

LangTree

Lake Norman



CHARLOTTE, NORTH CAROLINA



COSMETICS |

RETRO

AM P



THE VISION

LangTree Lake Norman is an upscale lifestyle center on a brand new I-77 interchange in the Charlotte MSA with 300,000 SF of GLA. Located along the shores of beautiful Lake Norman, LangTree boasts a unique mix of retail, restaurant, hospitality, office, entertainment, and residential space in a walkable town center environment.



100,000 VEHICLES
PASS I-77 EACH DAY



20 MINUTES
FROM DOWNTOWN CHARLOTTE



EASILY ACCESSED
FROM INTERSTATE 77



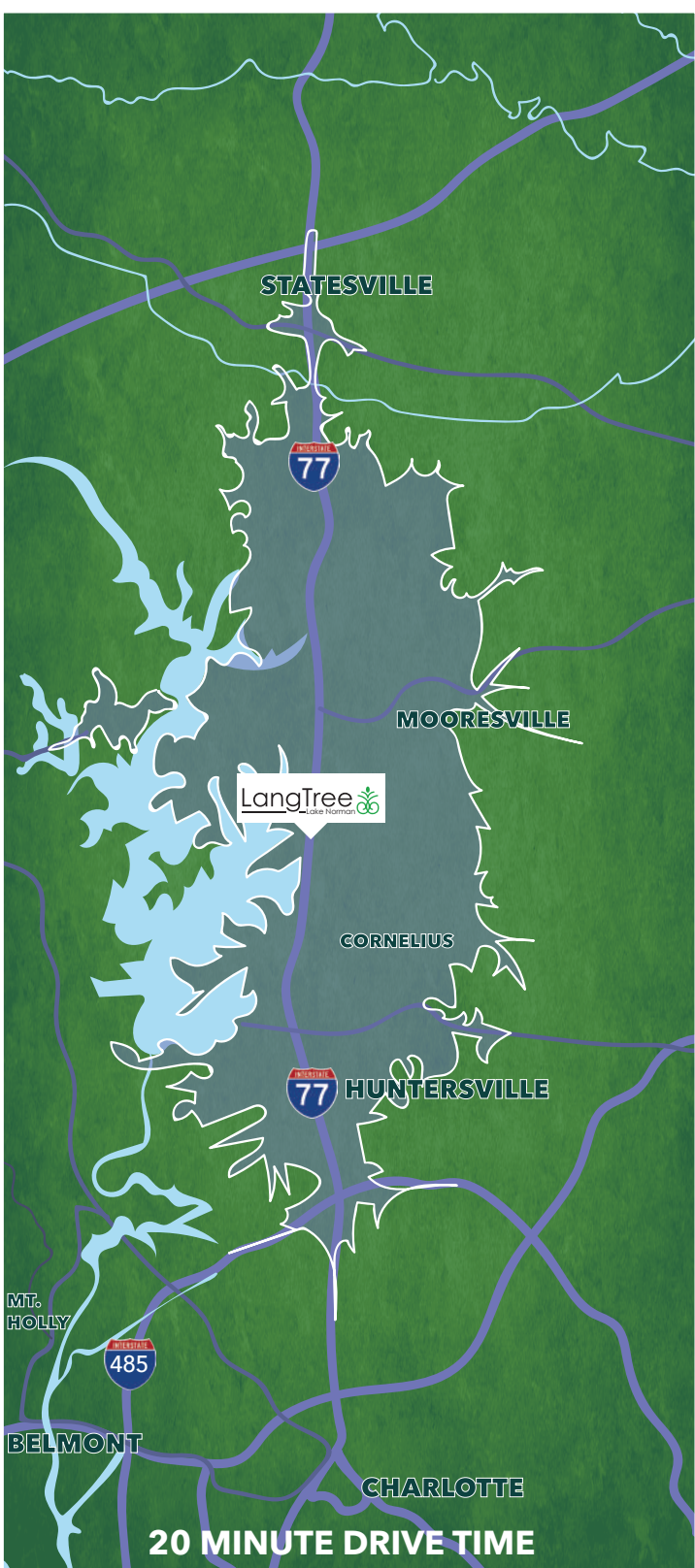
TWO HOURS
FROM THE BLUE RIDGE MTNS.



