

Strategic Urban Infill Opportunity in Charlotte's West End with Skyline Views and Mixed-Use Potential



1 Investment Highlights and Features

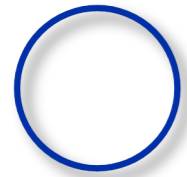


Prime Infill Location

- **Strategically Positioned**
Located in the rapidly transforming Biddleville West End corridor near transit.
- **Skyline Views**
Offers year-round skyline views enhancing residential appeal and value.
- **High Impact Development**
Ideal for delivering impactful urban products in a supply-constrained market.
- **Access to Amenities**
Walkable access to retail and neighborhood amenities, enhancing livability.

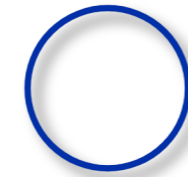


Zoning and Development Potential



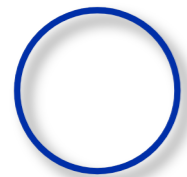
Flexible Mixed-Use

Zoned NC for extensive residential and commercial applications.



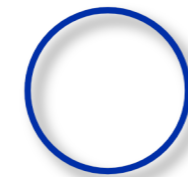
Pedestrian Overlay District

Maximizes building footprint with reduced setbacks for efficient design.



Boutique Concepts

Well-suited for luxury townhome or micro multifamily development.



Retail and Residential Integration

Combining ground-floor retail with residential spaces for vibrant community.



Investment Highlights

Compelling Entry Price

Listed under appraised value at \$300,000, providing a strong margin potential for developers.

Urban Infill Opportunity

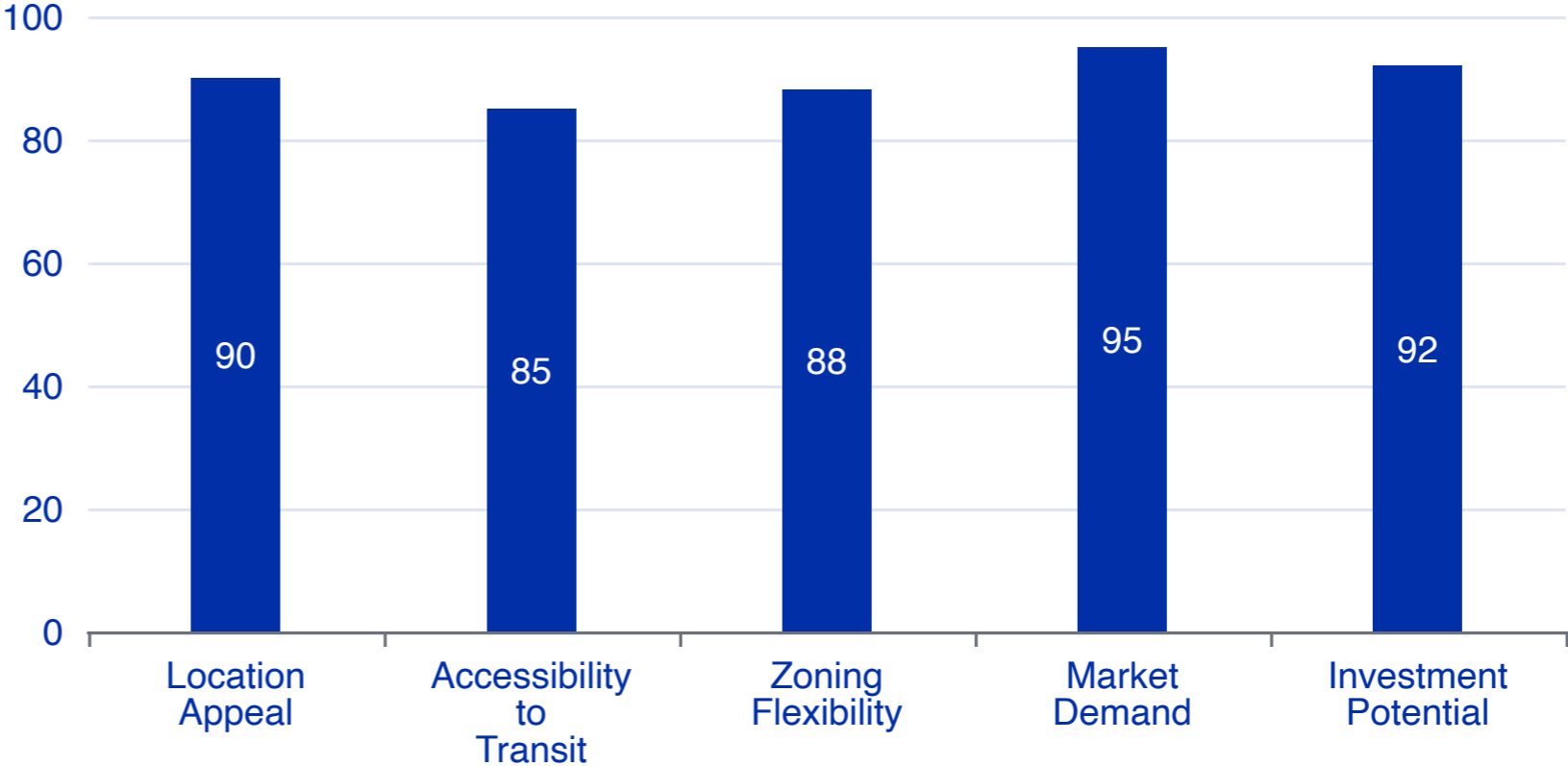
Precision positioning drives value in an evolving urban landscape.

