



INVESTMENT MEMORANDUM

**15.41 ACRES @
SUGAR CREEK**



TABLE OF CONTENTS

03

Property Overview

04

Location Overview

05

Nearby Development

06

LightRail Proximity

07

Market Overview

08

Contact Us

EXCLUSIVE ADVISORY TEAM

ANDREW BLUMENTHAL

Senior Broker

(704) 618-1802

ablumenthal@legacyCRE.com

GREG GODLEY

Partner

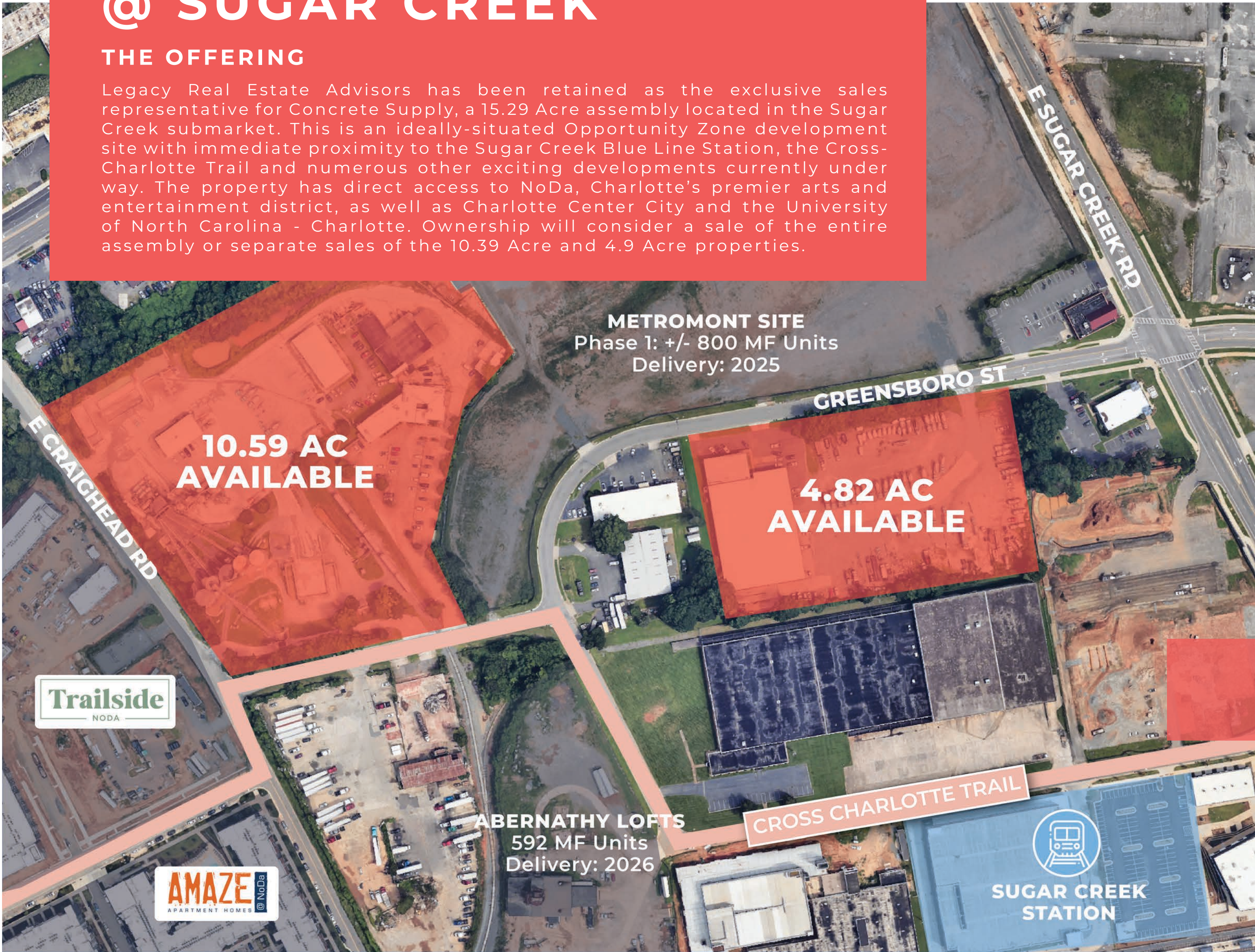
(704) 904-2383

gjgodley@legacyCRE.com

15.41 AC @ SUGAR CREEK

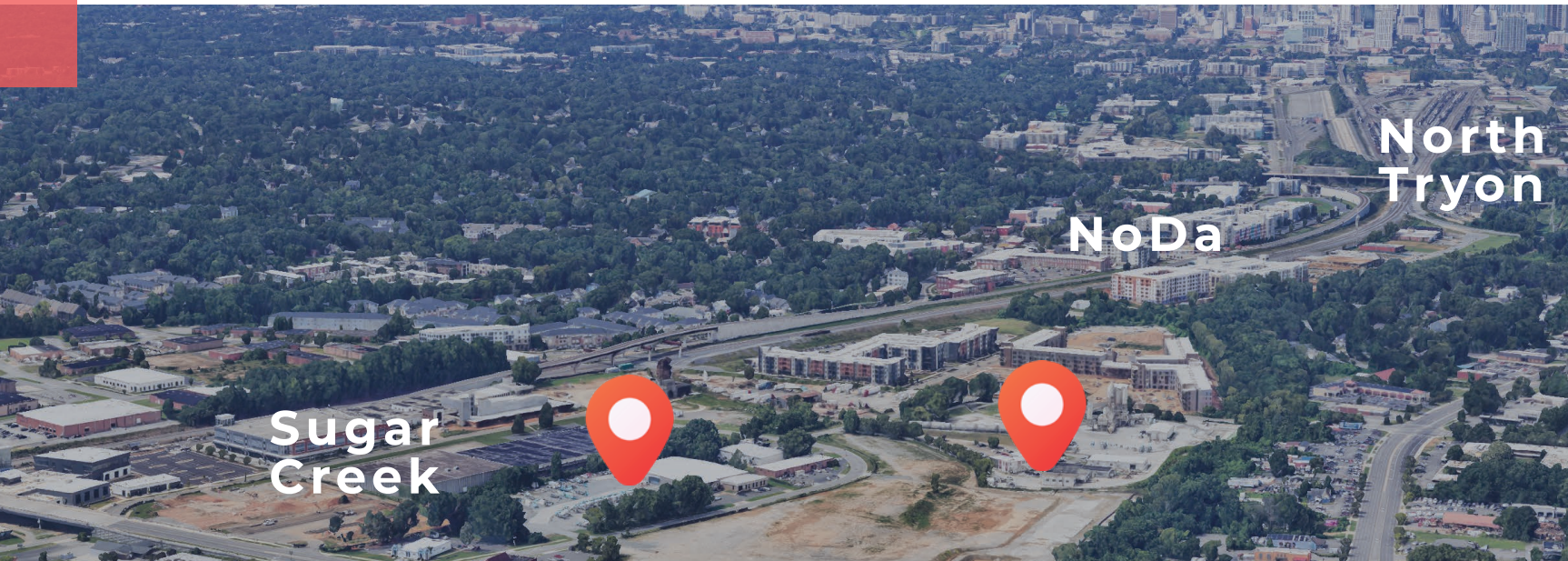
THE OFFERING

Legacy Real Estate Advisors has been retained as the exclusive sales representative for Concrete Supply, a 15.29 Acre assembly located in the Sugar Creek submarket. This is an ideally-situated Opportunity Zone development site with immediate proximity to the Sugar Creek Blue Line Station, the Cross-Charlotte Trail and numerous other exciting developments currently under way. The property has direct access to NoDa, Charlotte's premier arts and entertainment district, as well as Charlotte Center City and the University of North Carolina - Charlotte. Ownership will consider a sale of the entire assembly or separate sales of the 10.39 Acre and 4.9 Acre properties.



