household income growth from 2010 - 2025. Future residents of the Project will additionally benefit from unmatched accessibility to the broader market's premier offerings while also benefiting from nearby mixed-use developments such as Riverbend Village which provide unique shopping and dining opportunities alike.

DRIVE TIME HIGHLIGHTS



7-MIN
Riverbend
Village



16-MIN
Charlotte
Douglas Int'l
Airport



16-MIN
Uptown
Charlotte



20-MIN
Huntersville



22-MIN
Mountain
Island Lake

3-MILE RADIUS DEMOGRAPHIC HIGHLIGHTS

21.1%
POPULATION GROWTH

2.4%
UNEMPLOYMENT RATE

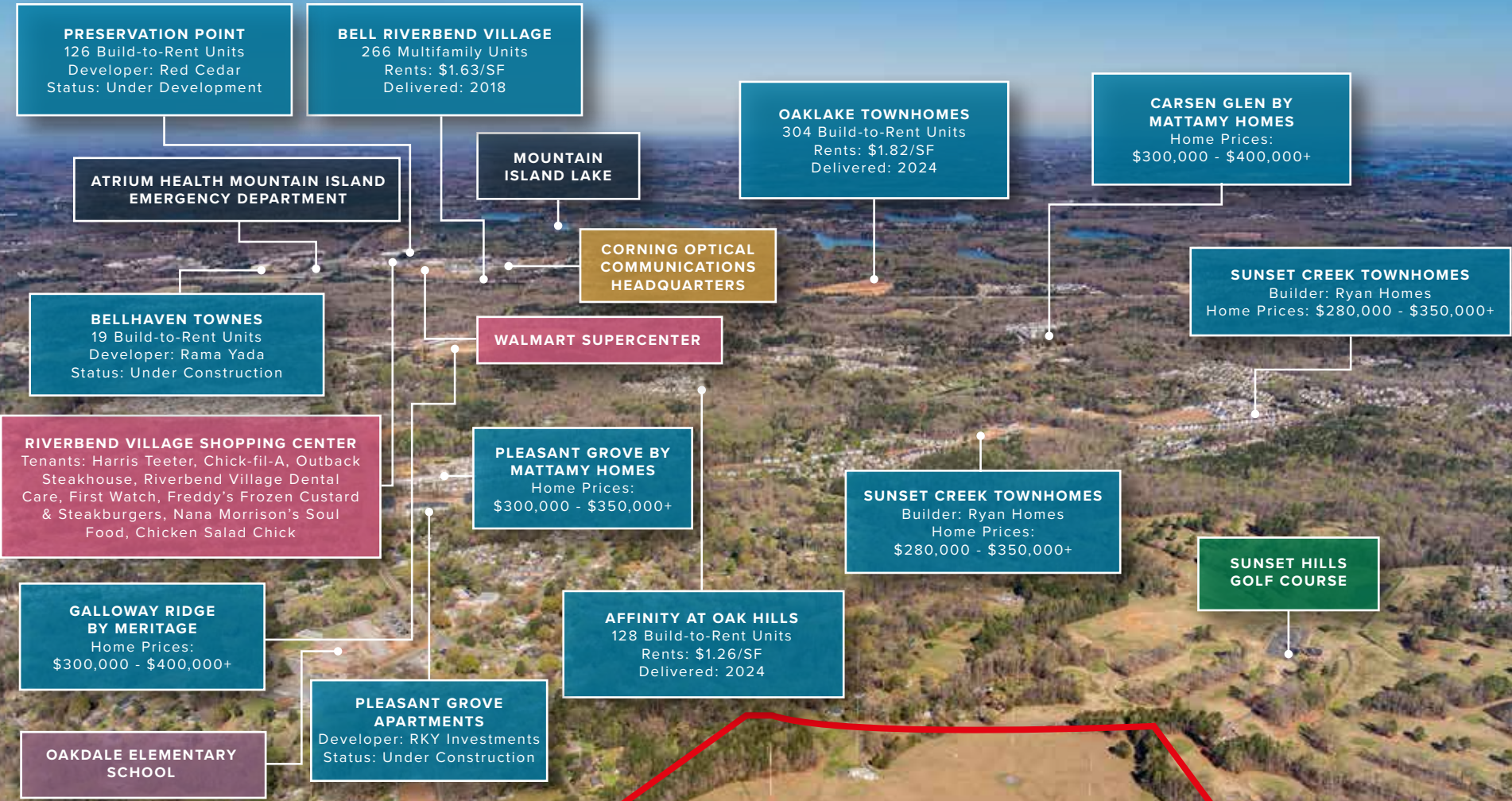
\$87,669
AVERAGE HOUSEHOLD INCOME

70.3%
AVERAGE HOUSEHOLD
INCOME GROWTH 2010-2025

DEMOGRAPHICS	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
POPULATION			
2030 Projection	106,715	268,549	833,492
2025 Estimate	96,380	247,948	781,617
2020 Census	80,445	221,642	705,134
2010 Census	67,904	186,227	577,359
Growth 2010-2025	41.9%	33.1%	35.4%
HOUSEHOLDS			
2030 Projection	41,568	108,511	347,853
2025 Estimate	36,771	98,143	320,826
2020 Census	30,250	84,999	281,380
2010 Census	25,665	70,721	224,427
Growth 2010-2025	43.3%	38.8%	43.0%
AVERAGE HOUSEHOLD INCOME			
2030 Projection	\$85,718	\$95,729	\$124,999
2025 Estimate	\$84,817	\$94,930	\$124,746
2010 Census	\$49,690	\$53,538	\$66,014
Growth 2010-2025	72.5%	78.8%	89.4%
EDUCATION			
College Degree	39.0%	42.3%	47.4%
Unemployment Rate	3.0%	3.0%	2.8%
White Collar Workers	61.5%	64.3%	68.3%
Median Age	31.3	32.6	34.2

