



r Branch

Highway 49  
& Youngblood Road

HIGHWAY 49

YOUNGBLOOD ROAD

# Highway 49 & Youngblood Road

C H A R L O T T E ,   N C   2 8 2 7 8

**CBRE**



HIGHWAY 49

YOUNGBLOOD ROAD

# Highway 49 & Youngblood Road

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# Highway 49

& Youngblood Road

01

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EXECUTIVE  
SUMMARY



## Prime Senior Living Development Opportunity in Charlotte

Youngblood Road @ Highway 49, Charlotte, NC presents a thoughtful opportunity to develop a best-in-class senior living community on an advanced timeline.

This exceptionally located site boasts full entitlements and conditional zoning for 160 senior living apartments. The approved development plan features 100 one-bedroom units and 60 two-bedroom units, totaling 201,075 square feet of conditioned building area. A leading team of engineers, architects, and industry consultants has meticulously designed this project, ensuring a well-conceived and market-responsive development.



CONDITIONAL ZONING  
APPROVAL



160 SENIOR LIVING  
APARTMENTS



APPROVED DEVELOPMENT  
TOTALING 201,075 SF



# PROPERTY DETAILS

## PROPERTY SUMMARY

### STEELE CREEK

Address State Highway 49 & Youngblood Road  
Charlotte, NC 28278

Acreage 7.17 acres

Parcel ID 21701115

## ZONING & PROPERTY DETAILS

Municipality Mecklenburg County

County Zoning N2-B (CD)

Property Description Planned Independent Living Community

## UTILITIES

Water CMUD

Sewer CMUD

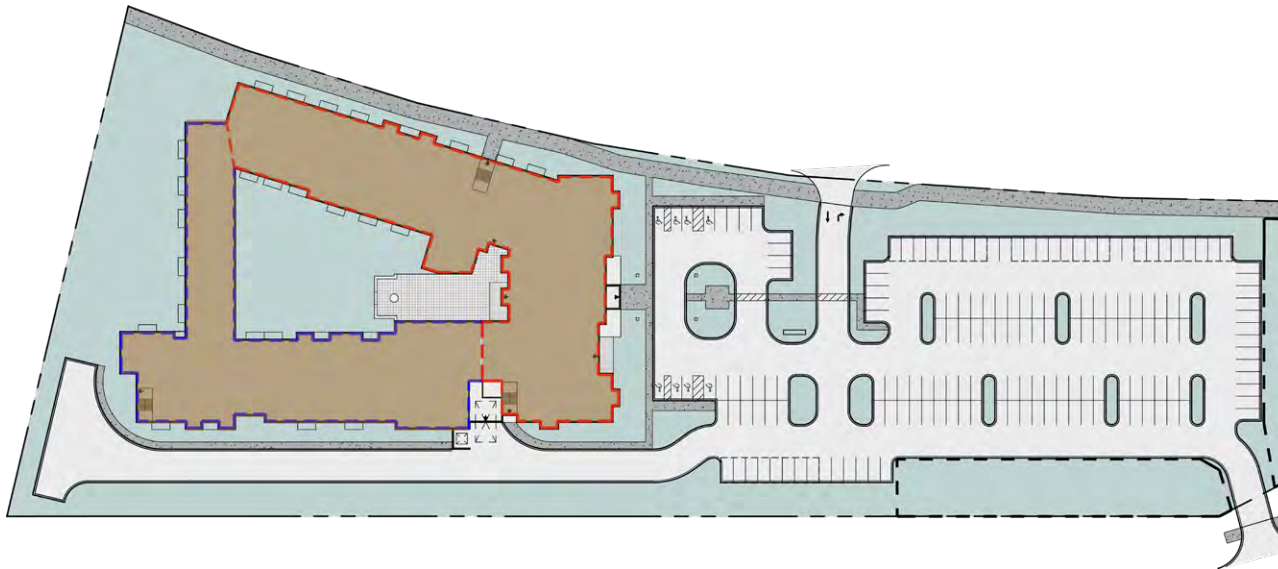
Electricity Duke Energy

Gas PNG

PRICE Call to discuss



# APPROVED SITE PLAN



APPROVED SITE PLAN	
SITE INFORMATION	
Site Address	York Road, Charlotte, NC 28278
Parcel ID Number	21701115
Existing Zoning	N1-A
Proposed Zoning	N2-B(CD)
Parcel Acreage	+/- 7.17 acres
Existing Uses	VACANT
Proposed Uses	Age Restricted Multifamily Stacked
Number of Units	Up to 160 Residential Dwelling Units
Max Building Height	49' along the southern portion of the site closest to the single family uses and 60' along the northern portion of the site closest to the parking lot and York Road.
Setbacks	Frontage: York Road: 24' from future back of curb Youngblood Road: 20' from future back of curb Rear: 20' Side: 5'
Watershed Overlay District	None
FEMA	Panel 3710349900J Dated 03/02/2009 Parcel is Located in Zone 'X' of the FEMA Flood Zone and the Community Flood Zone
Parking	As Required by the Ordinance
Trees	There are no city trees 8" DBH or greater, city planted trees, heritage trees, or existing areas of the site used for credit toward meeting previously approved tree save or green area requirements present on the site.

# THE CAROLINAS

## A Premier Retirement Destination

North Carolina consistently ranks among the top retirement destinations in the U.S., driven by its unparalleled quality of life. The state offers breathtaking natural beauty, from the majestic Blue Ridge Mountains to the serene Atlantic coastline, alongside an affordable cost of living, robust healthcare infrastructure, and a welcoming community. Its vibrant four-season climate appeals to retirees seeking an active and fulfilling lifestyle, whether exploring mountain trails or relaxing by the beach. The Carolinas have seen a sustained influx of retirees, including “halfbacks” who initially sought Florida but ultimately preferred North Carolina’s climate and amenities.

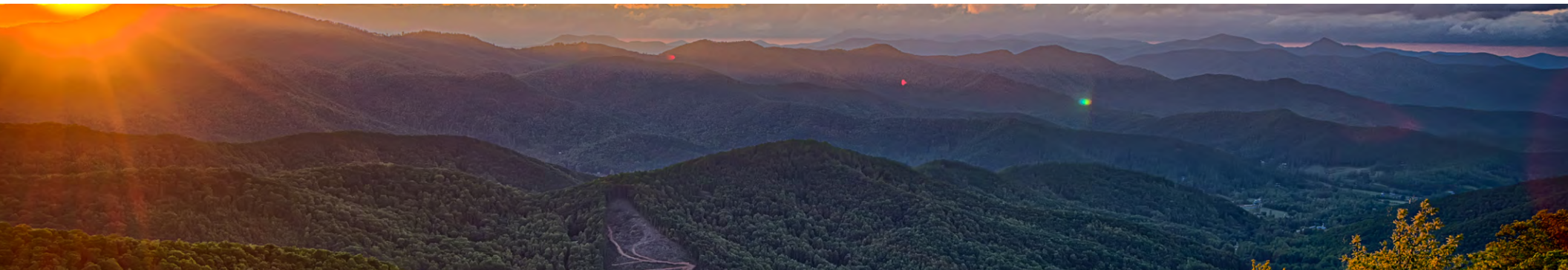
## Charlotte Region: A Magnet for Senior Relocation

The Charlotte Region is a pivotal hub for retiree relocation, with North Carolina consistently attracting older adults from across the country. Charlotte combines Southern charm with a moderate climate and a significantly lower cost of living compared to national averages. Retirees benefit from extensive healthcare networks, a growing number of 55+ communities, and an active lifestyle fostered by ample golf courses, cultural attractions, and outdoor recreation. The area continues to experience a net influx of retirees, often following their children and grandchildren to the region’s booming job market.