75,000
DAYTIME EMPLOYEES WITHIN
5 MILES

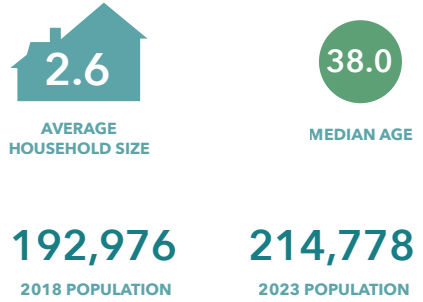


LAKE NORMAN
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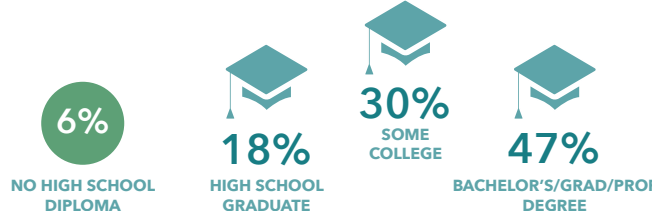


HELLO CHARLOTTE

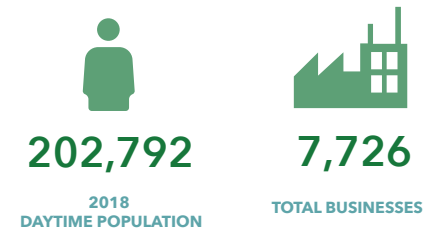
KEY FACTS



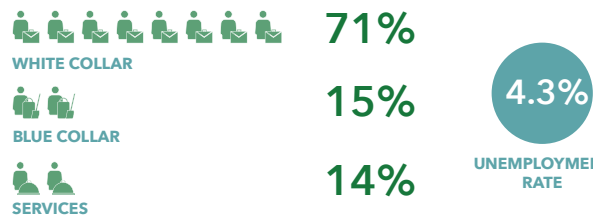
EDUCATION