PROPERTY OVERVIEW

OFFERING	
Price	Call for Pricing
Offering Terms	Will sell subject to rezoning and Seller's relocation
SITE DESCRIPTION	
Location	3823 Raleigh St. & 3940 Greensboro St. Charlotte, NC 28206
Submarket	Sugar Creek Light Rail Station
PID	09107107, 09107106, 09108104, 09108105A, 09108105B
Acreage	+/- 15.29 AC split between 10.39 AC and 4.9 AC assemblages
Zoning	ML-2 - willing to sell subject to rezoning



LOCATION OVERVIEW

SUGAR CREEK

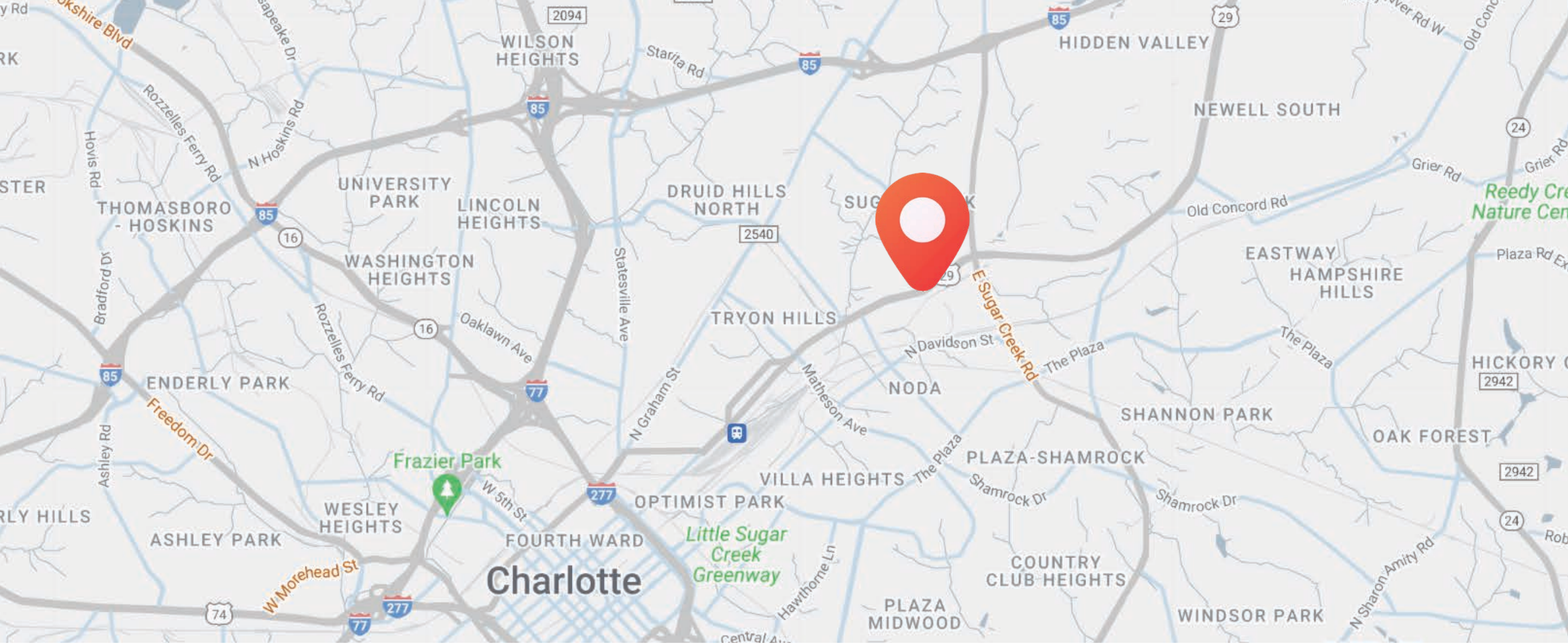
The Sugar Creek District is Charlotte's next development hub, featuring adaptive reuse projects such as The Pass, and multiple large-scale development opportunities, including the 18.5 Acre Upper NoDa site immediately adjacent. Prominent local retailers including Soul Gastrolounge, the Charlotte Art League and The Independent Picture House already call this neighborhood home, with more announcements on the way.