## Charlotte Senior Population Growth Projections

The demographic trends in Charlotte highlight a robust and growing market for senior living, particularly in the older age cohorts.

POPULATION SEGMENT	CHARLOTTE SENIOR POPULATION 2025	CHARLOTTE SENIOR POPULATION 2030	2030 GROWTH	CHARLOTTE SENIOR POPULATION 2035	2035 GROWTH
Population 55-59	182,020	188,130	3.4%	181,040	-0.5%
Population 60-64	170,390	169,040	-0.8%	170,910	0.3%
Population 65-69	146,380	158,120	8.0%	157,920	7.9%
Population 70-74	117,370	134,440	14.5%	147,220	25.4%
Population 75-79	91,020	104,170	14.4%	121,050	33.0%
Population 80-84	52,480	71,150	35.6%	84,190	60.4%
Population 85+	40,380	50,920	26.1%	70,440	74.4%
Total 55+	800,040	875,970	9.5%	932,770	16.6%



## Key Market Drivers for Senior Living in Charlotte

The demand for senior living in Charlotte is underpinned by several compelling factors:

- Proximity to Family: A significant driver for relocation, with retirees moving closer to adult children and grandchildren who are employed in Charlotte's burgeoning job market, fostering "aging near family" trends.
- Boomerang Retirees & Return Migration: Former residents are returning post-career, alongside a general trend of retirees choosing Charlotte after exploring other retirement locales.
- Healthcare and Accessibility: The region offers extensive healthcare depth with nationally recognized systems (Atrium Health, Novant) and specialized care, coupled with excellent air access, attracting seniors prioritizing long-term medical support and convenience.
- Explosive 65+ Population Growth: Mecklenburg County's senior population is projected to nearly double over the next two decades, making older adults the fastest-growing demographic segment in the Charlotte metro area.
- Favorable Tax Environment: North Carolina does not tax Social Security income and maintains a relatively low, flat income tax, enhancing retirees' after-tax income.
- Moderate Cost of Living: While housing costs have increased, Charlotte remains more affordable than many Northeast, Mid-Atlantic, and Florida retirement markets, offering greater financial comfort.
- Mild Four-Season Climate: Appealing to seniors seeking climate moderation without the extreme heat of Florida or the severe winters of northern markets, thus reducing certain insurance risks.
- Expanding Senior Housing Ecosystem: The growth of active adult communities, assisted living, memory care, and life plan communities provides diverse options for seniors as their needs evolve, enabling them to remain within the metro area.
- Age-Friendly Initiatives: Countywide age-friendly planning and infrastructure support accessible housing, transportation, and social connectivity, enhancing the overall senior living experience.
- Urban Amenities Without the "Retirement Only" Label: Charlotte offers a rich array of cultural assets, parks, greenways, and professional sports, attracting active, lifestyle-oriented older adults who desire an integrated community experience.