Source - Regis

SURROUNDING DEVELOPMENT ACTIVITY



- RESIDENTIAL
- OFFICE
- RETAIL
- RECREATION
- EDUCATION

CONCEPTUAL SITE PLAN

307 TOWNHOME LOTS

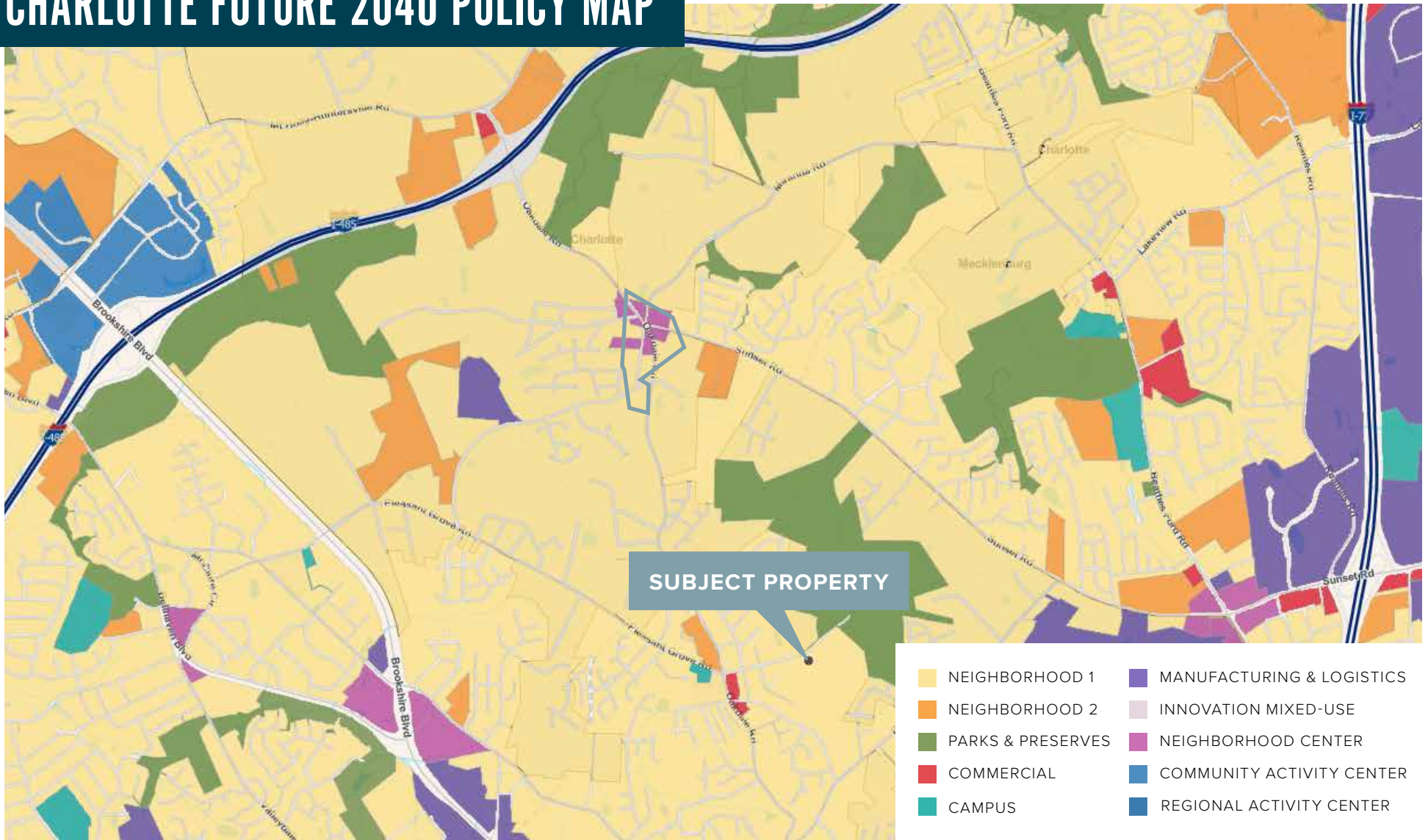


DEVELOPMENT SUMMARY

SITE ACREAGE:	55.2 AC
ZONING:	N1-A, O-2 (TO BE REZONED)
*PLAN ASSUMES COMPACT DEVELOPMENT OPTION	
BUILDING TYPE:	
DUPLEX:	±232 UNITS
TRIPLEX:	±75 UNITS (18% TRIPLEX LOTS)
TOTAL UNITS:	±307 UNITS
OPEN SPACE:	±5.5 AC (10%)
GREEN AREA/TREE SAVE:	±8.3 AC (15%)



CHARLOTTE FUTURE 2040 POLICY MAP



NEIGHBORHOOD 1

Charlotte's 2040 comprehensive plan was created as a policy framework that will guide the City's decision-making and investment in both the near and long term.

Defined place types set an aspirational direction for how development will contribute to placemaking and how places will work together to create communities across the City of Charlotte.

Radio Road Residential is slated to be a Neighborhood 1 under Charlotte's 2040 Plan. The goal is to provide "Provide places for neighborhoods with a variety of housing types, where single-family housing is still the predominant use."



RIVERBEND VILLAGE

Located just 7-minutes from Radio Road Residential, Riverbend Village is a 130-acre mixed-use destination developed by Simpson Commercial and Landmark Development Partners. Totalling over 1M square feet of commercial and residential space, Riverbend Village substantially delivered in 2019 with the completion of its first phase bringing grocery anchored retail, a 182k SF office, 266 apartment units and 105 townhomes. Later phases of the project include up to a 210,000 SF Novant Health hospital, 120 key Courtyard hotel, and more.