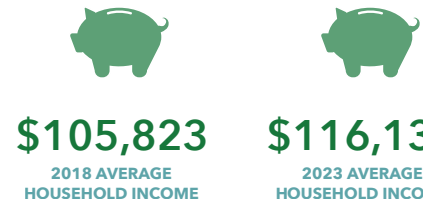
BUSINESS



EMPLOYMENT



INCOME



TAX RATES

IREDELL COUNTY	\$0.485
MECKLENBURG COUNTY	\$0.838

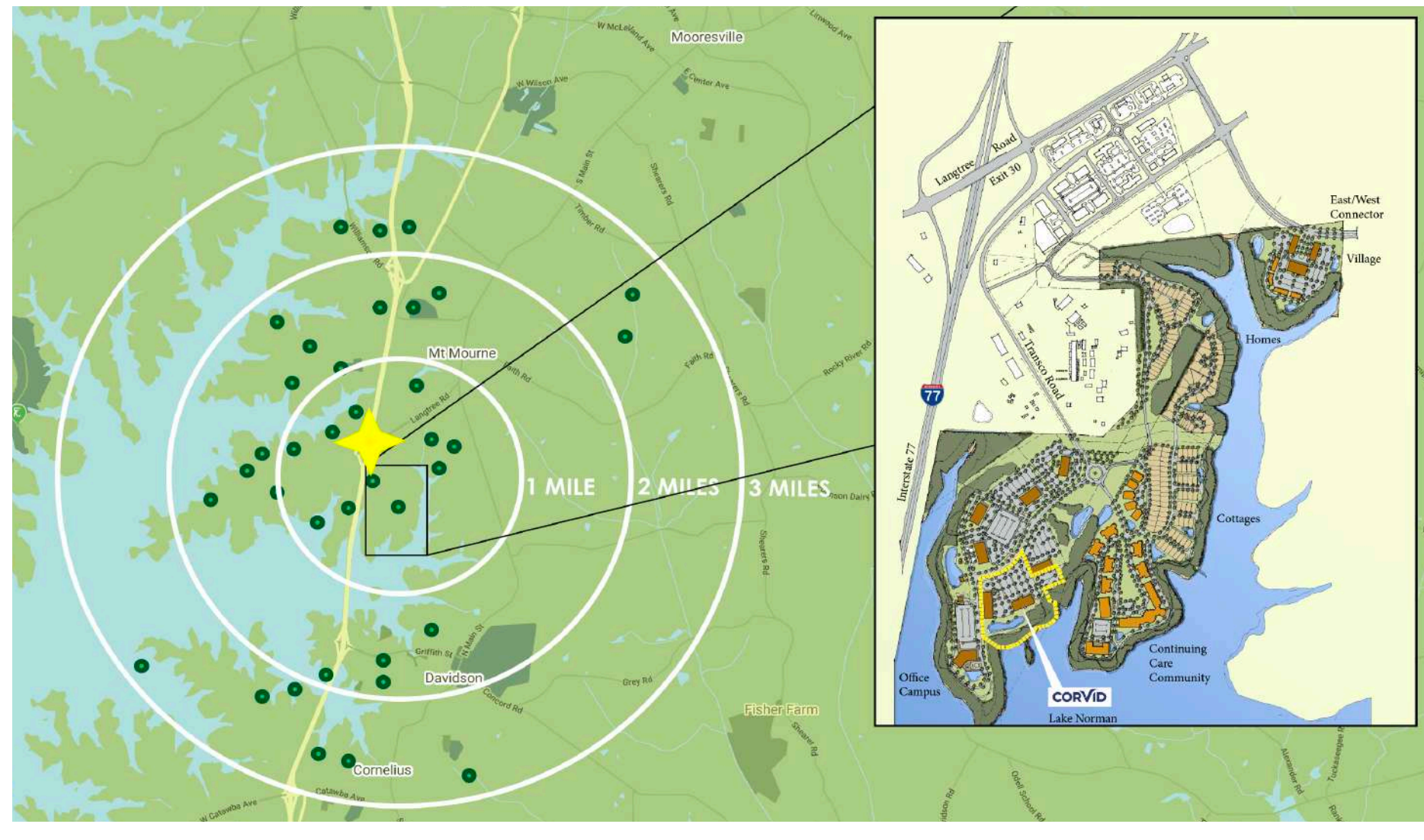
6 COUNTIES WITHIN 20 MINUTES OF SITE

- | | | | |
|---------|-------------|----------|-------|
| IREDELL | MECKLENBURG | CABARRUS | ROWAN |
| | CATAWBA | LINCOLN | |



