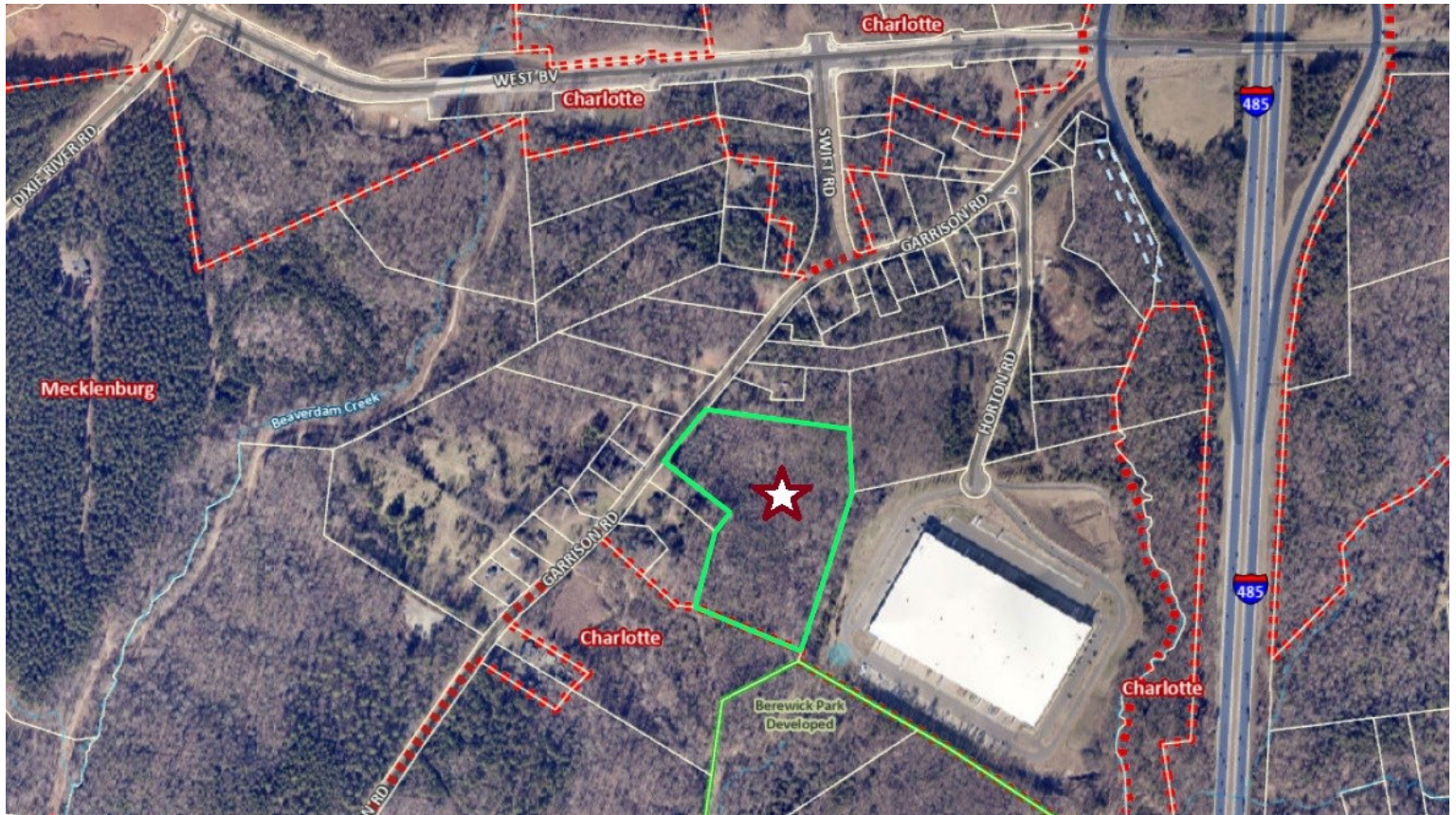


12.91 ACRE / 7.64 ACRES BUILDABLE 10257 GARRISON RD



THE RIVER DISTRICT - HQ - BUILD TO SUIT - INDUSTRIAL - MULTI-FAMILY

- 12.91 Ac / 7.64 Ac Buildable Tax Id 14118118
- Plus 5.31 Ac For Tree Save & Useable Open Space
- The River District / Charlotte Airport Intermodal
- Requires Rezoning For Industrial or Multi-Family
- NI-A Zoning Includes Duplexes & Triplexes
- Surrounded By New Development Planned Sites
- Under One Mile to the I-485 / West Blvd Exit
- All Utilities Available Near The Property
- Excellent Headquarters or Build To Suite Site



MIKE BROWN
704.337-5000
mbrown@colecre.com
www.colecre.com



COLE COMMERCIAL
REAL ESTATE ADVISORS



THE RIVER DISTRICT

The River District will be a 1,400-acre master-planned community unlike anywhere else in Charlotte. With a unique location, The River District combines the beauty of the Catawba River with convenient proximity to vibrant Uptown Charlotte. A diverse community with a full spectrum of residential and commercial offerings, this is where trails, river ways and innovative thinking converge, making life at The River District truly boundless.