Transit-Oriented Demand

Close proximity to light rail increases rental and resale demand.



West End Skyline Development Potential



Key Factors Influencing Development Success(Percentage (%))



2 Development Potential and Concepts



Boutique mixed-use with ground floor retail or office complemented by residential.



Urban Infill Design

Innovative designs that enhance urban living with mixed-use functionalities.

Skyline Views

Upper levels featuring breathtaking skyline views for residents and businesses.

Transit Accessibility

Close proximity to LYNX Light Rail ensures easy access for residents and visitors.

Community Engagement

Designed to foster community interaction through accessible public spaces.



Luxury duplex townhome designs featuring rooftop decks for skyline views.

- **Modern Aesthetics**

Contemporary designs that appeal to affluent buyers seeking luxury.

- **Rooftop Retreats**

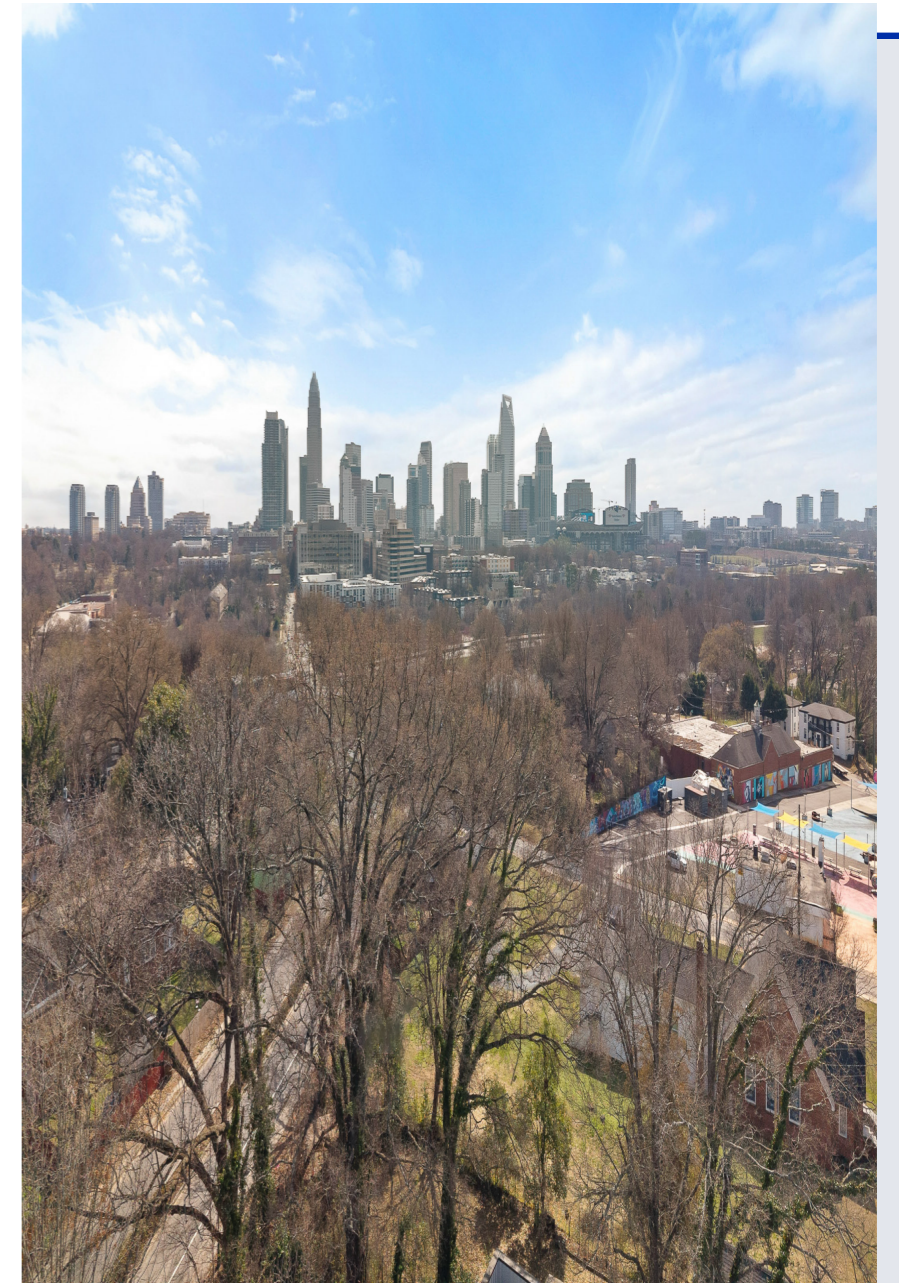
Private rooftop decks offering panoramic views of the Charlotte skyline.