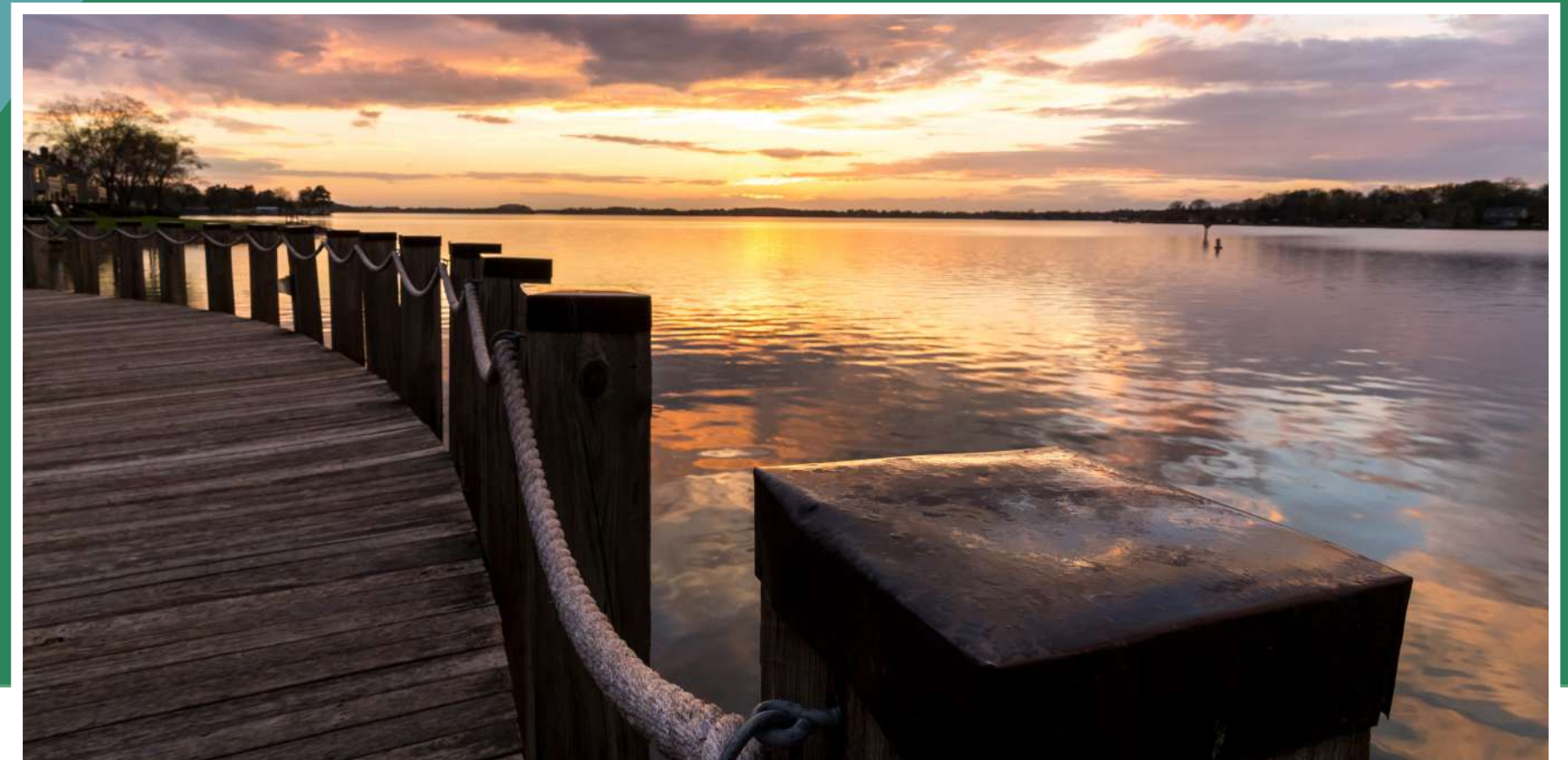
FUTURE GROWTH

LangTree Lake Norman is located directly in the path of progress as Charlotte MSA continues to grow. The development is located just across the Mecklenburg/Iredell county line, on I-77 which is currently undergoing an almost \$700 million expansion and improvement from Uptown Charlotte, past the project, to Mooresville. The southern portion of Iredell county has seen expansive growth since the 2010 census and is expected to increase above national levels. The Lake Norman communities of Mooresville, Davidson and Cornelius have long been an affluent submarket of Charlotte as evidenced by "the point", just north of the project and "the peninsula" just to its south. LangTree is centrally located within this affluent growth corridor and will become the preeminent mixed use town center on Lake Norman.



DEVELOPMENT TOTAL

	RESIDENTIAL	COMMERCIAL	HOTELS
1 MILE	2,124 UNITS	2,555,000 SF	620 KEYS
2 MILE	4,784 UNITS	3,066,000 SF	827 KEYS
3 MILE	6,069 UNITS	3,066,000 SF	827 KEYS





LAKE NORMAN

LKN is a lifestyle. Located 20 minutes north of Uptown Charlotte, Lake Norman is the largest man-made lake in North Carolina with 520 miles of shoreline and is one of North Carolina's top destinations for both local and out of state visitors. The upscale communities of Mooresville, Davidson, Cornelius and Huntersville have seen exponential growth in recent years following an ever booming Charlotte economy. Population in the Lake Norman area increased by 831 percent from 1990 to 2010, and the growth is expected to continue.





