

VISIT PROPERTY WEBSITE  
**CLTUCKLAND.COM**

**CLT**  
CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT

**Airport  
Entrance**

Wilkinson Blvd

Andrew Jackson Hwy

Moore Lake

Hampton Inn

Holiday Inn

COURTYARD  
Marriott

85

WINGATE  
BY Wyndham

Tiger Branch

Tiger Branch

120,000 VPD

Scott Futrell Dr

85

Little Rock Rd

FOOD LION  
FAMILY DOLLAR  
Showmars

**6600 TUCKASEEGEE RD**

Covenant United  
Methodist Church

15,500 VPD

Tuckaseegee Rd

Mulberry Baptist Church

7  
ELEVEN

16,500 VPD

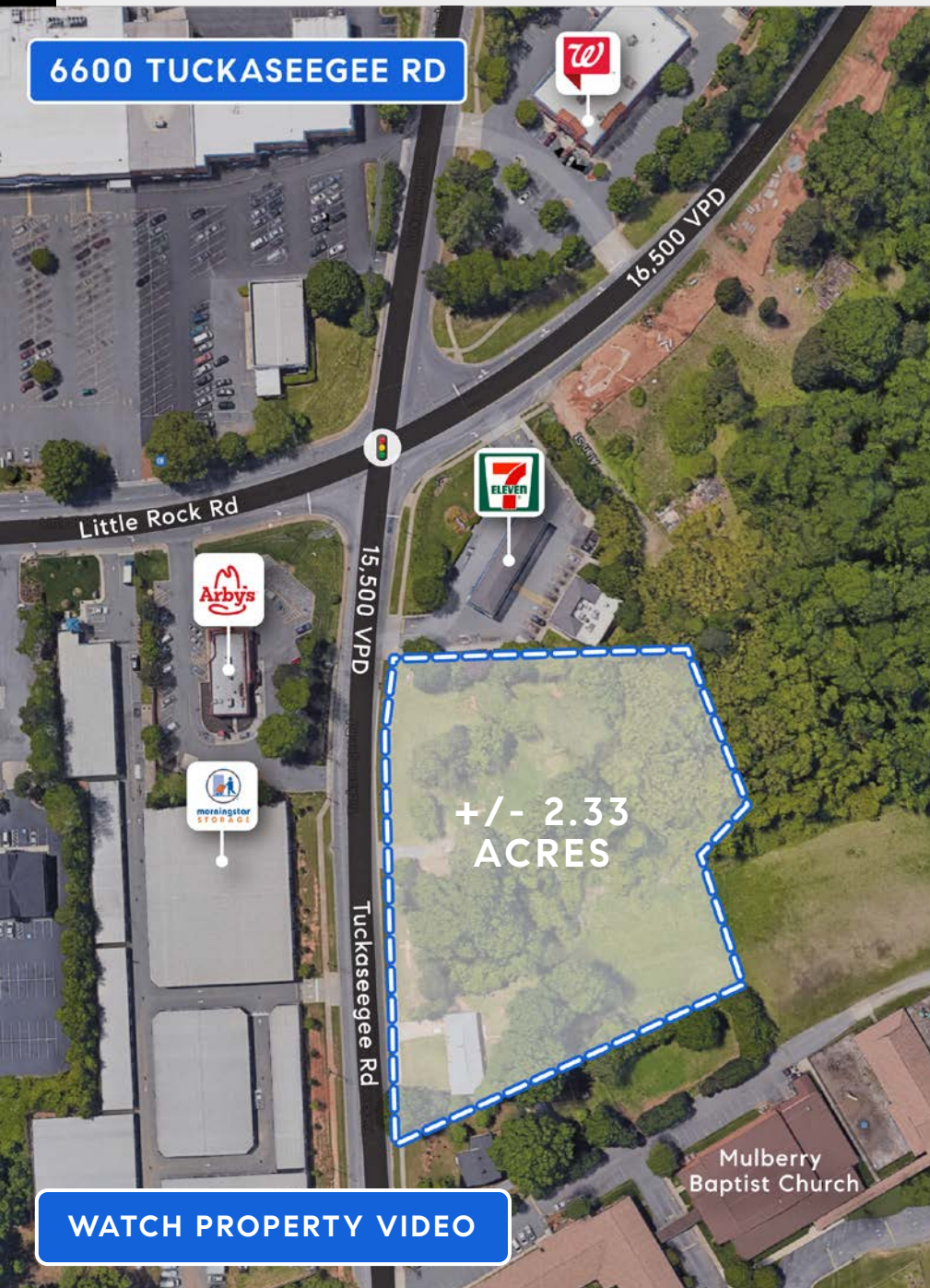
**+/- 2.33 AC @  
6600 TUCKASEEGEE RD**

ACROSS FROM CLT AIRPORT | CHARLOTTE, NC 28214



**BOSTON  
REID** and co.

COMPASS  
COMMERCIAL



# PROPERTY DETAILS

Don't miss out on +/- 2.33 acres in Charlotte's airport submarket. The flat lot has prime road frontage and is surrounded by retail and hotels. This is a great opportunity for rezoning due to the surrounding business development.

<b>Address</b>	6600 Tuckaseegee Rd Charlotte, NC
<b>Acreage</b>	+/- 2.33 Acres
<b>Parcel IDs</b>	059-172-11, 059-172-10