NODA

NoDa is the heart of Charlotte's vibrant art scene and features numerous restaurants, boutique retailers and music venues. Continued institutional investment and light-rail connectivity has only strengthened this character and expanded NoDa's influence to the surrounding areas, especially Sugar Creek residents.

NORTH TRYON

Charlotte's North Tryon corridor is an example of how private investment follows public infrastructure improvements. The City of Charlotte has identified North Tryon as a major growth opportunity and one of the primary arteries into the City. Numerous multi-family and adaptive reuse projects continue to make this an exciting area attracting international institutional investment.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	9,647	102,569	275,636
Population Growth (2023-2028)	6.60%	2.41%	2.01%
Households	4,569	45,537	121,328
Average Household Income	\$87,988	\$91,420	\$100,185
Businesses	638	4,677	15,958
Employees	5,364	53,004	226,831



SUGAR CREEK GREENWAY



OPTIMIST HALL



CROSS CHARLOTTE TRAIL



NODA

NEARBY DEVELOPMENT



EXISTING

122,500 RSF
Office

587 MF UNITS
MultiFamily

UNDER CONSTRUCTION

140,000 RSF
Office/Retail

1,090 UNITS
MultiFamily

PLANNED

484,000 RSF
Office/Retail

3,997 UNITS
MultiFamily

1 Avery Hall - Future Mixed Use
365 MF Units, 25K Grocery

2 Avery Hall - Future MultiFamily
300 MF Units

3 Grubb Properties
125K SF Office
500 MF Units

4 NoDa Greenway District
330 MF Units (Phase 1)
+/- 1,000 Total Units

5 Amaze @ NoDa
299 MF Units

6 Abernathy Lofts
592 MF Units

7 Indigo CLT & Canopy CLT
54K Office & Retail
157 MF Units

8 Metromont Site
+/- 800 MF Units (Phase 1)

9 Future Mixed Use
+/- 600 MF Units
+/- 80K SF Office & Retail

10 The Pass - Future Mixed Use
26K SF Creative Office & Retail
335 MF Units (Phase 1)

11 Black Box Theatre
The Independent

12 Manor Theatre/Charlotte Art League
Office & Retail

13 Future MultiFamily
110 Townhomes

14 Future Mixed Use

15 Future MultiFamily
+/- 260 MF Units

16 Future MultiFamily
170 MF Units

17 Future MultiFamily
+/- 260 MF Units

18 NoDa Junction
68 Townhomes

19 Future Development
275 MF Units

20 Galleries at NoDa
39 Condos

21 Lofts at NoDa Mills
48 MF Units

22 NoDa Wandry
325 MF Units

NEAR SUGAR CREEK LIGHT RAIL STATION



CHARLOTTE AT A GLANCE

#1

Millennial Moving
Destination
(Smartasset)

1.3%

Projected Annual Job
Growth
(Forbes)

#3

Housing Market
in 2021
(Realtor.com)

#5

Fastest Growing City
in the US in 2021
(US Census Bureau)

#5

Best City for Jobs
in the US (Forbes)

#15

Largest City
in the US

Charlotte has become a major U.S. financial center, and is now the second largest banking center in the United States after New York City. Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

With access to nationally renowned universities, colleges and community colleges and a growing population of talented professionals, the Charlotte region is home to a highly educated workforce with a diverse range of skills. There are more than 45,000 employees that work in the management of companies and enterprises industry, which includes headquarters, in the Charlotte Region. That is about twice the number one would expect given the size of the market.

**FORTUNE 500 HEADQUARTERS
CALLING CHARLOTTE HOME**



NUCOR

Honeywell



COMMScope
now meets next



EXCLUSIVE ADVISORY TEAM

ANDREW BLUMENTHAL

Senior Broker
(704) 618-1802
ablumenthal@legacyCRE.com

GREG GODLEY

Partner
(704) 904-2383
gjgodley@legacyCRE.com

15.41 ACRES @ SUGAR CREEK

[Disclaimer & Confidentiality]



LEGACY

1001 Elizabeth Avenue, Suite 1-D
Charlotte, NC 28204

(704) 373-1800
info@legacycre.com