7-MINUTES
FROM SUBJECT PROPERTY

130
ACRES

1M SF
PLANNED
COMMERCIAL SPACE

182K SF
OFFICE

RETAIL WITHIN
RIVERBEND VILLAGE

HARRIS TEETER

FIRST WATCH

NANA MORRISON'S
SOUL FOOD

STARBUCKS

OUTBACK STEAKHOUSE

CHICK-FIL-A

RIVERBEND VILLAGE
DENTAL CARE

FREDDY'S FROZEN CUSTARD
& STEAKBURGERS

CHICKEN SALAD CHICK



BELL RIVERBEND VILLAGE
266 Units
Developer: Simpson & Brown Investment Properties
Pricing: \$1.89/SF



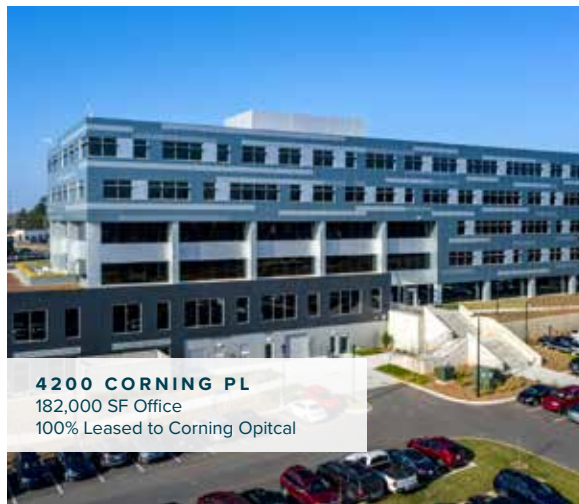
HARRIS TEETER
76,000 SF



RIVERBEND VILLAGE RETAIL



RIVERBEND VILLAGE



4200 CORNING PL
182,000 SF Office
100% Leased to Corning Optical



RIVERBEND TOWNHOMES
105 Townhomes
Developer: Ryan Homes
Pricing: \$325k - \$380k

CHARLOTTE



LOW TAX BURDEN

North Carolina's 2.5% corporate income tax rate is the lowest in the United States, a clear competitive advantage when competing for relocating and expanding businesses. North Carolina consistently ranks high in affordability.

QUALITY OF LIFE

Charlotte's mild weather, reasonable cost of living, wealth of jobs and diversity of industry have established the city as a premier region. For these reasons, Charlotte was recently crowned the eighth fastest growing city in the country.

BEST FOR BUSINESS

The Charlotte MSA offers businesses the opportunity to capitalize on the exceptional growth that is occurring in the Southeastern United States. With a diverse employment base, many companies are choosing Charlotte as their corporate or regional headquarters. The pro-business nature of the Carolinas continues to drive organic growth and relocations.

North Carolina's 2.5% corporate income tax rate is the lowest in the United States, creating an advantageous environment for new businesses. The largest corporate expenses, labor, and rent are well below other major metro markets.

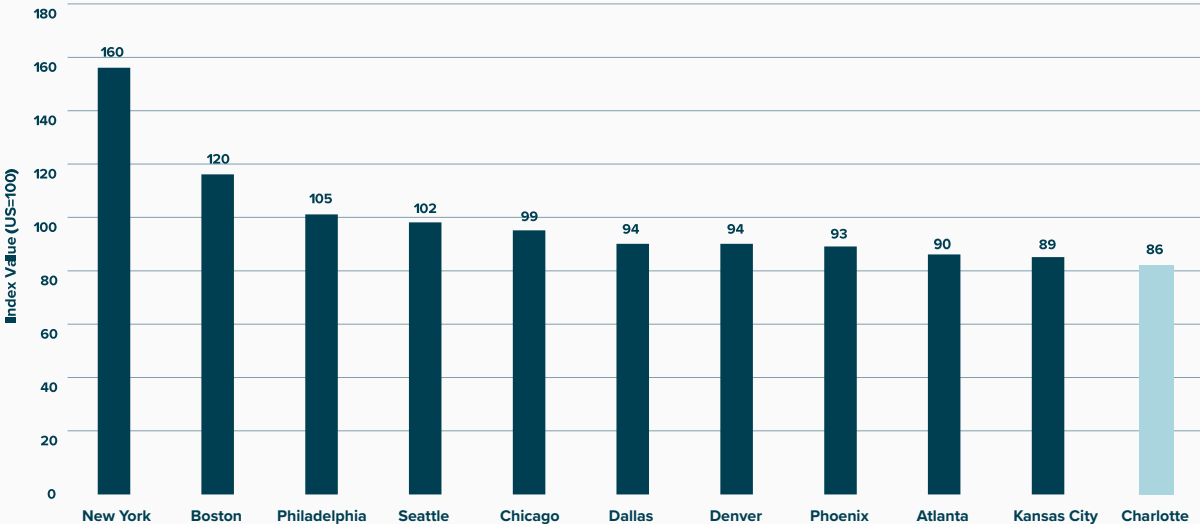


10th
HIGHEST HEADQUARTER
CONCENTRATION IN THE U.S.