<b>Frontage</b>	+/- 350 FT on Tuckaseegee Rd
<b>Zoning</b>	R-3 (Residential) Seller open to rezoning offers
<b>Price</b>	\$2,250,000

**EXCELLENT OPPORTUNITY  
FOR HOSPITALITY DEVELOPMENT**



**0.8 MI**  
CLT DOUGLAS  
INT'L AIRPORT



**0.3 MI**  
TO I-85 AND  
ACCESS TO MAJOR  
INTERSTATES

# +/- 2.33 AC AVAILABLE

## NEAR THE DESTINATION DISTRICT

A \$4 Billion proposed development that will change the landscape of the Charlotte Airport

6600 TUCKASEEGEE RD

15,500 VPD

INTERSTATE 85

120,000 VPD

INTERSTATE 485

INTERSTATE 485

Airport Entrance

**CLT**  
CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT

7th Busiest Airport Worldwide  
Nonstop Flights to 186+ Destinations  
8 Major Air, 15 Regional, 3 Foreign Flag Carriers  
American Airlines Hub

Carolinas  
Aviation Museum  
Temporarily closed

CLT Airport Overlook

### TRAFFIC COUNTS

Tuckaseegee Rd 15,500 VPD // Pass Exit on I-85 120,000 VPD



Destination District CLT  
\$4 Billion Capital Investment  
+/- 50,000 SF Retail  
+/- 90 AC Mixed Use Development

