



AVAILABLE
FOR SALE
+/- 4.50 - 36.50 AC
CALDWELL PARK DR.



LEGACY

PROPERTY OVERVIEW



+/- 4.50 - 36.50 AC INDUSTRIAL LAND

Great industrial land opportunity near major interstates and surrounded by dense industrial development. Up to 36.50 AC are available for sale in the University City area of Charlotte. This is an ideally-situated site with close proximity to I-485 (6 mins), I-85 (10 mins), and Charlotte attractions (PNC Music Pavillion, Charlotte Motor Speedway, Concord Mills Mall). Ownership will consider a sale of the entire assembly or separate sales of the parcels available.

SITE DESCRIPTION	
Location	Caldwell Park Drive
Submarket	University City
PID	Mecklenburg County - 05114119, 05114108, 05114101 Cabarrus County - 45978257740000, 45979176310000
Availability	OP 1 - 4.5 AC OP 2 - 6.8 AC OP 3 - 12.0 AC OP 4 - 13.2 AC Up to +/- 4.50 - 23.30 Can be combined
Use	Industrial
Zoning	ML-2, EC, PUD
Parking	160+ Parking Spaces
Estimated Delivery	May 1, 2024
Pricing	OP1 & OP3 \$280,000/AC Will be delivered cleared, rough graded with detention and erosion in place. Sewer is available. OP2 \$200,000/AC Raw Land and not site ready. Water and Sewer available. OP4 \$260,000/AC Unimproved Raw Land and not site ready. Water and Sewer available.