# AREA GROWTH

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## Charlotte MSA

1,145,000  
POPULATION 2030

1,081,000  
POPULATION 2025

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## Rock Hill

129,795  
POPULATION 2030

123,133  
POPULATION 2025

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## Fort Mill

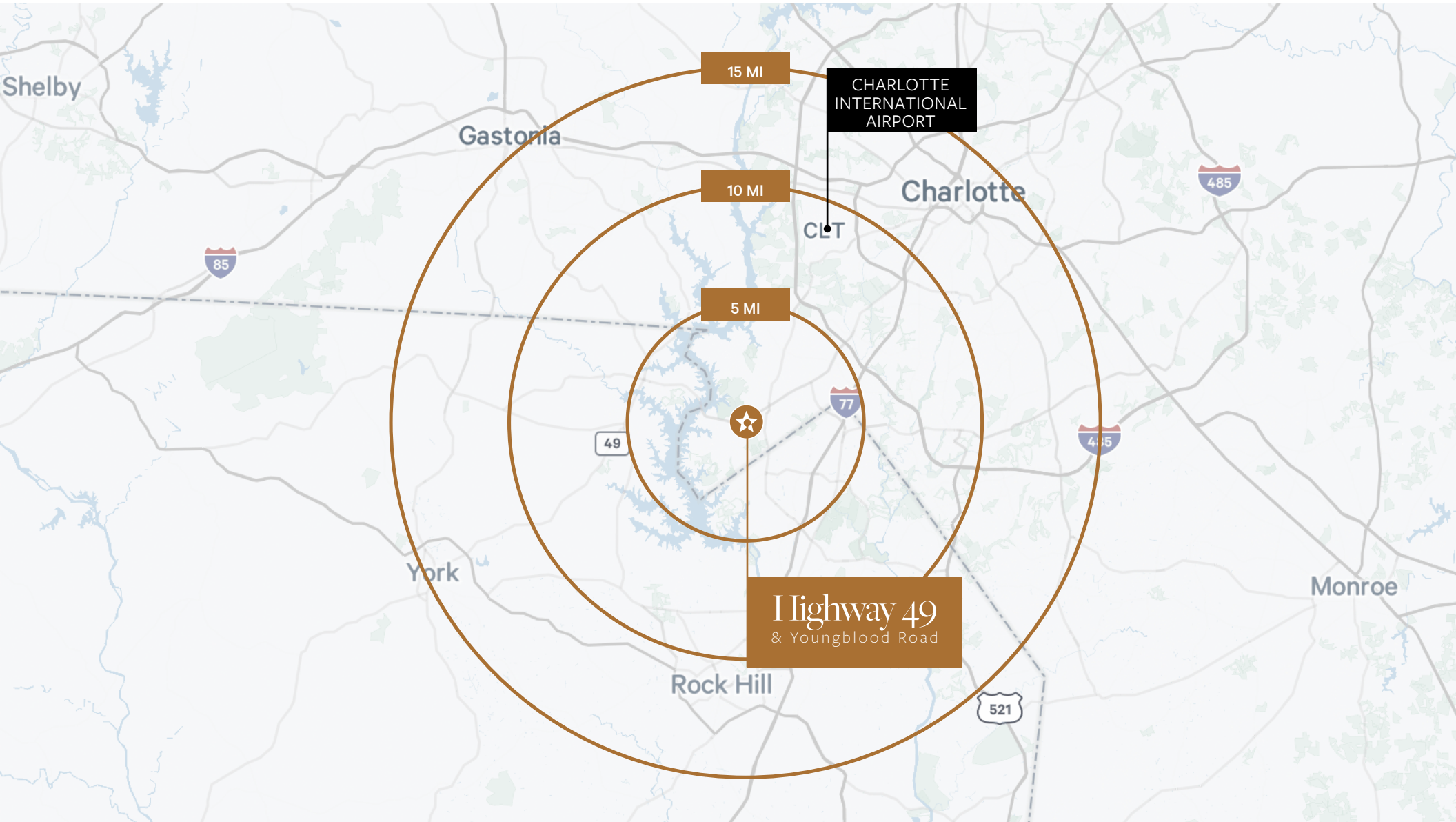
147,815  
POPULATION 2030

133,293  
POPULATION 2025

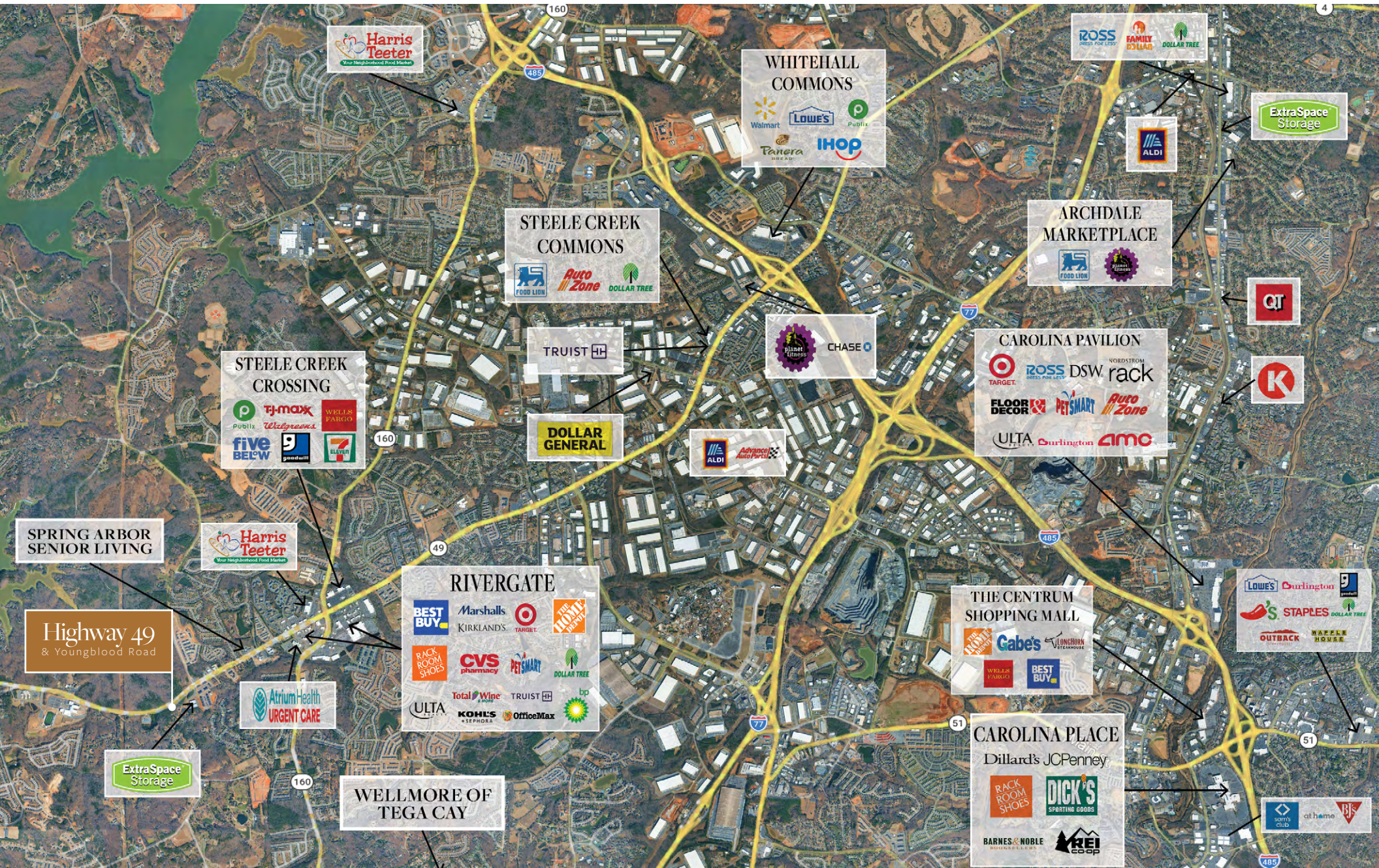
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# PROXIMITY MAP



# AMENITIES MAP



# INDEPENDENT LIVING FACILITIES



**SPRING ARBOR**  
SENIOR LIVING

**Atrium Health**

**SOUTHMINSTER**

**CHARLOTTE**  
ASSISTED LIVING & MEMORY CARE

**Lavender HILLS**  
THE HILL CAMPUS

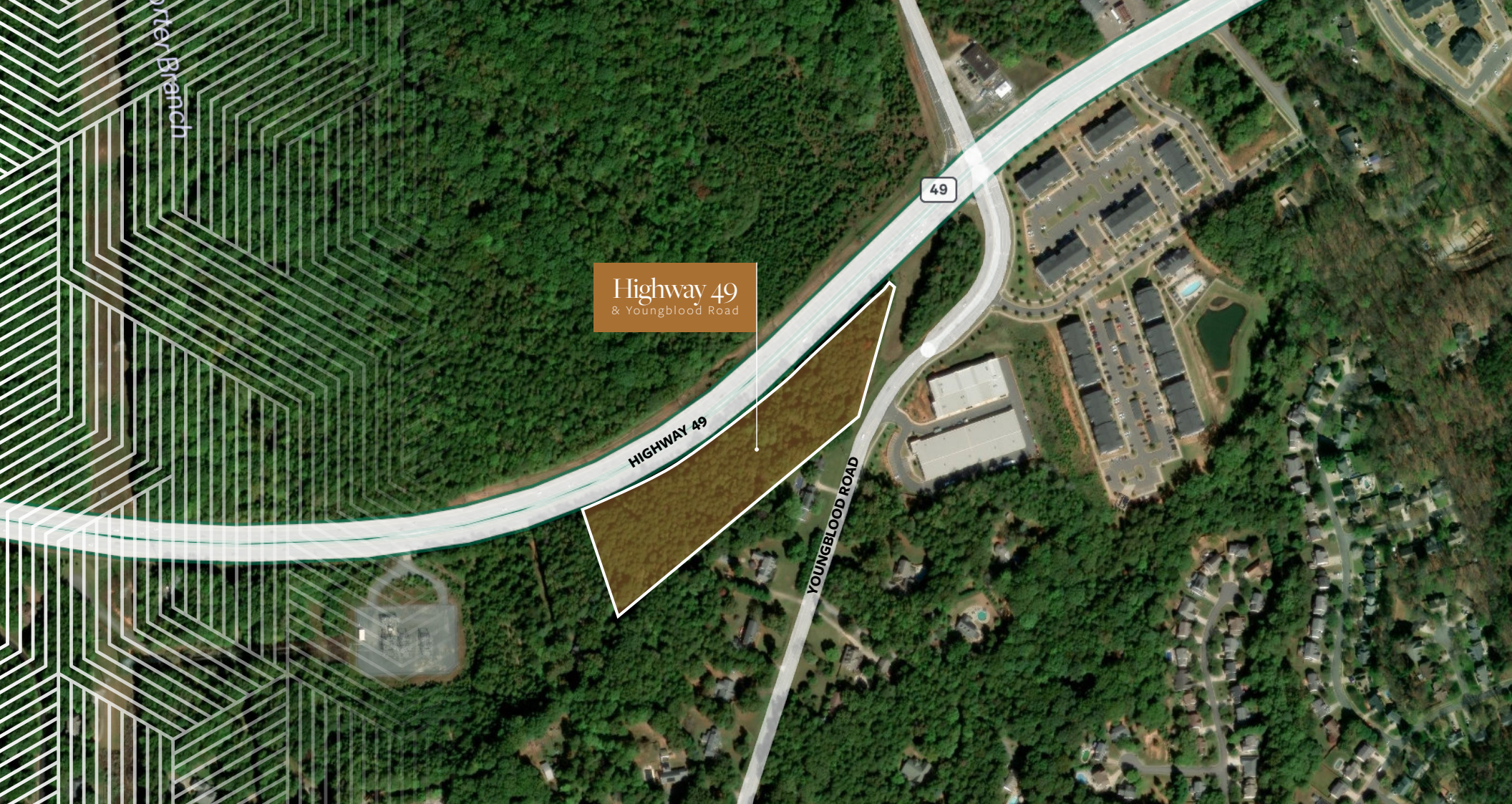
**Highway 49**  
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**Atrium Health**