Billy Graham Pkwy

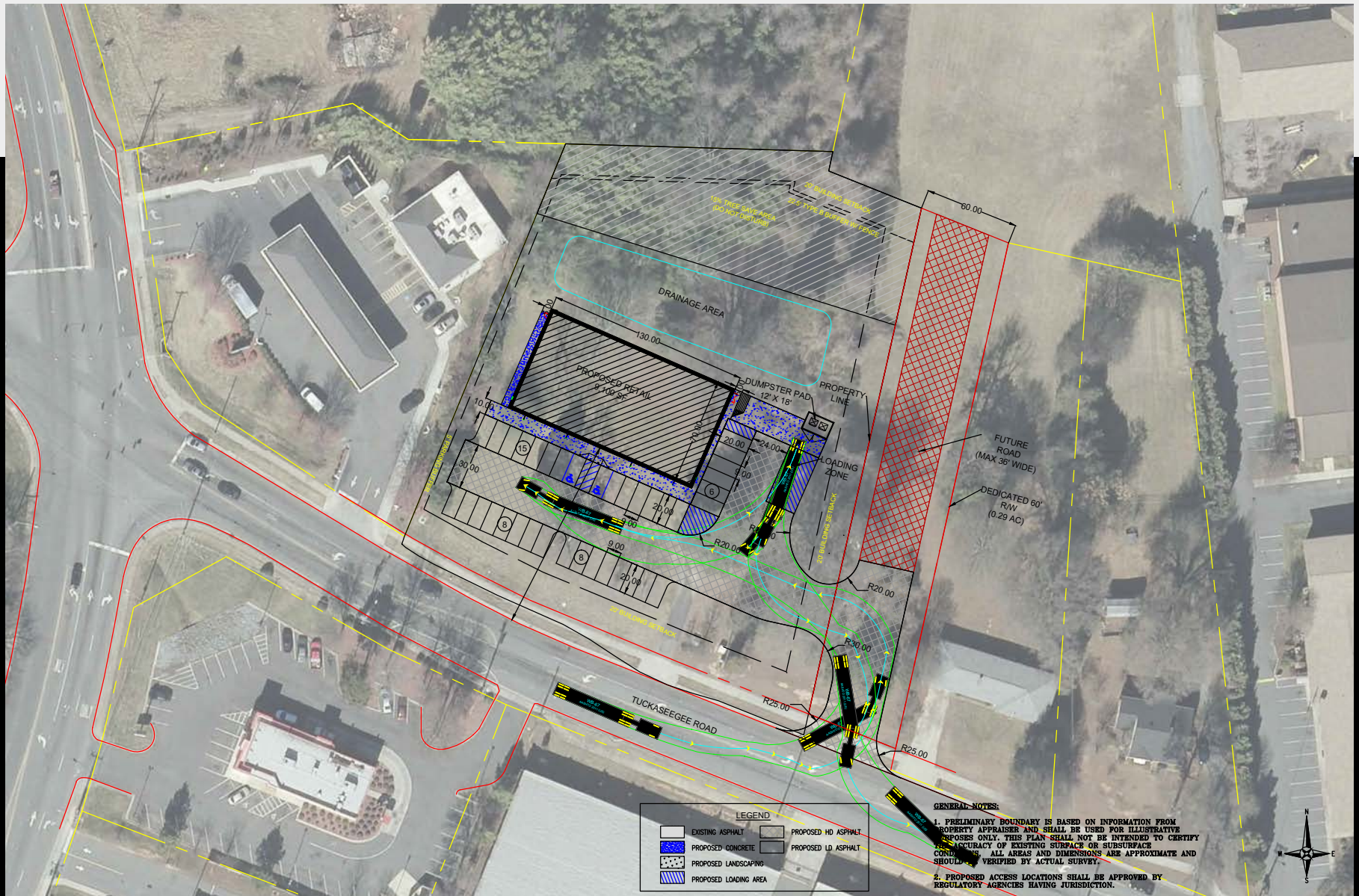
Andrew Jackson Hwy

Little Rock Rd

Tuckaseegee Rd

# SITE PLAN

## CONCEPTUAL | RETAIL



**LEGEND**

	EXISTING ASPHALT		PROPOSED HD ASPHALT
	PROPOSED CONCRETE		PROPOSED LD ASPHALT
	PROPOSED LANDSCAPING		
	PROPOSED LOADING AREA		