950+
FOREIGN OWNED COMPANIES
IN CHARLOTTE METRO

2nd
LARGEST BANKING CENTER
IN THE U.S.

COST OF DOING BUSINESS



6TH BEST STATE

FOR ACCESS TO CAPITAL

(CNBC)

8TH BEST CITY

FOR FOREIGN INVESTMENT

(Financial Times-Nikkei)

117 PEOPLE

MOVE TO REGION EVERYDAY

#3

METRO FOR GDP GROWTH

1ST TOP NET

INBOUND MIGRATION
DESTINATIONS

(United Van Lines & Zillow)

CHARLOTTE HIGHLIGHTS

THE CITY CENTER OF CHARLOTTE

Charlotte's vibrant Uptown is the economic, social, and cultural heart of the region. With more than \$3.7 billion under construction and forecasted to break ground by 2026, and a strong history of public private partnership, Charlotte Center City is where our community comes together to boldly envision what's next.

DEVELOPMENT PIPELINE FOR UPTOWN + SOUTH END

\$3.7B

OF NEW DEVELOPMENT UNDER
CONSTRUCTION AND FORECASTED TO
BREAKGROUND BY 2026

\$2.2M + SF

OFFICE SPACE UNDER CONSTRUCTION
AND ANNOUNCED

7,110+

APARTMENT HOMES UNDER
CONSTRUCTION AND ANNOUNCED

338,800+ SF

RETAIL UNDER CONSTRUCTION
AND ANNOUNCED

1,630+

HOTEL ROOMS UNDER CONSTRUCTION
AND ANNOUNCED

125,000+

PEOPLE ESTIMATED TO WORK IN
CENTER CITY EACH DAY

700+
DAILY FLIGHTS

175
NONSTOP SERVICE DESTINATIONS

DESTINATION

33
INTERNATIONAL DESTINATIONS

5
MAJOR AIRLINES

CHARLOTTE (CLT)

Destination CLT is the first phase of the Master Plan to expand Charlotte Douglas International Airport. This partnership between CLT's airlines and the FAA represents a \$2.5 - \$3.1B commitment to undergo major capacity enhancement projects to keep up with the airport's growth.

In June 2023, CLT broke ground on its fourth parallel runway as a part of its Destination CLT portfolio. The airport's current capacity is 72 departures and 72 arrivals during peak hours. The new runway will be commissioned in 2027 and projected to increase peak-hour arrivals and departures of 100-plus by 2033.

The new runway is a key part of Destination CLT, a decade-long renovation and expansion plan. The plan also includes a \$600 million overhaul of the main terminal lobby, expected delivery in 2025, and a 10-gate expansion of Concourse A scheduled to open in the fall of 2024.

American Airlines



CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT (CLT) IS ONE OF AMERICAN AIRLINE'S LARGEST AND MOST PROFITABLE HUBS

\$32B
ANNUALLY TO THE STATE'S ECONOMY

10th IN THE WORLD
IN PASSENGER TRAFFIC

118,000 PEOPLE
TRAVELING TO, FROM, AND THROUGH
CHARLOTTE DOUGLAS EACH DAY

#1 IN THE U.S.
FOR EFFICIENCY WITH ON-TIME
DEPARTURES

7th IN THE WORLD
IN AIRCRAFT MOVEMENTS

5th TOP U.S.
DOMESTIC AIRPORT MEGAHUB

EMPLOYMENT

Charlotte has seen a 22% increase in labor force growth since 2015, resulting in the region now having over 1.6 million employees.