**WELL MORE**

**TerraBella**  
LITTLE AVENUE

**THE HAVEN & THE LAURELS**  
IN THE VILLAGE AT CAROLINA PLACE  
A TerraBella Senior Living Community



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HIGHWAY 49

YOUNGBLOOD ROAD

49

02

# Highway 49

& Youngblood Road

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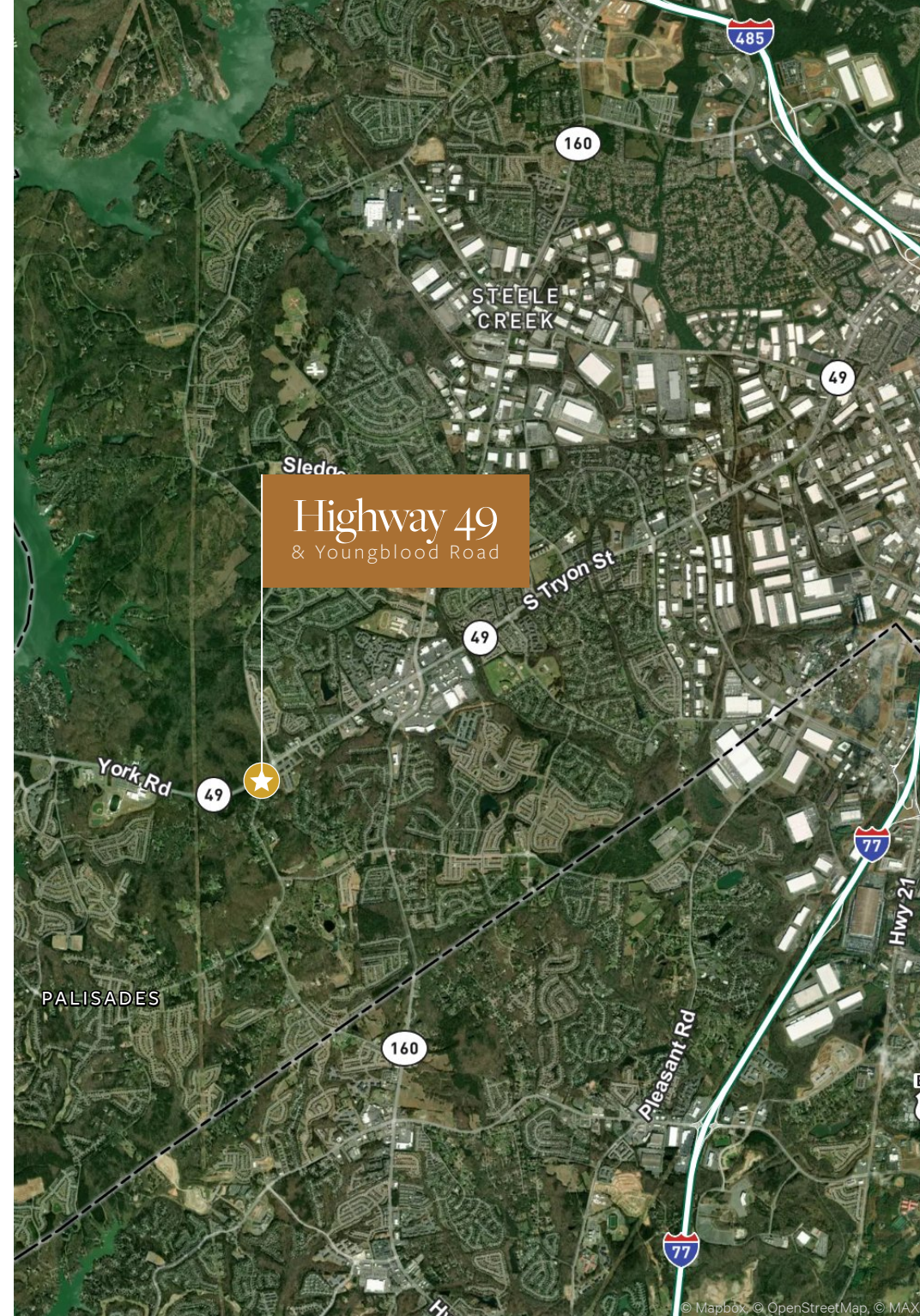
PROPERTY  
DESCRIPTION

## PRIME LOCATION



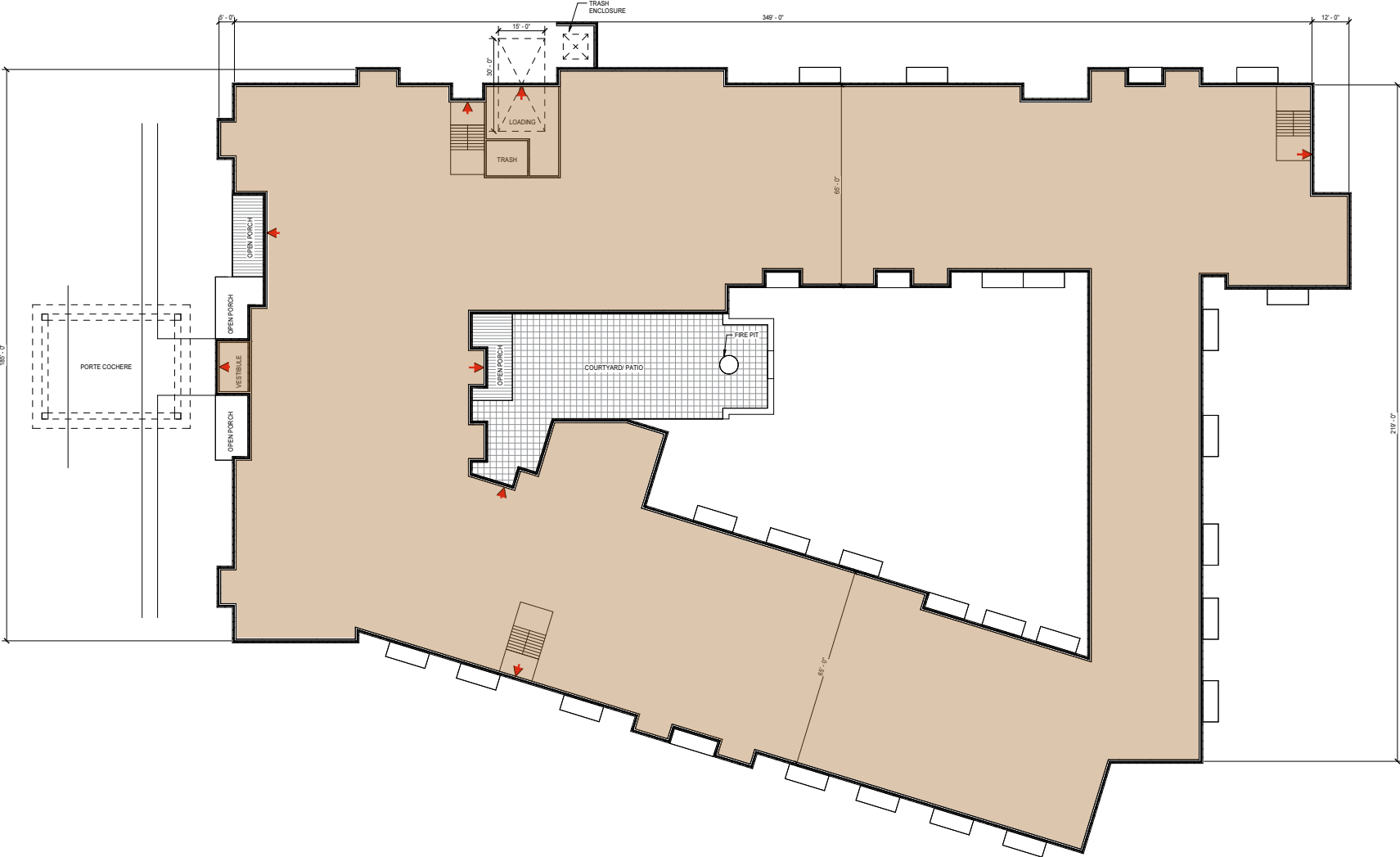
The subject is located in Charlotte and is considered a suburban location. Immediate uses surrounding the subject include a self-storage facility, a multi-family apartment complex, and several single-family residential homes. Residential uses are primarily located along secondary roadways.

