

VISIT PROPERTY WEBSITE  
**CLTTUCKLAND.COM**



Airport  
Entrance

Wilkinson Blvd



COURTYARD  
Marriott

INTERSTATE  
85



120,000 VPD

Scott Futrell Dr

INTERSTATE  
85

Little Rock Rd



Ticer Branch  
Ticer Branch

**6600 TUCKASEEGEE RD**

15,500 VPD

Tuckaseegee Rd

Mulberry Baptist Church



16,500 VPD



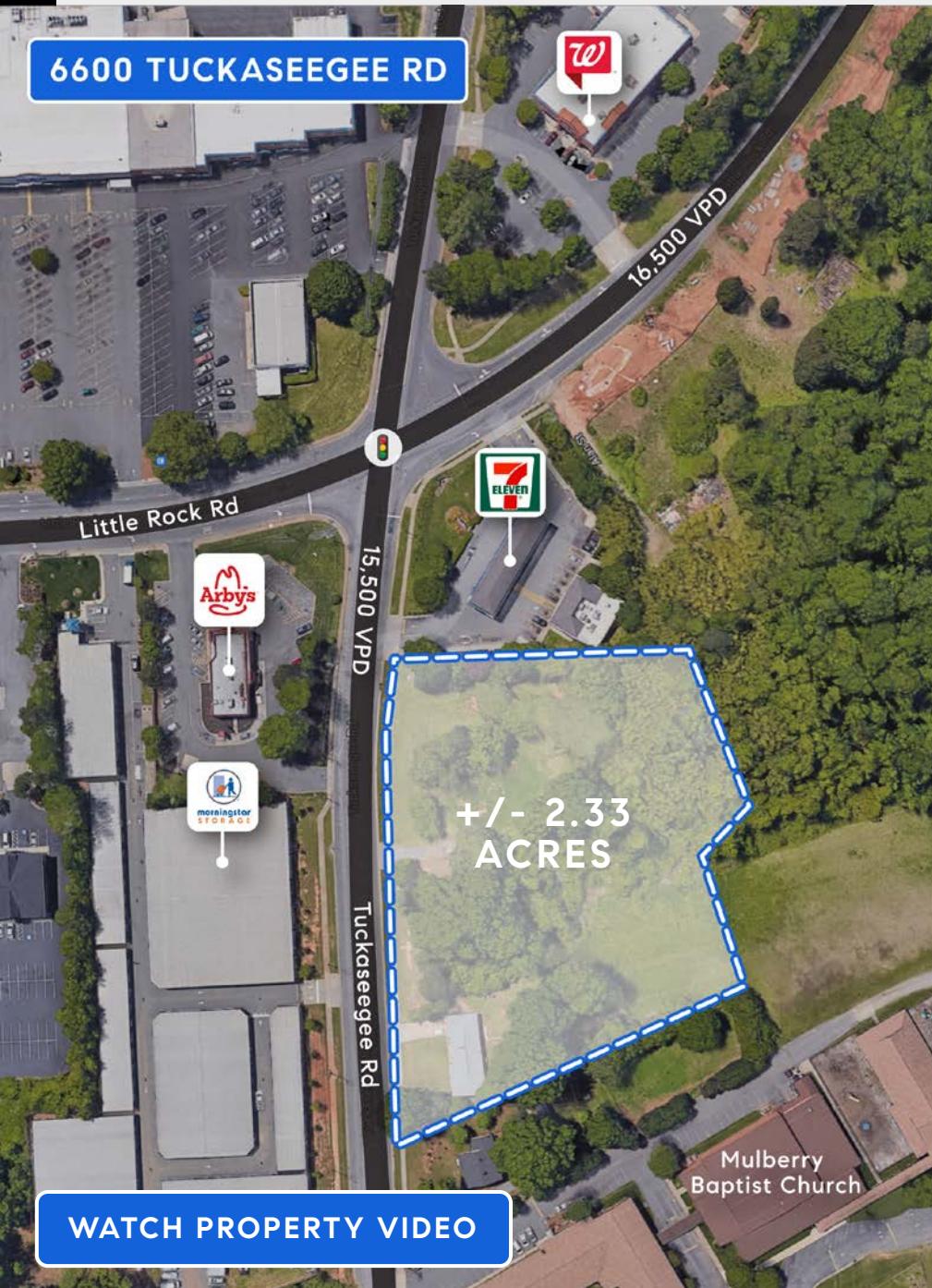
Covenant United  
Methodist Church

**+/- 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>	N1-A (Neighborhood 1-A) 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



# SITE PLAN

CONCEPTUAL | RETAIL



# HOTEL SUPPLY CRUNCHES ARE OCCURRING IN CHARLOTTE

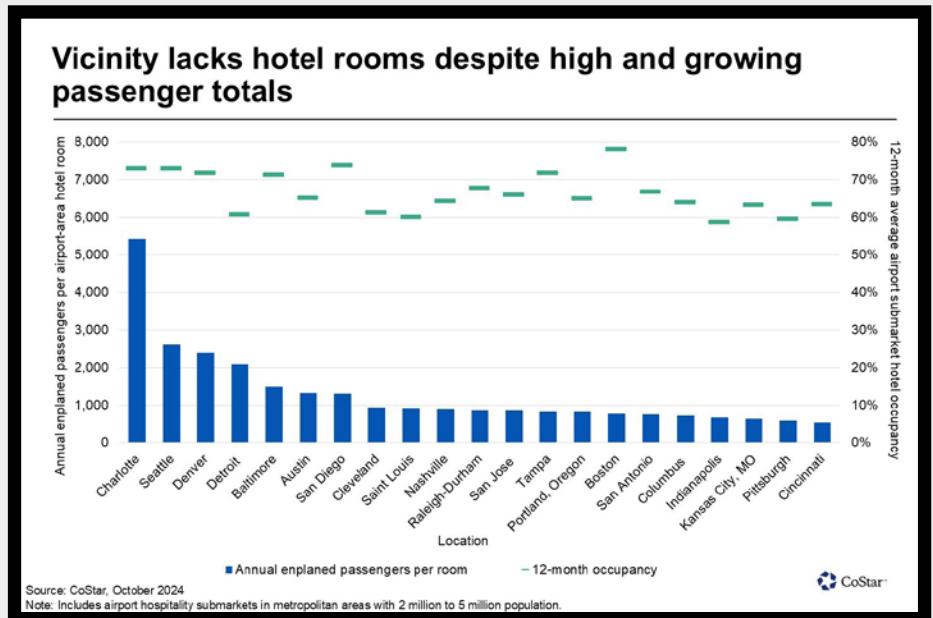
Airport hotels are rarely celebrated, but they're always appreciated by tired and time-strapped travelers. In some mid-sized U.S. cities, though, they are in short supply. With **impressive year-over-year passenger growth**, Charlotte airport officials sought redevelopment proposals for the CLT Destination 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.



DESTINATION DISTRICT CLT

OPPORTUNITY TO FILL A GAP IN THE MARKET NEAR CLT AIRPORT



## 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

# 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



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