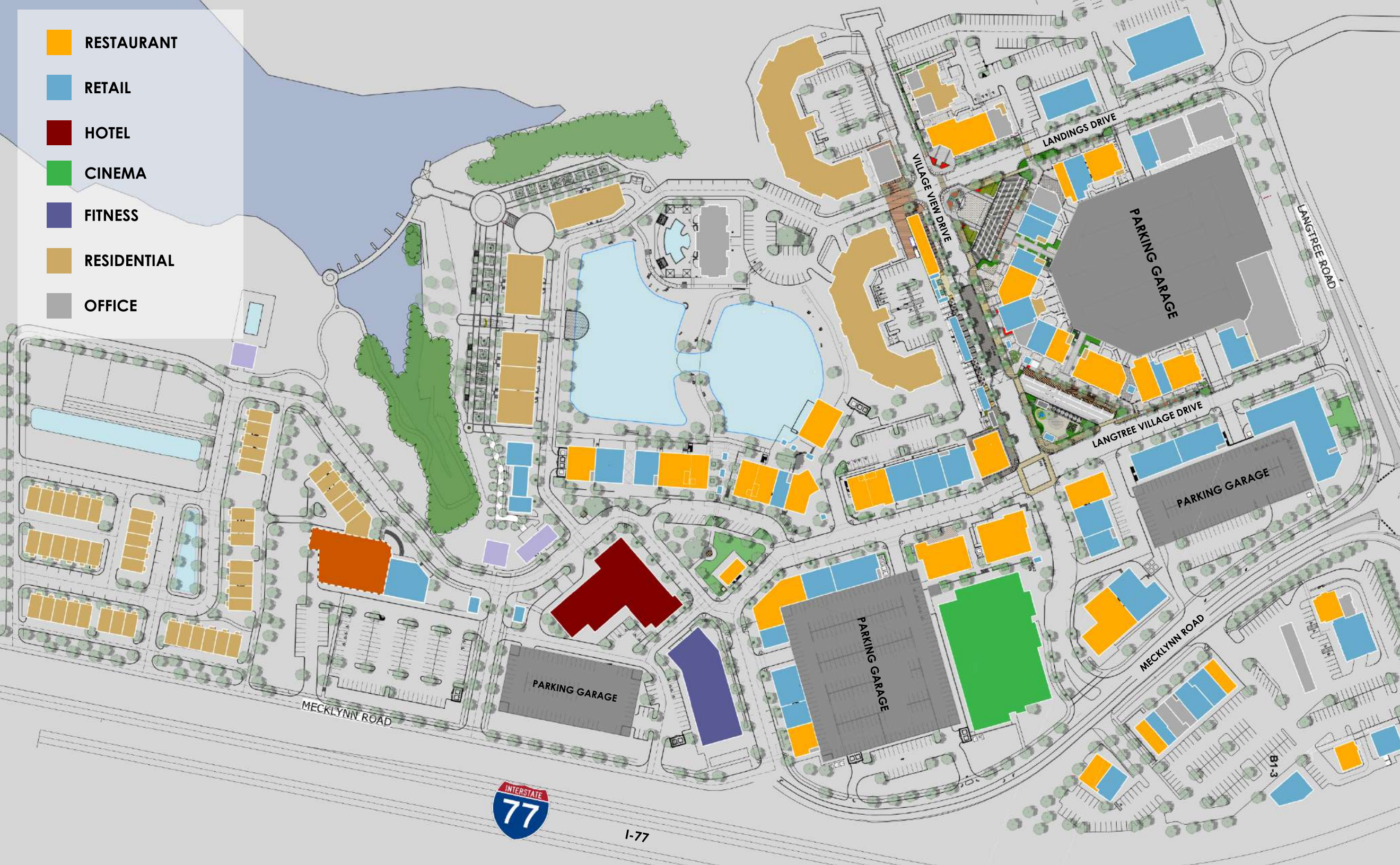
URBAN VIBRANCY

LangTree will create an urban oasis - a lively environment day and night with premier restaurants, cafes and shops.

Sidewalks are designed for window shopping, strolling, outdoor dining, people watching - creating a vibrant pedestrian experience.

LangTree will be a defining public space for casual gatherings, as well as concerts, outdoor cinemas, festivals, farmers markets, private events, and more.

Walking is encouraged with diverse retail and restaurant storefronts, and lively public parks and plazas.



THE MASTERPLAN

LangTree Lake Norman is a 300,000 SF upscale, mixed-use development. The project is one of a kind, located directly on Lake Norman and I-77, with ~100,000 vehicles per day. The project will be anchored by a 37,000sf 12-screen boutique theatre, 175 room upscale hotel, 20,000 SF fitness club as well as best in class restaurants, retail and multi-family. The master plan also includes the 200 acre LangTree peninsula corporate park - currently in development, as well as a retirement community, single family homes and townhomes. Covid technologies has broken ground on a +100,000 SF headquarters set to open by summer 2019, which will bring over 400 jobs with annual salaries averaging above \$100,000. The corporate park is expected to spur over \$1 billion in new development and include over 3,000 jobs.

LangTree is less than one mile from the global headquarters for Lowe's Home Improvement which employs close to 4,000 full time employees. It is less than 5 miles from Ingersoll North American Headquarters which employees over 2,000 people and currently has over 1,000 jobs open. It is also less than 5 miles from Davidson College which has undergraduate enrollment of almost 2,000 and staff of over 700. LangTree Lake Norman will be an upscale mixed use town center unlike any other in the country.



LangTree 
Lake Norman
CHARLOTTE, NORTH CAROLINA



RL West