The neighborhood contains several recreational uses including The Palisades Country Club, Capps Park, Trailhead Park, Windjammer Park, and McDowell Nature Preserve. Notable retailers near the subject include Publix, Target, Harris Teeter, Sprouts Farmers Market, The Home Depot, Walgreens, CVS, Best Buy, Marshall's, Starbucks, and Buffalo Wild Wings. These retailers are all approximately one mile from the subject, providing a competitive advantage. The neighborhood also contains several locally owned retailers which include restaurants, coffee shops, bars, and other various retail shops. Additionally, the neighborhood contains a hospital approximately one mile from the subject.





# PRELIMINARY FLOOR PLAN





# Potential Renderings



# HISTORICAL HOUSING ACTIVITY

<b>CONSTRUCTION &amp; SUPPLY</b>						
	4Q 2024	1Q 2025	2Q 2025	3Q 2025	4Q 2025	4Q 2025 VS 4Q 2024
<b>LOT STATUS</b>						
Future Lots	102,883	105,700	109,240	106,896	107,862	4.84%
Vacant Developed Lots	21,270	21,475	22,223	24,124	26,253	23.43%
Vacant Developed Lots Months of Supply	20.65	20.35	21.54	23.99	27.2	31.72%
Housing Inventory	6,212	6,472	7,126	6,998	6,450	3.83%
Housing Inventory Months of Supply	6.08	6.39	7.34	7.32	6.82	12.17%
<b>FUTURE LOTS</b>	<b>102,883</b>	<b>105,700</b>	<b>109,240</b>	<b>106,896</b>	<b>107,862</b>	<b>4.84%</b>
Vacant Land	78,095	78,274	81,551	77,056	76,447	-2.11%
Survey Stakes	0	0	0	0	0	-
Equipment on Site	3,033	5,822	4,190	4,079	4,121	35.87%
Excavation	20,014	18,747	18,962	20,906	22,628	13.06%
Street Paving	1,660	2,638	3,317	3,747	3,516	111.81%
Streets In	81	219	1,220	1,108	1,150	-
<b>HOUSING INVENTORY</b>	<b>6,212</b>	<b>6,472</b>	<b>7,126</b>	<b>6,998</b>	<b>6,450</b>	<b>3.83%</b>
Model	334	354	372	413	422	26.35%
Finished Vacant	1,628	1,797	2,050	2,056	1,895	16.40%
Under Construction	4,250	4,321	4,704	4,529	4,133	-2.75%
<b>COMMUNITY COUNTS</b>	<b>1573</b>	<b>1547</b>	<b>1547</b>	<b>1517</b>	<b>1469</b>	<b>-</b>
Future Subdivisions	983	948	906	856	811	-17.00%
Active Subdivisions	590	599	641	661	658	12.00%
<b>PACE</b>						
Quarterly VDL Deliveries	4,661	3,093	3,963	4,902	4,606	-1.18%
Annual VDL Deliveries	14,338	15,449	16,728	16,619	16,564	15.53%
Quarterly Starts	2,965	2,888	3,215	3,001	2,477	-16.00%
Annual Starts	12,358	12,662	12,378	12,069	11,581	-6.00%
Quarterly Observed Closings	3,152	2,628	2,561	3,129	3,025	-4.00%
Annual Observed Closings	12,264	12,149	11,649	11,470	11,343	-8.00%

# BUILDER RANKING



## Number of Homes Sold

260 February 2024  
276 March 2024  
+6.2% change

## Avg. Sale Time in York County

43 DAYS March 2023  
39 DAYS March 2024  
7.9% change

## Avg. Home Sale Price in York County

\$382,788 (Zillow)

### BUILDER CLOSINGS

RANK	BUILDER	1Q 2025	2Q 2025	3Q 2025	4Q 2025	TOTAL ANNUAL CLOSINGS	YOY CHANGE	ANNUAL MARKET SHARE
1	D.R. Horton Inc.	279	254	373	345	1,251	-10.1%	11.5%
2	Ryan Homes Inc.	245	257	287	212	1,001	-19.3%	9.2%
3	True Homes	255	167	193	216	831	-11.2%	7.7%
4	Lennar Homes	158	215	209	184	766	-25.0%	7.1%
5	Pulte Homes	106	128	143	190	567	32.5%	5.2%
6	Meritage Homes	136	147	159	123	565	-21.3%	5.2%
7	Taylor Morrison	118	125	175	122	540	1.3%	5.0%
8	M/I Homes	124	88	124	142	478	14.4%	4.4%
9	Mattamy Homes	108	111	89	76	384	-20.8%	3.5%
10	Eastwood Homes	84	57	87	81	309	-9.6%	2.8%



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HIGHWAY 49

YOUNGBLOOD ROAD

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ter Branch

# Highway 49

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03

MARKET  
OVERVIEW

# CHARLOTTE, NC

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Centered on the Eastern Seaboard, the City of Charlotte is the second-most populous southeastern municipality with 943,474 residents. Sixty percent of the U.S. market is accessible within a 24-hour drive of the 15-county metro Charlotte region, which is populated by close to 3.1 million people. Over 8.3 million people live within a 100-mile radius of Charlotte.

Per the Charlotte Regional Partnership, if the Carolinas were a country, the region would be the world's 17th-largest economy. Nearly 157 people move to the region on a daily basis. With continued investment and development, Charlotte is well positioned to sustain the consistent population and employment growth the area has seen. The city ranks sixth among hubs where millennials are relocating, and has seen an influx of millennials over the past several years, many of whom are moving from other states.

Charlotte ranks as the 3<sup>rd</sup> Best Market for home buyers in 2026.