2024 / 2025 EMPLOYER ANNOUNCEMENTS:



510 Jobs



1,200 Jobs



700 Medical Students



520 Jobs



130 Jobs



252 Jobs

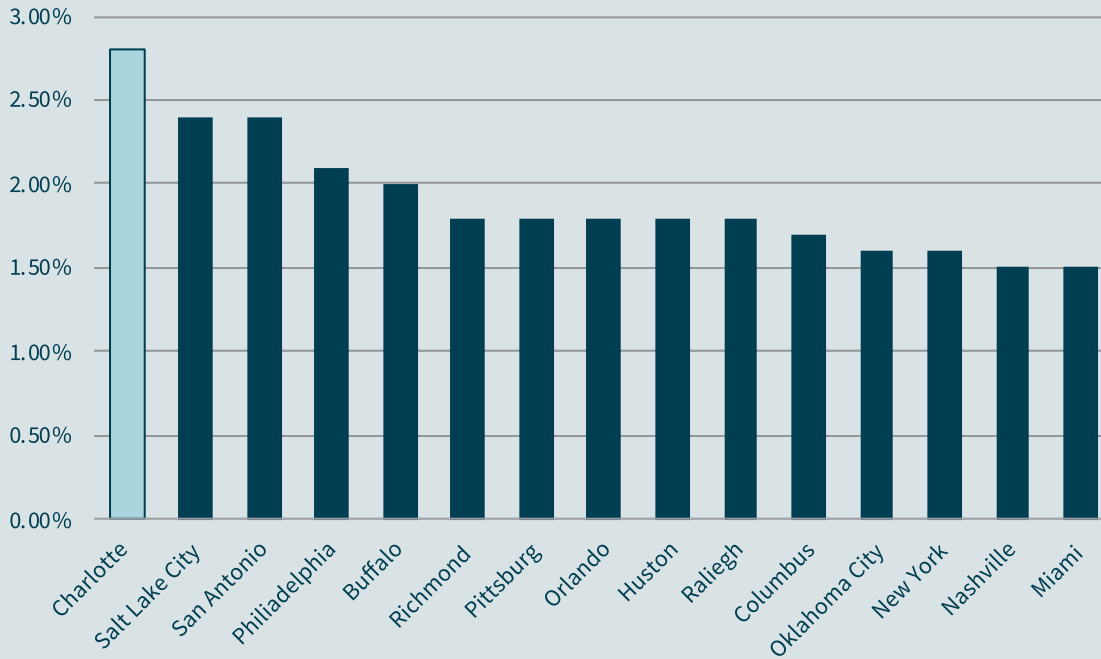


35 Law School Students



1,200 Jobs

CHARLOTTE LEADS JOB GROWTH AMONG LARGE MARKETS GROWTH



DIVERSE EMPLOYMENT GROWTH

Charlotte, long known for being a banking and financial hub, is continuing to see diversity in its employment mix. Longstanding Charlotte based giants, such as Bank of America and Wells Fargo, are now competing with the healthcare, technology and manufacturing industries

A competitive labor environment has enabled Charlotte to achieve a 22% labor force growth since 2015, resulting in the region now having over 1.6 million employees.

4.6%

Professional and business services sector job growth totaled 4.6% in CLT through July 2025, compared to a 0.3% loss nationwide.



CHARLOTTE FORTUNE 500 COMPANIES



NO. 32



NO. 39



NO. 102



NO. 115




NO. 141




NO. 157



NO. 299



NO. 415



NO. 448



NO. 493

MAJOR INDUSTRIES & EMPLOYERS

TOP LOCAL FINANCIAL EMPLOYERS



FINANCIAL SERVICES

Charlotte has long been a powerhouse in the financial industry, and currently serves as the headquarters location for more than 70 financial institutions employing more than 70,000 employees - including Bank of America and Wells Fargo's East Coast Division. While Charlotte's many existing firms are the driving force of the economy, the area has emerged as a FinTech Hub with a proliferating entrepreneurial environment.

