

VISIT PROPERTY WEBSITE
CLTTUCKLAND.COM

CLT
CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT

Airport
Entrance

Andrew Jackson Hwy

Moore Lake

Wilkinson Blvd



COURTYARD
Marrriott



120,000 VPD

Scott Futrell Dr



Little Rock Rd

Tiger Branch

6600 TUCKASEEGEE RD



Covenant United
Methodist Church

Tuckasegee Rd

Mulberry Baptist Church

15,500 VPD



16,500 VPD

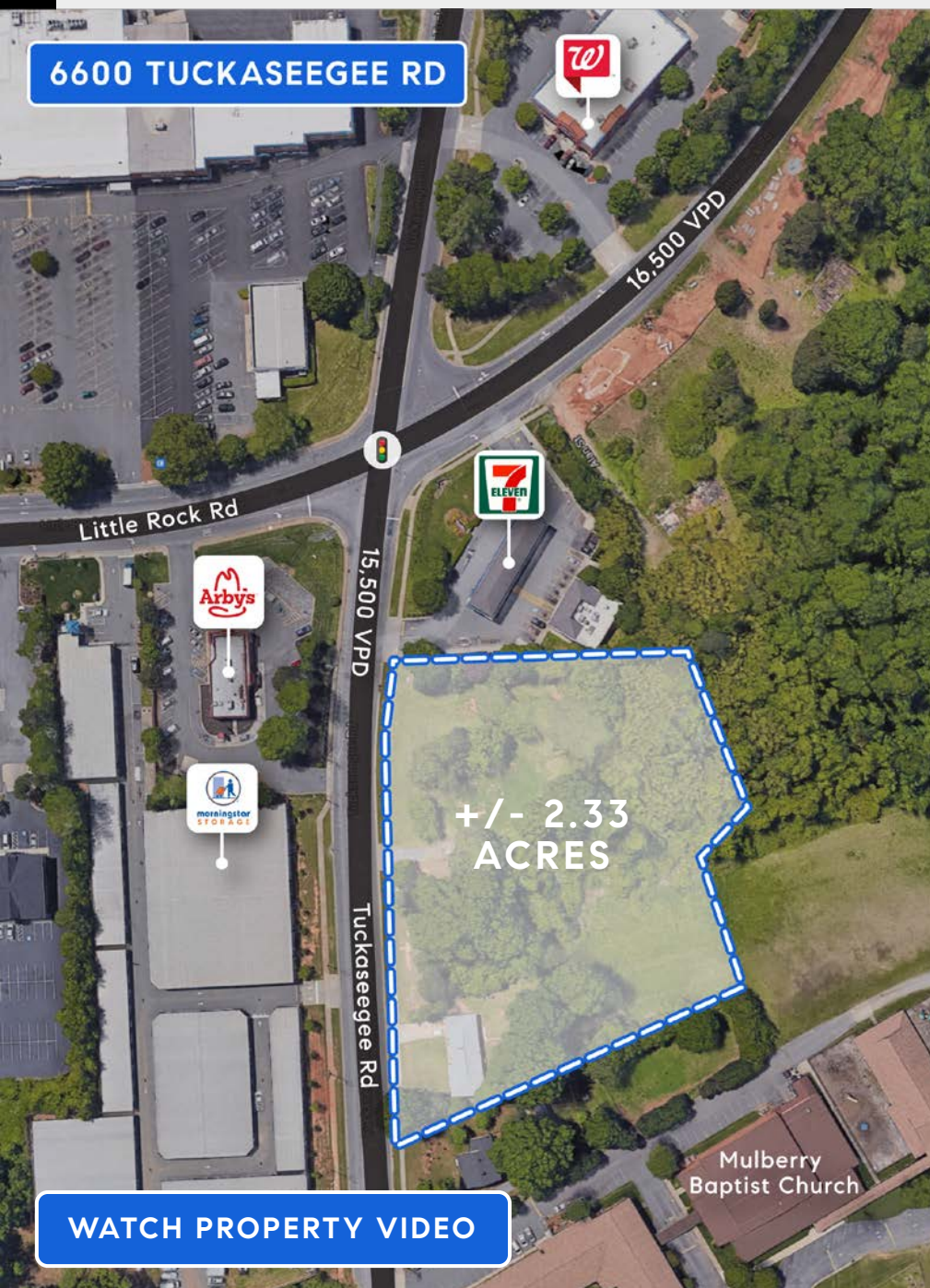
**+/- 2.33 AC @
6600 TUCKASEEGEE RD**

ACROSS FROM CLT AIRPORT | CHARLOTTE, NC 28214



**BOSTON
REID & 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.

Address	6600 Tuckaseegee Rd Charlotte, NC
Acreage	+/- 2.33 Acres
Parcel IDs	059-172-11, 059-172-10
Frontage	+/- 350 FT on Tuckaseegee Rd
Zoning	N1-A (Neighborhood 1-A) Seller open to rezoning offers
Price	\$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