*zillow.com*



## Booming Economy & Expanding Workforce

An educated workforce, low cost of living and doing business, and high quality of life make Charlotte a top destination for new and expanding business. The Charlotte metro labor force totals nearly 1.5 million and boasted a falling unemployment rate of 3.6% as of December 2025.

Consistent with the region's 31% labor force growth since 2010, many of the nation's fastest growing companies ranging from food & beverage to health services call the Charlotte area home. Over the past 12 months, the Charlotte region netted over 25,000 new jobs, bolstered by continued growth in the government and financial activities sectors. In addition to the thriving financial services industry, Charlotte's diversified economy is home to nine Fortune 500 company headquarters.

Employment in the Charlotte region reached a new peak this summer, seeing a 2.7% increase year-over-year in total non-farm employment. With job growth following a growing population, the region is poised to prosper. Recent investment activity both locally and from foreign-owned companies underscore Charlotte's continued appeal.

## Financial Capital of the Southeast

The financial services sector has driven economic growth in the Charlotte region for years. The financial industry contributes more to the area's economy than any other sector at more than \$28 billion annually. Charlotte is the second-leading financial center in the United States, following New York City. Bank of America, the nation's second-largest bank holding company by assets, is headquartered in Charlotte.

The city became home to the headquarters or largest employment base of three of the nation's six largest banks with Truist's move of its headquarters in 2019. The Charlotte region's financial services sector employs over 125,000+ people today. Highlighted by a variety of banking subsectors, the city of Charlotte tops the list of financial employment growth over the past several years, emphasizing the continued expansion of broader financial activities in the area.



# EXPANDING INDUSTRIES

Charlotte's unemployment rate at 3.6% as of December 2025 was lower than the national average of 4.4%, but lower than North Carolina at 3.9%.

Sales tax collections over the past 12 months are up 4.2%, led by increases in the food, general merchandise, apparel and automotive sectors.

Average home prices in Mecklenburg County reached nearly \$400,000 at the end of 2025, down 1.4% year-over-year. Charlotte's housing supply has climbed in recent months to over 8,200 homes, above the four-year monthly average.

The County remains an affordable destination for businesses to relocate with the cost per square foot of the office, retail, and industrial space coming in below the national levels.

During the onset of the pandemic, employment dropped sharply in Charlotte. By December 2020, 136,700 jobs had been recovered from the low point in April 2020. Now, in December 2025, the number of employed persons in Mecklenburg County has recovered to over 10.5% of pre-pandemic levels.

Real GDP in North Carolina increased 104 BPS from 2024 to 2025.

Total non-farm employment increased in the Charlotte metro from 1.1 million in December 2015 to 1.4 million in December 2025, a 24.1% increase, exemplifying Charlotte's steady and strong growth over the past decade and through the pandemic.





## TECHNOLOGY

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- » Technology is emerging as a notable industry in Charlotte thanks to its strong workforce, high job availability and low cost of living.
- » The Charlotte Regional Business Alliance reported in 2023 that Charlotte has seen 91.0% growth in tech workers since 2010.
- » Charlotte ranked as the 24<sup>th</sup> top tech talent market nationally in 2025.
- » Technology training is on the rise, as UNC Charlotte’s College of Computing and Informatics is now the largest technology program in the state, averaging over \$10 million of funding and over 1,000 graduates annually.
- » The Charlotte region is home to approximately 2.5 million square feet of data center space. With low operating costs and limited risk from natural disaster, the region is expected to witness additional data center development in the future.
- » According to CBRE Research, Charlotte was the 5<sup>th</sup> top market in the nation for percentage net gain of tech talent with 7-10 years of experience in 2023. With the rise of an aging workforce, having access to a strong and growing labor pool is crucial.
- » In 2022, CBRE ranked Charlotte as the #5 “brain gain” market.

# FINTECH

Charlotte, NC, is the second-largest financial center in the US. With low cost of living, high quality of life, and access to some of the most influential financial services institutions, Charlotte has grown into one of the most prominent fintech hubs in U.S.

#7  
ON THE LIST OF CITIES WITH  
TECH DEGREES

#24  
IN THE COUNTRY FOR TOP  
TECH MARKETS

#7  
FOR POPULATION CHANGE  
OF THOSE IN THE 20's

\$96,597  
AVERAGE ANNUAL WAGE FOR  
TECH TALENT EMPLOYED BY  
THE TECH INDUSTRY

## NOTABLE CHARLOTTE-BASED FINTECH COMPANIES

  
SINCE 2010  
MOBILE PAYMENT FOR  
PARKING AND TRANSIT

**LEVEL**  
SINCE 2013  
ACCOUNTS PAYABLE  
AUTOMATION

  
SINCE 2016  
IT CONSULTING IT SERVICES  
(FORTUNE 500 COMPANIES)

  
SINCE 2019  
DIGITAL MORTGAGES

**ally**

**lendingtree**



**Paymentus**

## SUPPORTED BY THE PRESENCE OF MAJOR FINANCIAL INSTITUTIONS

  
**WELLS  
FARGO**

**EAST COAST  
HQ SINCE 1988**  
25,000+ REGIONAL  
EMPLOYEES



**BANK OF AMERICA**  
**HQ SINCE 1998**  
15,000+ REGIONAL  
EMPLOYEES



**TRUIST**  
**HQ SINCE 2019**  
11,600+ REGIONAL  
EMPLOYEES

**ally**

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## Energy

Headquartered in Charlotte, Duke Energy is the cornerstone of the Charlotte MSA's energy sector.

The company serves 7.5 million customers, and is just one of well over 250 companies tied directly to the energy sector, per the Charlotte Regional Partnership. Also headquartered in Charlotte is natural gas industry leader Piedmont Natural Gas, which serves more than a million customers in the Southeast. Duke Energy acquired Piedmont Natural Gas in 2016.

Although Charlotte has a history of attracting companies in the energy sector, only with the recent shift into alternative or “green” energy has the city bumped to the top of the national scene. Duke Energy's investments in solar energy have helped place North Carolina as the #4 state in the nation in number of homes powered by solar.

High-profile Charlotte green-energy firms include Sencera International Corporation (solar), Saertex USA (composite materials used in blades for the wind-turbine industry), Celgard LLC (rechargeable lithiumion batteries), Argand Energy Solutions (solar) and Blue Sphere Corp (converting food waste into gas to power generators).

## Foreign Investment

North Carolina is a top target for investments from foreign companies, especially manufacturing operations, boosting employment and contributing to evolving business landscapes throughout the state.

Companies from London, Italy, Germany and beyond have all announced relocation or expansions plans targeted for the Charlotte region in the last several years. In addition to the tens of millions of dollars invested, hundreds of jobs are being created as well. Bank of London, Alpitronic Americas, and Dehn Inc, among others, are establishing United States headquarters, east coast headquarters, or expanding and opening new locations in the Charlotte area.