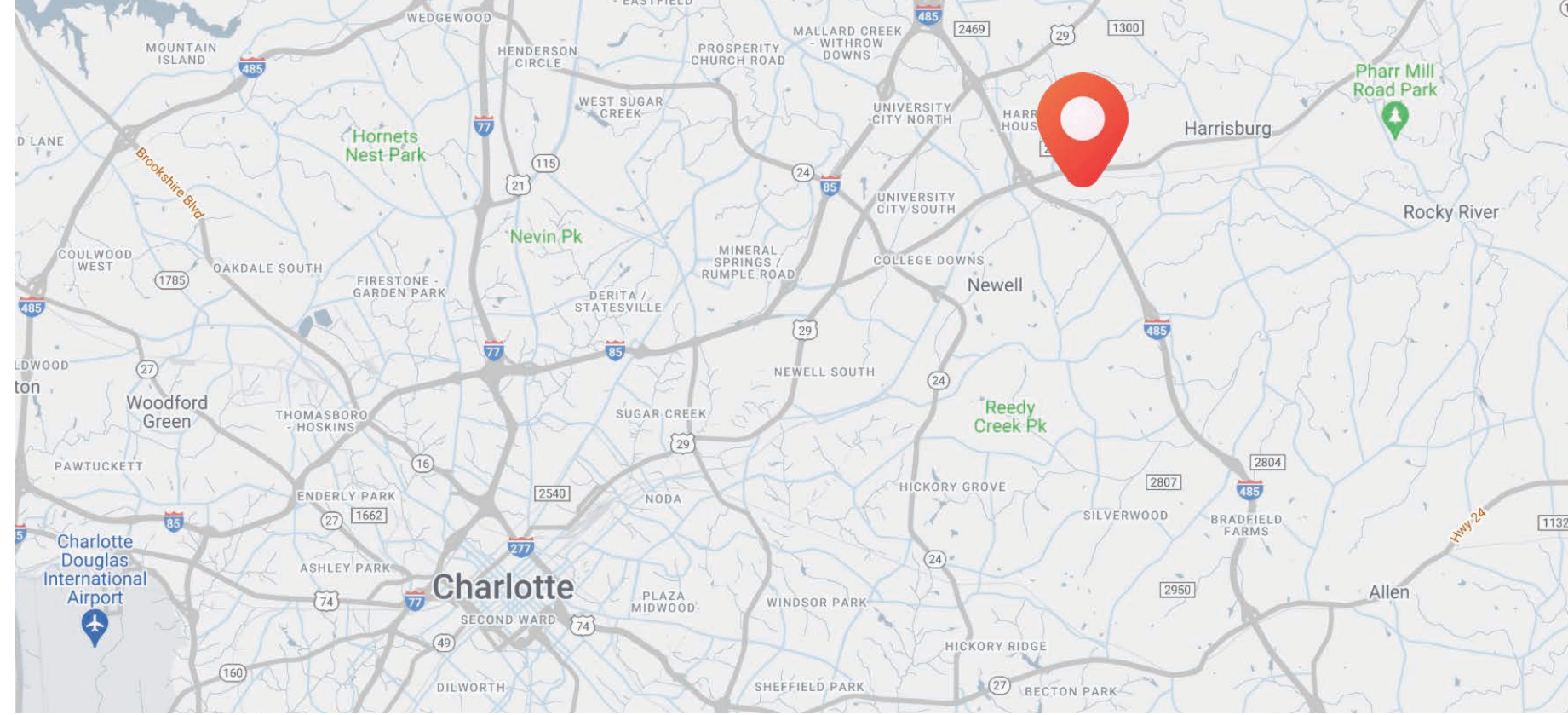
LOCATION OVERVIEW

UNIVERSITY CITY

Home to the University of North Carolina at Charlotte and more than 20 regional offices for Fortune 500 companies, University City is a lively submarket.

University City is named for one shining tenant: The University of North Carolina at Charlotte. Despite its proximity to the city, the university and its lively student culture have brought college-town spirit—not to mention fun pubs, dining hot spots and extensive retail—to the area. On football Saturdays, crowds dressed in green, white and gold pile into Jerry Richardson Stadium to cheer for the Charlotte 49ers.

During the week, the neighborhood is all business. With more than 20 regional offices for Fortune 500 companies in this area, University Executive Park, University Research Park and Innovation Park employ thousands, and the completion of the LYNX Blue Line light rail extension makes access to Center City faster than ever.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	7,647	60,009	142,132
Population Growth (2023-2028)	0.52%	1.23%	1.63%
Households	2,756	20,731	51,358
Average Household Income	\$128,673	\$103,488	\$98,210
Businesses	187	1,240	3,614



UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE



CHARLOTTE MOTOR SPEEDWAY

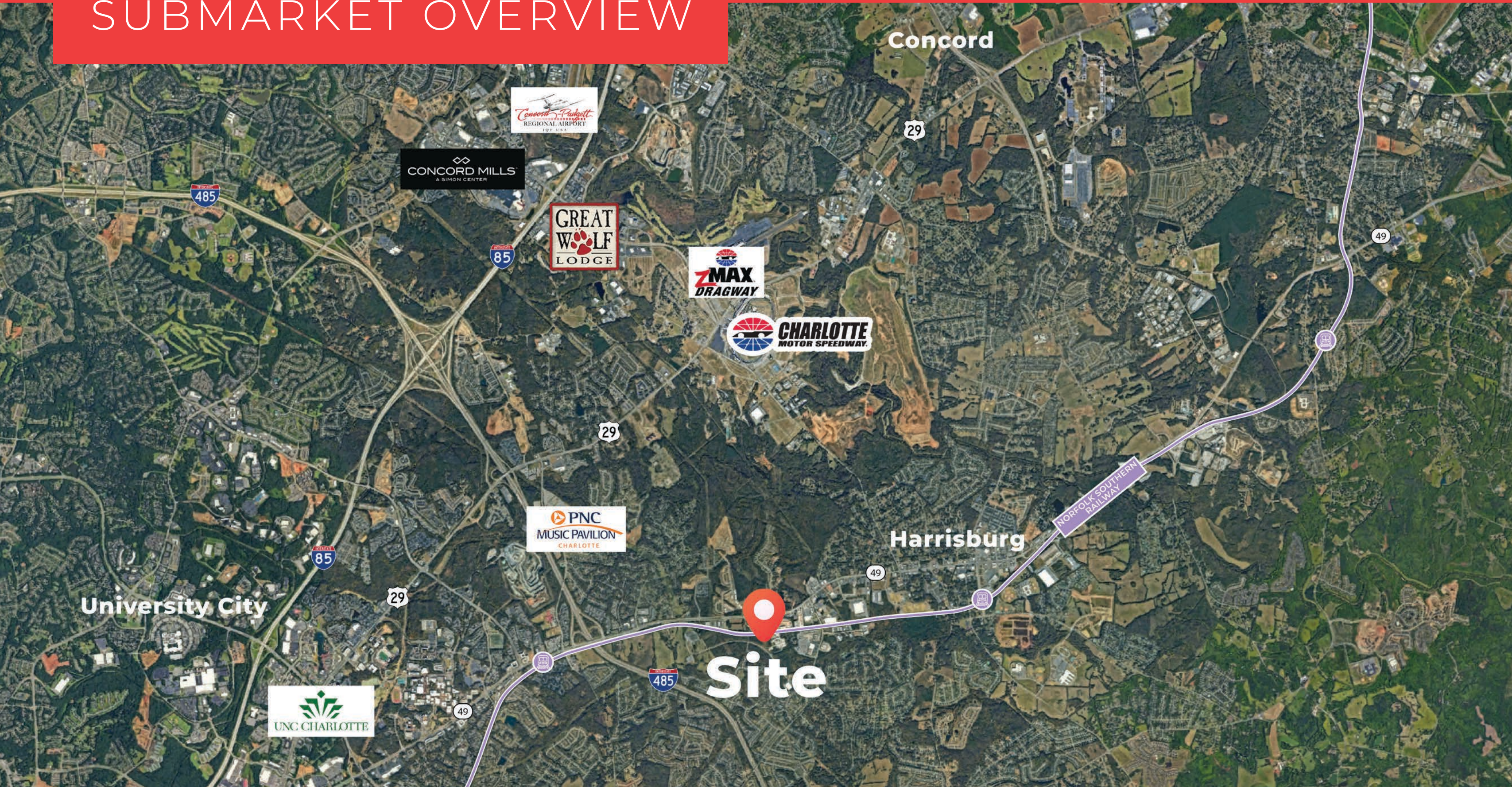


CONCORD MILLS MALL

SITE OVERVIEW



SUBMARKET OVERVIEW



MARKET OVERVIEW



DRIVE TIME

I-485	5 Minutes
I-85	9 Minutes
I-77	17 Minutes
Uptown Charlotte	24 Minutes
Charlotte Douglas International Airport	27 Minutes

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.

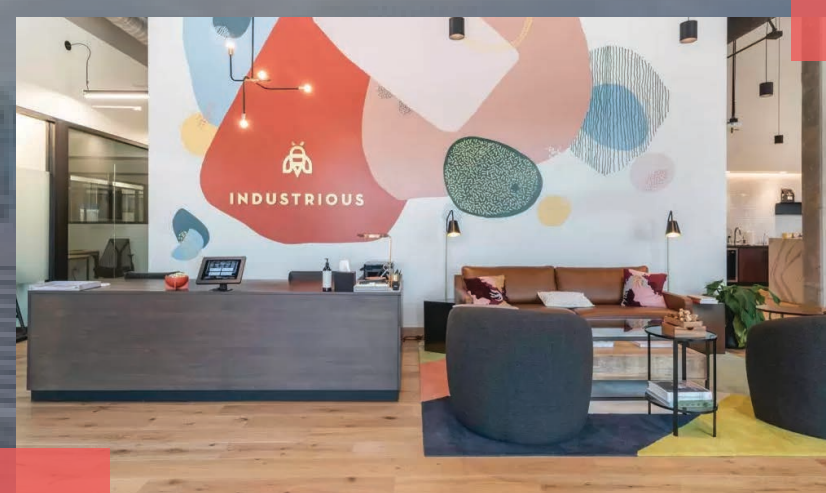
**FORTUNE 500 HEADQUARTERS
CALLING CHARLOTTE HOME**



NUCOR Honeywell



COMMSCOPE®
now meets next



SURVEY

KEY FACTS

OP 1

Total Area 4.5 AC
Building Area 50,000 SF
Parking 35+ Spaces
Docks 6 (1 Level/5+ Depressed)