120,000 VPD

Little Rock Rd

Tuckaseegee Rd



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



Airport
Entrance

Andrew Jackson Hwy



Billy Graham Pkwy

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

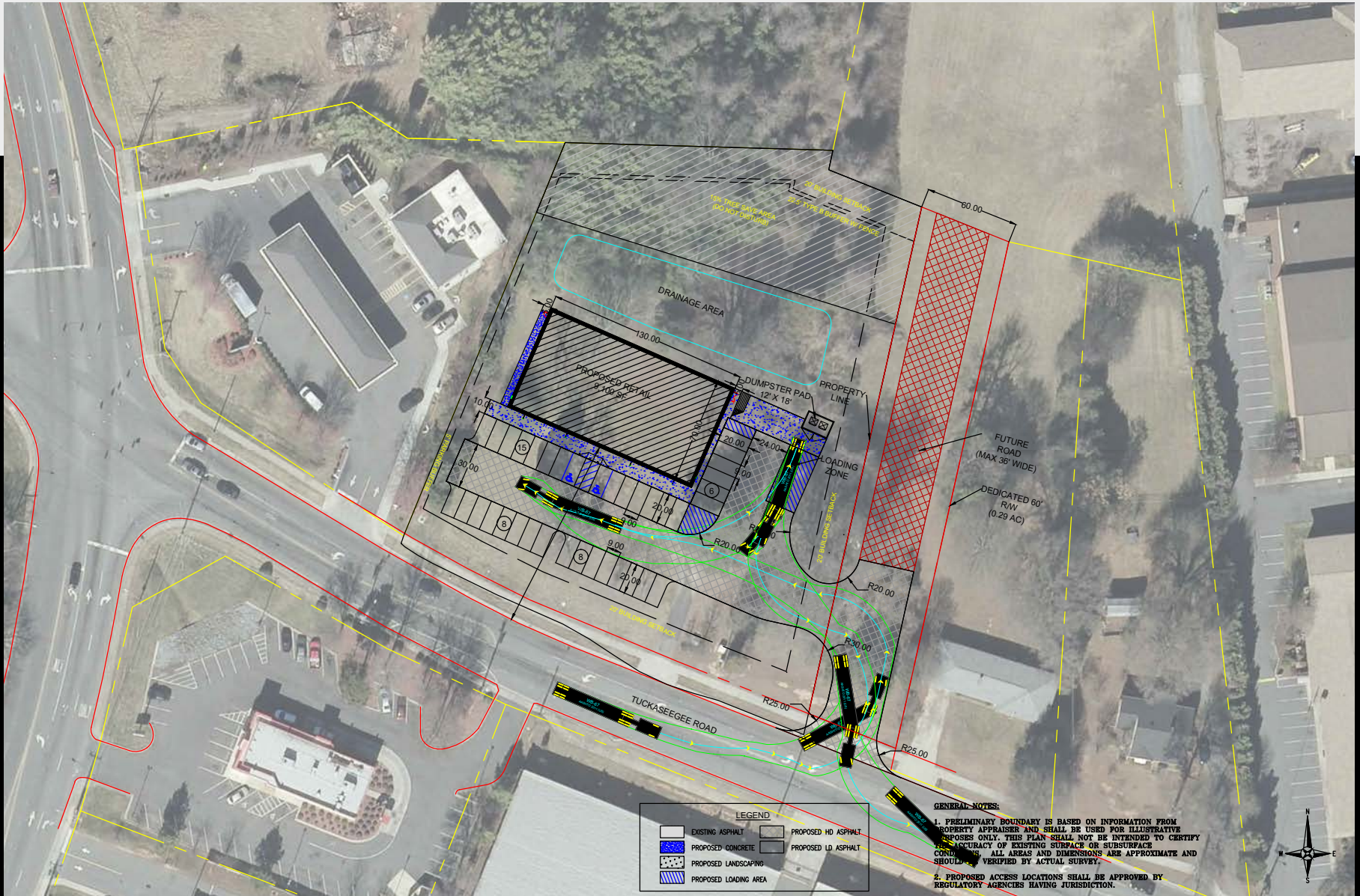
CLT Airport Overlook

TRAFFIC COUNTS

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

SITE PLAN

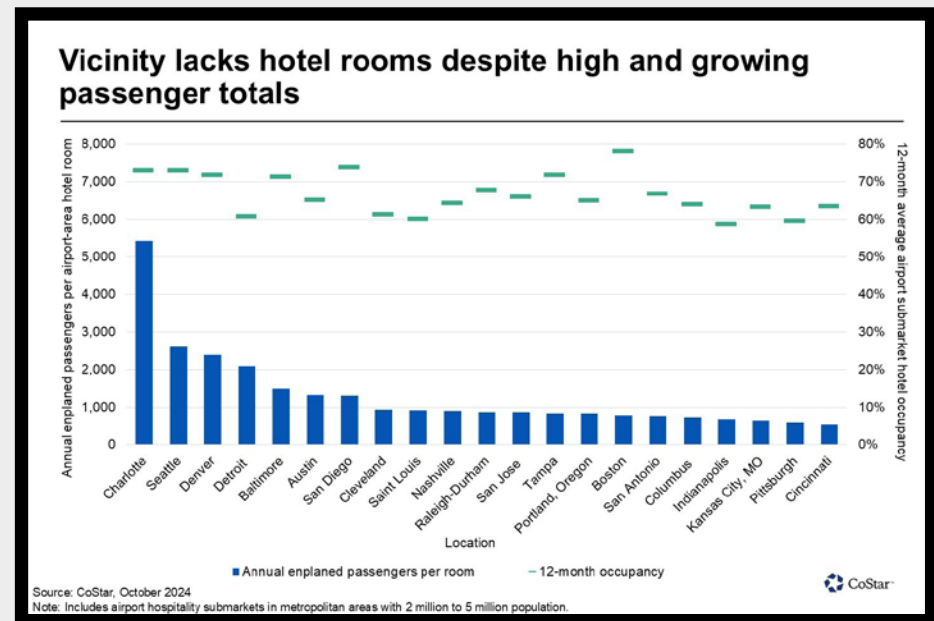
CONCEPTUAL | RETAIL



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



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