- **Upscale Features**

High-end finishes and amenities tailored to urban living preferences.

- **Attractive Investment**

Strong market demand for luxury housing in revitalized neighborhoods.



Micro multifamily units that meet strong renter demand due to transit access.



Efficient Living Spaces

Compact design that maximizes functionality for urban dwellers.

Transit-Oriented Development

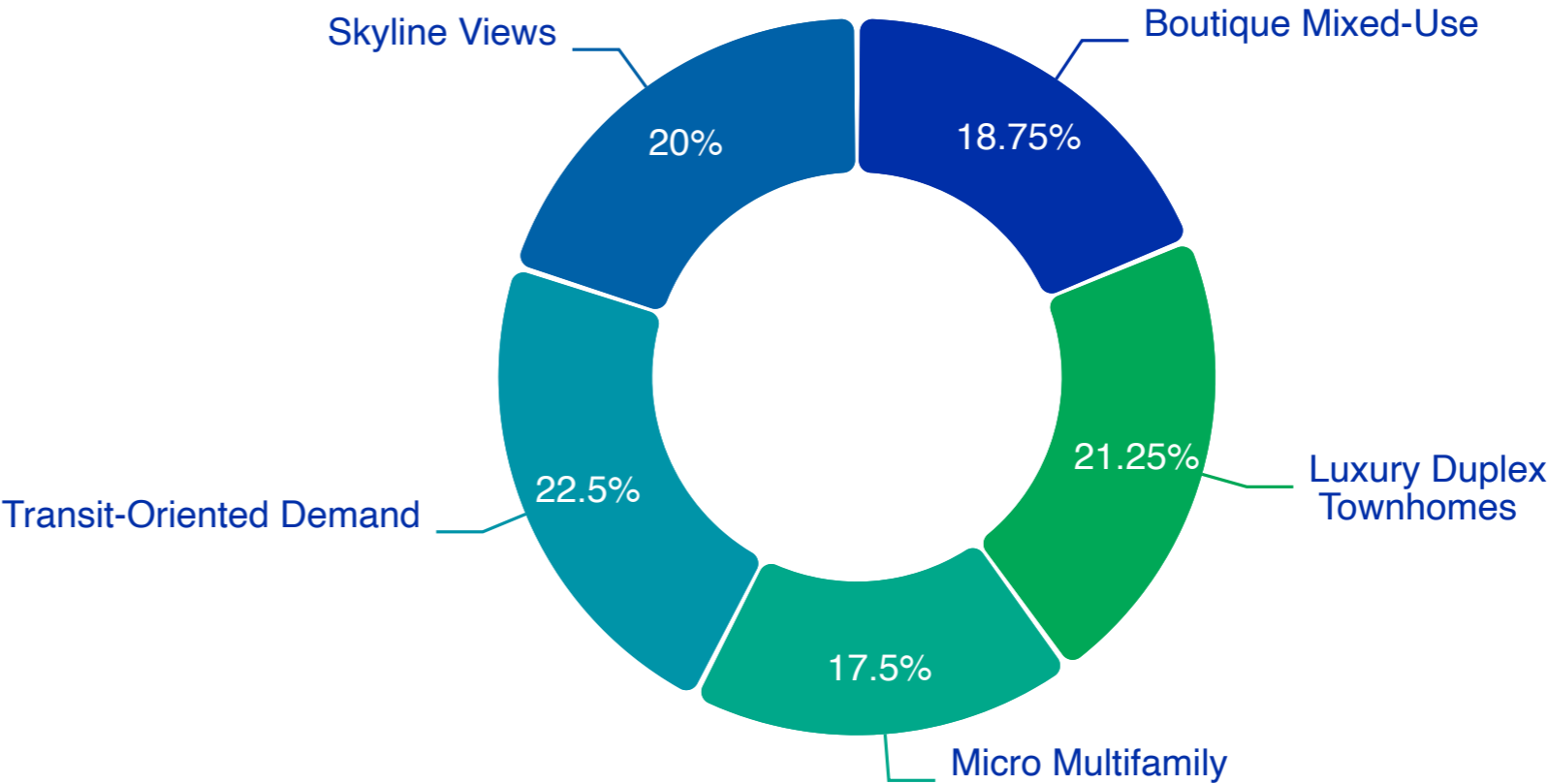
High demand for rental units near light rail stations drives occupancy rates.

Sustainability Focus

Environmentally conscious designs appeal to eco-friendly renters.



Urban Development Opportunities in Charlotte



Development Types in Biddleville West End(Percentage (%))



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Thank You