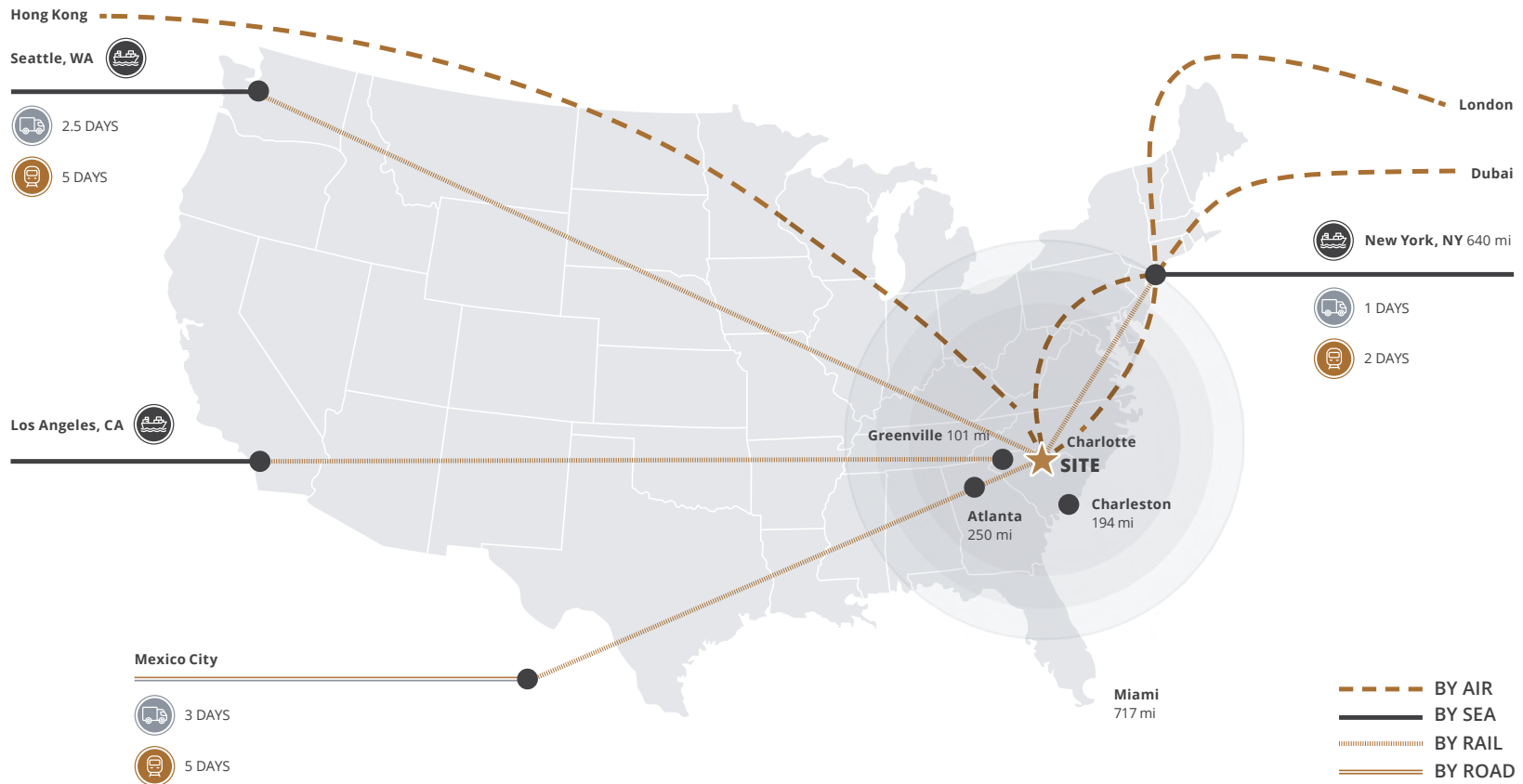


# EXTENSIVE TRANSPORTATION NETWORK

The city of Charlotte transportation system has been one of the more influential drivers growth over the past several years.

Immediate access to several major U.S. interstates further enhances the city's accessibility and transportation qualities. I-77 and I-85 run north-south through

Charlotte, connecting Charlotte to the Southeast, I-40 runs east-west about 40 miles north of the city, connecting the Charlotte region to the entire southern half of the United States, and I-277 and I-485 are Charlotte's inner and outer beltways moving traffic around the city.





## A I R

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Air service in and out of Charlotte Douglas International Airport (CLT) is exceptional. CLT is ranked among the top 10 busiest airports in the world. CLT ranks 7<sup>th</sup> nationwide based on passenger totals and is 6<sup>th</sup> worldwide based on aircraft movements (landings and takeoffs). Nearly 53 million passengers traveled through CLT in 2025, increasing by 11% since 2022.

CLT was awarded the prestigious Eagle Award by International Air Transport Association (IATA) for best airport in the world in 2010. The airport's largest airline, American Airlines earned accolades in 2017 as the ATW Airline of the Year, the Freight Transport Association's Cargo Airline of the Year, and the Freddie Award's Best Elite Program for its AAdvantage program.

CLT's fixed-base operator Wilson Air Center handles 80 flights a day and has been ranked the No. 1 Best Small U.S. FBO Chain by Professional Pilot magazine four years in a row. CLT is a major driver of the Charlotte Region's economy, generating \$39.7 billion in economic impact for the area's economy. Destination CLT, a \$3.1 billion renovation and construction campaign, will bring the airport expanded concourses, terminals and a fourth parallel runway over the next 6 years.

### 6<sup>th</sup> Busiest Airport

In the world based on air traffic in 2024

### 2<sup>nd</sup> Largest Hub

For American Airlines, the world's largest airline since its late-2013 merger with US Airways

### 193 Destinations

With nonstop service, including 43 international and 3 U.S. territories

### 53.6 Million

Total annual passengers in 2025

### \$39.7 Billion

In contribution to North Carolina's economy

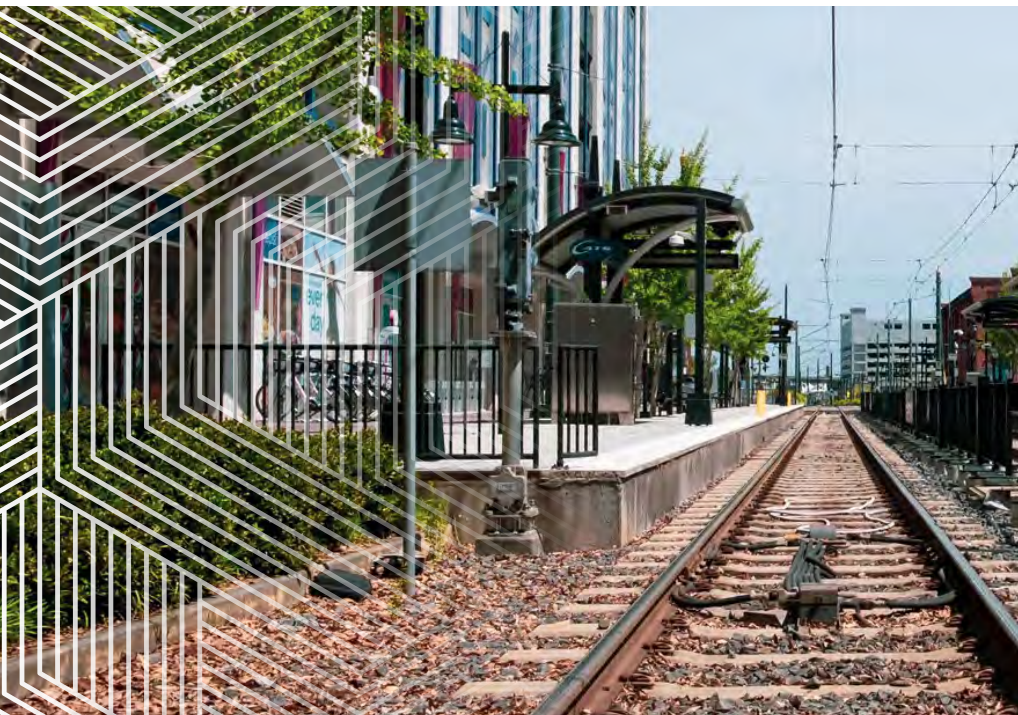


## LIGHT RAIL

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Running nearly 10 miles from I-485 at South Boulevard to downtown, the LYNX Blue Line is the Charlotte region's first commuter light-rail service. With 15 stations including seven park-and-ride locations, the LYNX Blue Line provides a congestion-free commute with a consistent travel time. LYNX operates seven days a week, 20 hours per day. An average of over 27,500 people ride daily, which far exceeds initial projections, per the Charlotte Area Transit System.