**GENERAL NOTES:**

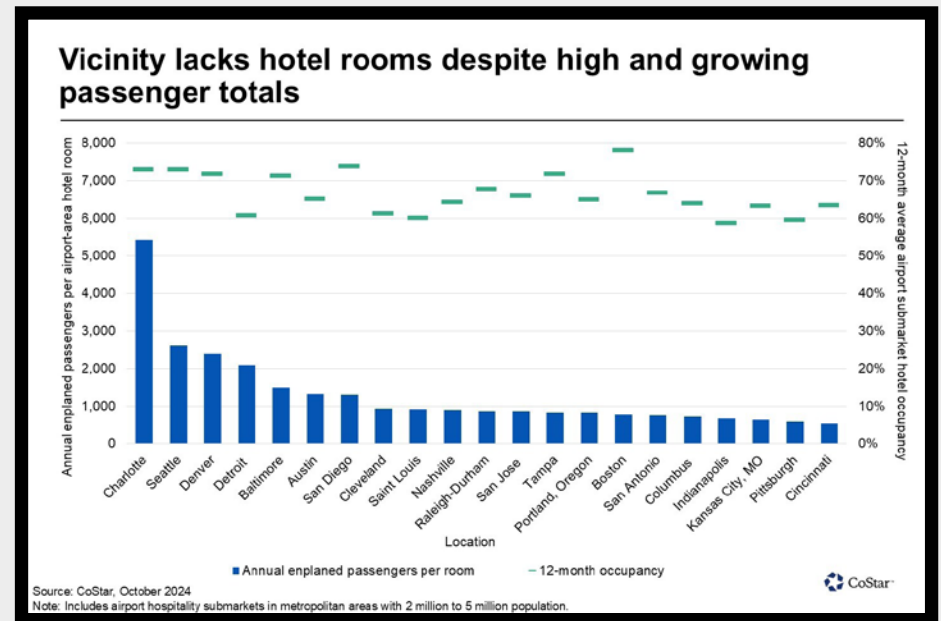
1. PRELIMINARY BOUNDARY IS BASED ON INFORMATION FROM PROPERTY APPRAISER AND SHALL BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHALL NOT BE INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE OR SUBSURFACE CONDITIONS. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ACTUAL SURVEY.
2. PROPOSED ACCESS LOCATIONS SHALL BE APPROVED BY REGULATORY AGENCIES HAVING JURISDICTION.



# HOTEL SUPPLY CRUNCHES ARE OCCURRING IN CHARLOTTE

Airport hotels are rarely celebrated, but they're always appreciated by tired and time-strapped travelers. In some mid-sized U.S. cities, though, they are in short supply. With **impressive year-over-year passenger growth**, Charlotte airport officials sought redevelopment proposals for the CLT Destination District, a 40-acre site near the airport entrance. The selected proposal from regional developer Crosland Southeast highlighted the area's **need for hotel rooms** and included plans for two hotels totaling 300 rooms.

A hub for American Airlines, Charlotte Douglas International Airport serves nearly **26 million enplaned passengers annually**, according to the Federal Aviation Administration, a remarkably high total for the Charlotte metropolitan area's 2.8 million population.



## PASSENGER TRAFFIC HAS INCREASED NEARLY 40% IN CHARLOTTE OVER THE PAST 10 YEARS

Despite passenger growth, hotel rooms have not followed. In fact, in an analysis of 21 airport hospitality submarkets in metropolitan areas with a population of between 2 million and 5 million, CoStar found that **Charlotte's airport submarket was the only one with less than 5,000 hotel rooms**.

The ratio of annual enplaned passengers per room totaled more than 5,400 in Charlotte, by far the highest ratio among the mid-size cities and more than double the next highest market.

As the metropolitan area continues to grow, airport and city officials project an increasing share of destination traffic, leading to increased demand for hotel rooms near the airport.

Source: CoStar Analytics | Chuck McShane and Emmy Hise | October 7, 2024

**OPPORTUNITY TO FILL A GAP IN THE MARKET NEAR CLT AIRPORT**

# CHARLOTTE

## NORTH CAROLINA

Charlotte is a pleasant urban area nestled in the Piedmont region of North Carolina, within a few hours' drive of both the Appalachian Mountains and North Carolina's beaches. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City, home to the Bank of America and Truist Headquarters. The Charlotte Region is a prime destination for corporate headquarters, and is home to 18 companies on the Fortune 500/1000 list. Its economy and rapid development make Charlotte a thoroughly growing metro area with endless entertainment, pro sports events, shopping, retail and restaurants.



# #1

MOST UP & COMING CITY  
IN AMERICA

YELP



# #8

TOP 10 BEST PLACES  
TO LIVE

US NEWS & WORLD REPORT



# CONTACT



**BOSTON REID**  
(704) 749-0002  
BOSTON@BOSTONREID.CO



**BOSTONREID.CO**  
(704) 749-0002  
INFO@BOSTONREID.CO