Retail
500K
SQ.FT



Office
8M
SQ.FT



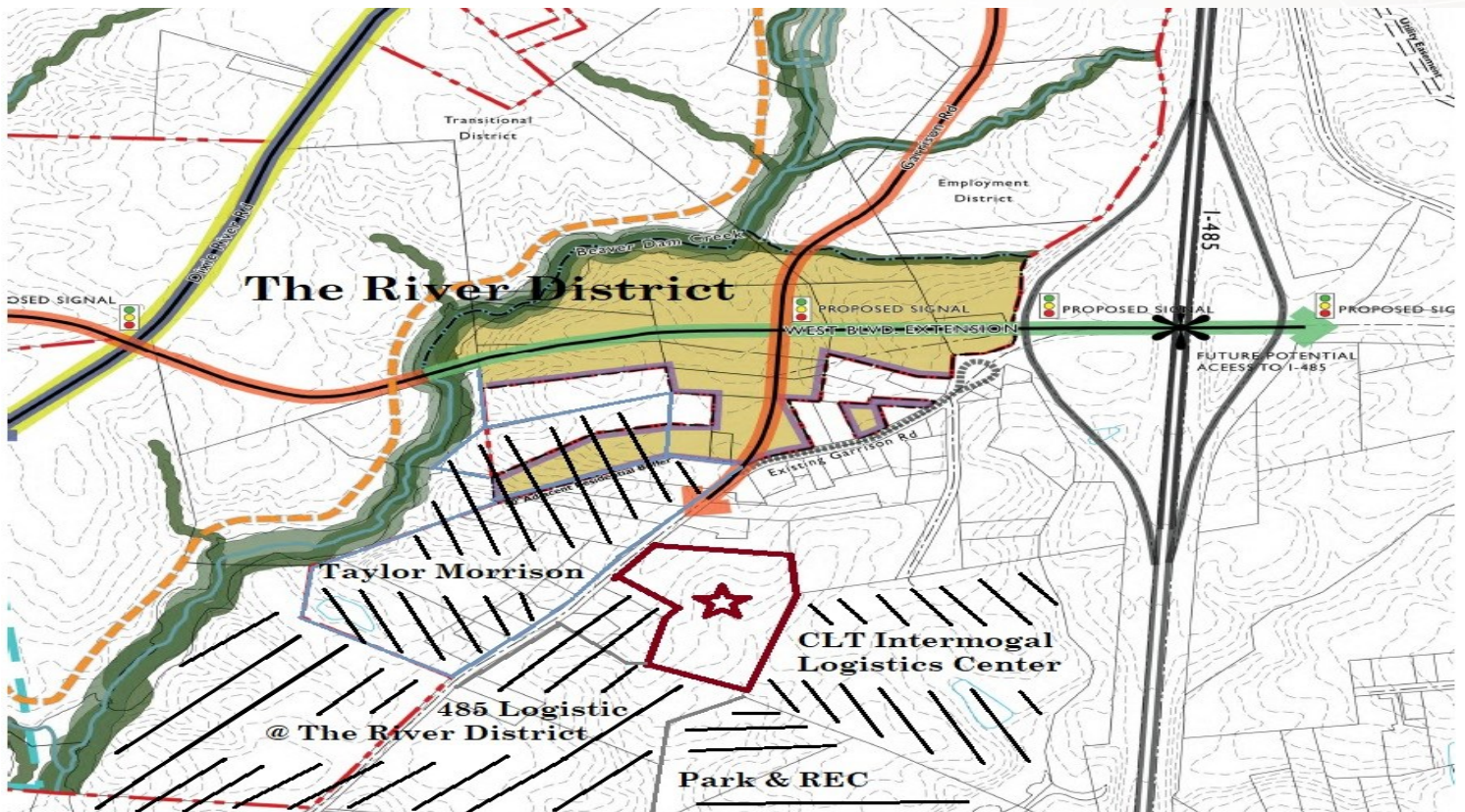
Res. Home
2,300



Multi-Family
2,350

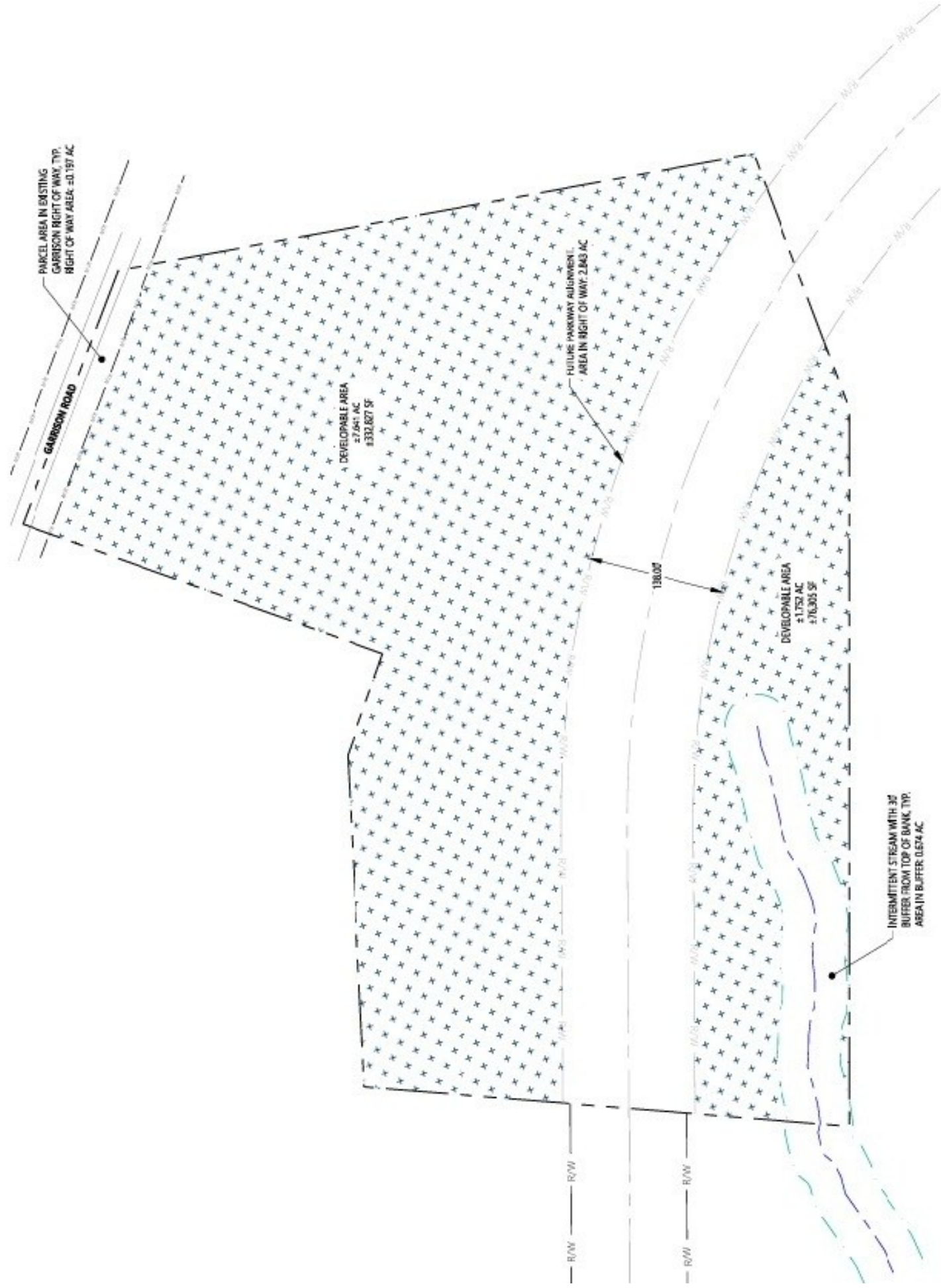


Hotel Rooms
1,000



485 LOGISTICS @ THE RIVER DISTRICT

The site plan illustrates the layout of the University of North Carolina at Chapel Hill, divided into Phase 1 and Phase 2 development areas. Phase 1, located in the lower-left and central portions, includes three main buildings: Building 1 (a large central structure), Building 2 (a long rectangular building to the left), and Building 3 (a smaller building at the bottom left). Phase 2, located in the upper-right portion, includes two main buildings: Building 4 (a large rectangular building) and Building 5 (a smaller building at the top right). The plan also shows various green spaces, parking lots, and surrounding roads. A dashed line separates the two phases, and a dotted line outlines the overall site boundary.



DATE	REVISION FOR	811 PUPS Know what's below. Call before you dig.	RJH R. Joe Harris & Associates, Inc. Engineering • Land Surveying • Planning Management www.rjeharris.com	CONCEPT ONLY	Project Manager B. P. Higgins	Project SHERI & BILL HIGGINS 225 South View Lane Charlotte, North Carolina 28270	Project HIGGINS PROPERTY FUTURE CAYAMBA CROSSING BOULEVARD EXHIBIT	Project Parcel Acreage Exhibit Western Parkway Modified Alignment	Project SHERI & BILL HIGGINS 225 South View Lane Charlotte, North Carolina 28270	Project HIGGINS PROPERTY FUTURE CAYAMBA CROSSING BOULEVARD EXHIBIT	Project Parcel Acreage Exhibit Western Parkway Modified Alignment
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