After the resounding success of the Lynx Blue Line first phase, in terms of ridership and functionality, and as a stimulus for development, the Blue Line's Northern extension opened in 2018, tying the CBD firmly to both the North Davidson area ("NoDa") and the University/ Northeast submarket. The Blue Line also links both campuses of the University of North Carolina at Charlotte.



## RAIL

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In December of 2013, Norfolk Southern Corporation began operation of the new Charlotte Regional Intermodal Facility located at the airport. The facility, which transfers trailers and containers between trucks and trains, is capable of 200,000 lifts per year and has replaced Norfolk Southern's former intermodal facility in downtown Charlotte.

The 200-acre facility allows for future expansion to handle the anticipated growth of intermodal traffic. Currently, Norfolk Southern Railway and CSX Transportation Systems, which bring more than 300 trains through Charlotte weekly, provide freight transportation to and from Charlotte. Passenger rail service is provided by Amtrak.



## POPULATION GROWTH

Charlotte is the nation's 15<sup>th</sup>-largest city with over 943,474 people living within the city limits and nearly 2.9 million living in the metropolitan area. In December 2022, WCNC detailed that Charlotte ranked 6<sup>th</sup> on a list of the nation's fastest growing metro areas. In 2023, Oxford Economics detailed that the Charlotte metro recorded the 15<sup>th</sup> highest year-over-year population growth in the nation. The top state for migration into the Charlotte region is New York, which suggests that the U.S. banking capital relocates personnel to the secondary U.S. banking hub that is Charlotte.

### RECENT CHARLOTTE-AREA POPULATION GROWTH PROJECTIONS:

- » With a projected growth rate of 26% from 2016 to 2026, the Charlotte MSA ranks as the sixth fastest growing metro areas, per WCNC.
- » Charlotte is expected to record 5% population growth over the next five years, per ESRI.
- » The Charlotte Region continues to grow steadily. According to the US Census Bureau, about 157 people moved into the Charlotte Region every day in 2023. The 10-county region has seen its population grow 5.2% since 2020. The growth in the region outpaced the rest of the country which averaged 1.8% growth. This incredible population growth has been fueled by steady job growth. Per the Bureau of Labor Statistics, there were over 20,500 jobs added year-over-year. These jobs are supported by Charlotte-Mecklenburg's extensive draw of over 1,299,044 commuters—almost 100% of the MSA workforce—who travel in from the surrounding counties each business day.



## Excellent Quality of Life

### COST OF LIVING

Despite its recent growth surge, Charlotte has maintained low living costs for its residents. CBS News reports that Charlotte has the 10<sup>th</sup> lowest residential property tax rates compared to the largest city in each state. It costs about 2% less than the national average to live in Charlotte, according to Payscale. Charlotte's housing expenses are 11% lower than the national average and the utility prices are 8% lower than the national average, according to Payscale. Transportation expenses like bus fares and gas prices are also 7% lower than the national average.

### ENTERTAINMENT & RECREATION

Charlotte offers a seemingly infinite array of dining and shopping options, along with a diverse menu of entertainment opportunities ranging from the arts and outdoor recreational activities to professional sporting events. Charlotte ranked 9th in a US News study of the best places to live for young professionals in 2023-2024.

Charlotte is home to the ACC HQ; the NFL's Carolina Panthers; the NBA's Hornets; the MLS's Charlotte FC; the MLR's Anthem RC; the AHL's Checkers; NASCAR's Coca-Cola 600 held at Charlotte Motor Speedway; and minor league baseball team, the Charlotte Knights, which is the Triple-Chicago White Sox affiliate. Charlotte's Quail Hollow Country Club hosted the 2017 PGA Championship and 2021 Presidents Cup.

The market's first TopGolf entertainment center was established in mid-2017, projecting 450,000 visitors in its first year. The 65,000-square foot facility is expected to generate an economic impact of \$265 million over the next 10 years.





## EDUCATION

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Within North Carolina, Duke University, the University of North Carolina and Wake Forest University continually place within the top national universities by U.S. News & World Report, which also ranks Mecklenburg County's Davidson College as the #13 Liberal Arts College in the nation and Charlotte's Queens University ranked #9 for Regional Universities in the South. According to the Forbes List of America's Top Colleges for 2022, Duke University ranked #22 in 2026.

UNC Charlotte, which has come to be known as North Carolina's urban research university, is one of 17 schools in the University of North Carolina system; it boasts a 1,000-acre campus and an enrollment of more than 30,000 students.

## THE QUEEN CITY

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Charlotte's most compelling selling point is simply its remarkable quality of life. Though a leading national business center, Charlotte has been able to maintain a low cost of living, high quality of life, and the charm and hospitality for which the Carolinas and the Southeast have come to be known. Named for King George III's wife, Queen Charlotte, the "Queen City's" provides a comfortable climate of mild winters, colorful falls, and favorable springs and summers proven attractive to many new residents who continue to call this region home.

5<sup>th</sup> Best Place to Live in  
the U.S.





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## The Queen City

Historically, Charlotte society has grown to the South from the CBD. Myers Park, Eastover and Dilworth formed the first ring of well-to-do homeowners at the turn of the 19th century, and that growth has continued on its southern path. As residential extended southward, commercial developers too were eyeing this area. Again, local families (Belk and Ivey) were involved and planned Carolina Place Mall over 30 years before it opened in 1991. These families eventually sold the land in the mid-1980s and the planning of Carolina Place, as it is known today, began. The promise of the outer beltway was the catalyst to bring the explosive growth we have experienced in this area.

True to our roots, the dream that would become “Ballantyne” was master planned by the Harris family, infrastructure provided by Crescent Resources (the real estate arm of Duke Power, the office park and planning and construction by Bissell Development)- the park is a “who’s who” of Charlotte. Ballantyne sets the tone for the office submarket that exists today. The first office building at Ballantyne Corporate Park, a 535-acre master planned community, delivered in 1997. At that time, the submarket contained less than 1 million square feet. Today at 5.5 million square feet the submarket district is dominated by Ballantyne’s 4 million square feet of multi-tenant office space. Despite aggressive speculative construction, this submarket has maintained high average asking rental rates.



## **AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT**

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



# Highway 49 & Youngblood Road

C H A R L O T T E , N C 2 8 2 7 8

## CONTACT US

**KATHERINE SOUTHARD**

Senior Vice President

+1 704 661 3165

katherine.southard@cbre.com

**TOM EVANS**

First Vice President

+1 704 281 1912

tom.evans@cbre.com

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