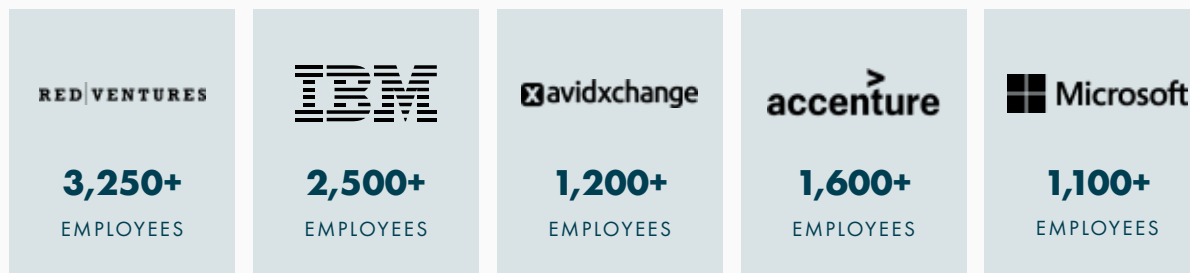
TOP LOCAL ENERGY AND POWER EMPLOYERS



ENERGY AND POWER

Charlotte serves as the home to 200+ energy companies employing 36,500+ residents and creating an aggregate economic impact of approximately \$17.8 billion. The Queen City is also the proud headquarters of Duke Energy, the largest electric power company in the United States and parent of Piedmont Natural Gas. Beyond traditional energy and power suppliers, the region is at the forefront of sustainability and clean energy. The state ranks #3 in the nation for total amount of installed solar panels.

TOP INFORMATION TECHNOLOGY EMPLOYERS



INFORMATION TECHNOLOGY

Charlotte has seen tech employment rise drastically over the past ten years, with talent distributed evenly across a diverse mix of high tech, consulting, finance, and a plethora of other industries. The burgeoning startup community has catalyzed growth in the local technology industry, and is supplemented by a pipeline of experienced local professionals, recent graduates, and savvy millennials.



GAME CHANGING JOB ANNOUNCEMENTS

coinbase

Coinbase Global Inc. (Nasdaq: COIN) established a significant East Coast presence by opening new operations in Charlotte.

The \$85B cryptocurrency exchange selected Charlotte to tap into the region's deep financial services talent pool and proximity to major banking headquarters.

The company has established operations in Charlotte's South End district, including customer support centers and compliance operations to serve the growing Southeast market for digital asset services and institutional cryptocurrency solutions.

citi

Citigroup, Inc. (NYSE: C) announced a major expansion of its Charlotte operations in 2024, establishing a formal office presence and creating 510 additional jobs.

The \$16.1 million investment reinforces Charlotte's position as one of the nation's top financial centers and Citi's recognition of the region's specialized talent pool.

The company has established a new major office facility in Mecklenburg County, focusing on personal banking, finance, and marketing operations. The expansion will create an annual payroll impact of more than \$65 million, with average salaries of \$131,832 - significantly above the county average - as Citi taps into Charlotte's deep concentration of finance-focused workers and IT professionals.

Vanguard

Vanguard acquired the 91-acre **Centene** campus in North Charlotte for \$117 million in April 2024.

The 700,000-square foot, single-tenant office project had been abandoned by Centene for nearly two years and was expected to significantly diminish the area's occupancy rates if left vacant.

Vanguard employs more than 2,700 people in the area across multiple offices, and the investment company plans to consolidate operations into one regional location. Vanguard officially began moving their employees to the campus in 2025, bringing all local operations together for better collaboration and experience.

Wake Forest School of Medicine

Wake Forest University School of Medicine announced a major expansion into Charlotte in 2024, establishing new clinical operations and educational programs in Charlotte.

The academic medical enterprise selected Charlotte to address the growing healthcare demands of the region and tap into the city's emerging life sciences corridor at The Pearl development.

The medical school has established operations in partnership with local health systems, including clinical facilities and medical education programs at The Pearl complex focused on urban health, specialty care, and research initiatives. The expansion will enhance medical training capacity in the Charlotte region while providing residents with greater access to Wake Forest's renowned healthcare services and innovative medical research programs.

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