OP 2

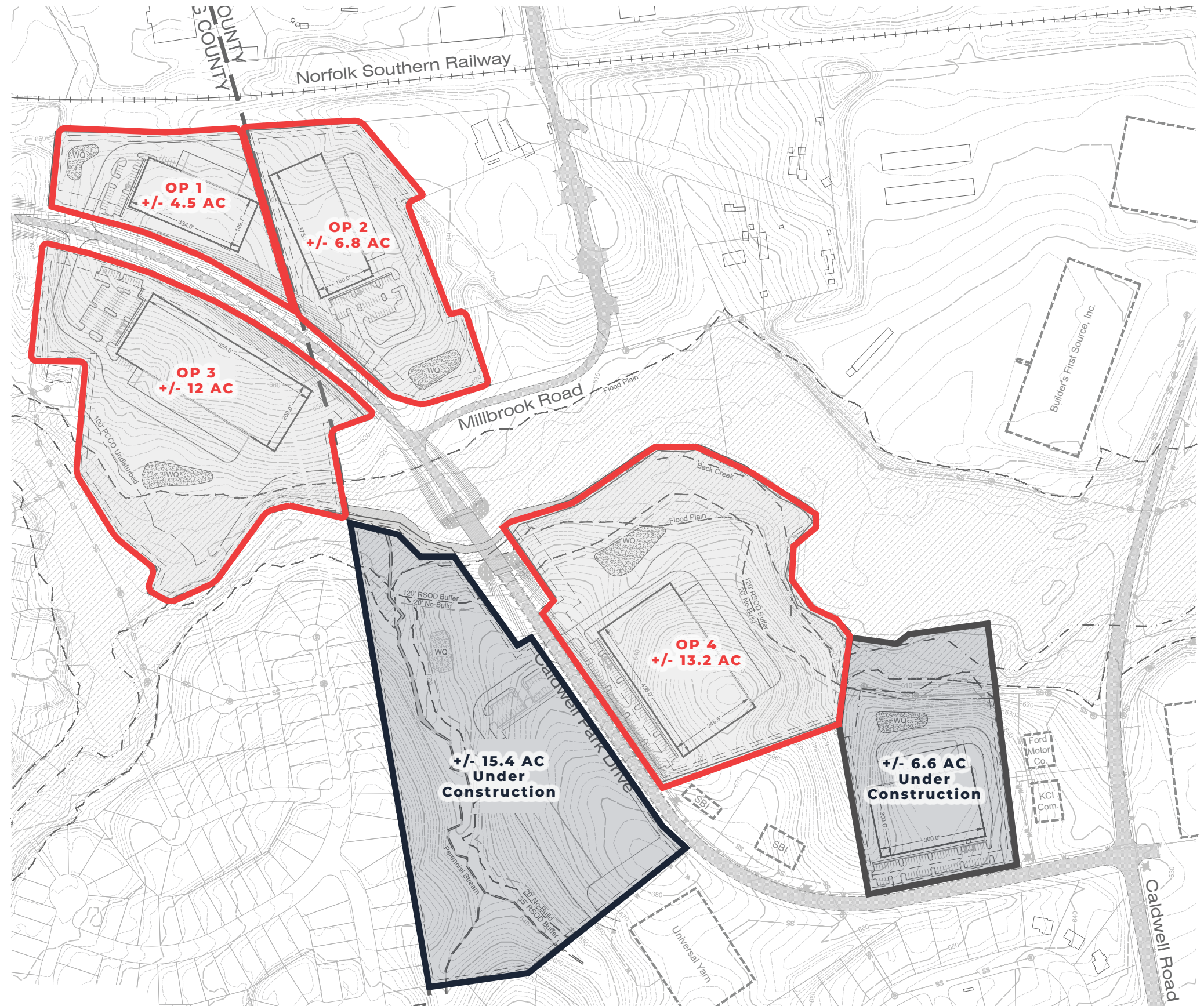
Total Area 6.8 AC
Building Area 60,000 SF
Parking 45+ Spaces
Docks 12 (1 Level/11 Depressed)

OP 3

Total Area 12 AC
Building Area 105,000+ SF
Parking 80+ Spaces
Docks 14 (1 Level/13+ Depressed)

OP 4

Total Area 13.2 AC
Building Area 102,000 SF
Parking 86+ Spaces
Docks 14 (1 Level/13+ Depressed)



EXCLUSIVE ADVISORY TEAM

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DISCLAIMER

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.



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