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Available
Transit Oriented
Industrial
For Sale



3100 Cullman Ave

Charlotte, NC 28206

LOCATION



ABOUT

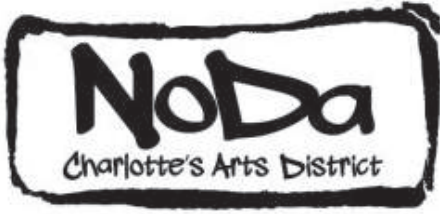
3100 Cullman Avenue is a freestanding 17,114 SF Industrial Warehouse (15,529 Heated SF) located in the heart of NoDa. Built in 1962 and renovated in 2007, this space has +/- 640 SF office space and +/-14,889 warehouse space. It is located directly across from the future Cross Charlotte Trail Extension and .3 miles from the 36th Street Light Rail Station.

SITE DETAILS

- 17,114 SF Industrial Warehouse
- Parcel ID: 08303114
- Zoned: I-1 (Light Industrial)
- +/- 2.75 Acres
- 12' -17' Clear Height
- 4 Loading Docks
- Front Office Remodeled in 2006
- 800 amps
- 3 Phase Power
- Building not Sprinkled
- 10 Dedicated Parking Places
- Building located in FEMA floodplain
- Property subject to 53' permanent easement
- Property subject to 100' ROW in addition to easement
- Undisclosed Price

Cullman Avenue
3100

NORTH DAVIDSON



Known as the arts district of Charlotte, NoDa offers an array of galleries and art crawls. It is a hub for entertainment with several music venues and numerous restaurants, breweries and retail shops. In recent years, the area has seen growth as a residential neighborhood as well with many single family home renovations and mixed-use projects underway.


www.noda.org



DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population			
2016 Total Population:	9,287	101,932	263,287
2021 Population:	10,347	113,151	292,228
Pop Growth 2016-2021:	11.41%	11.01%	10.99%
Average Age:	35.70	34.90	35.20
Households			
2016 Total Households:	3,871	41,892	107,359
HH Growth 2016-2021:	11.50%	11.26%	11.13%
Median Household Inc:	\$36,777	\$40,183	\$41,844

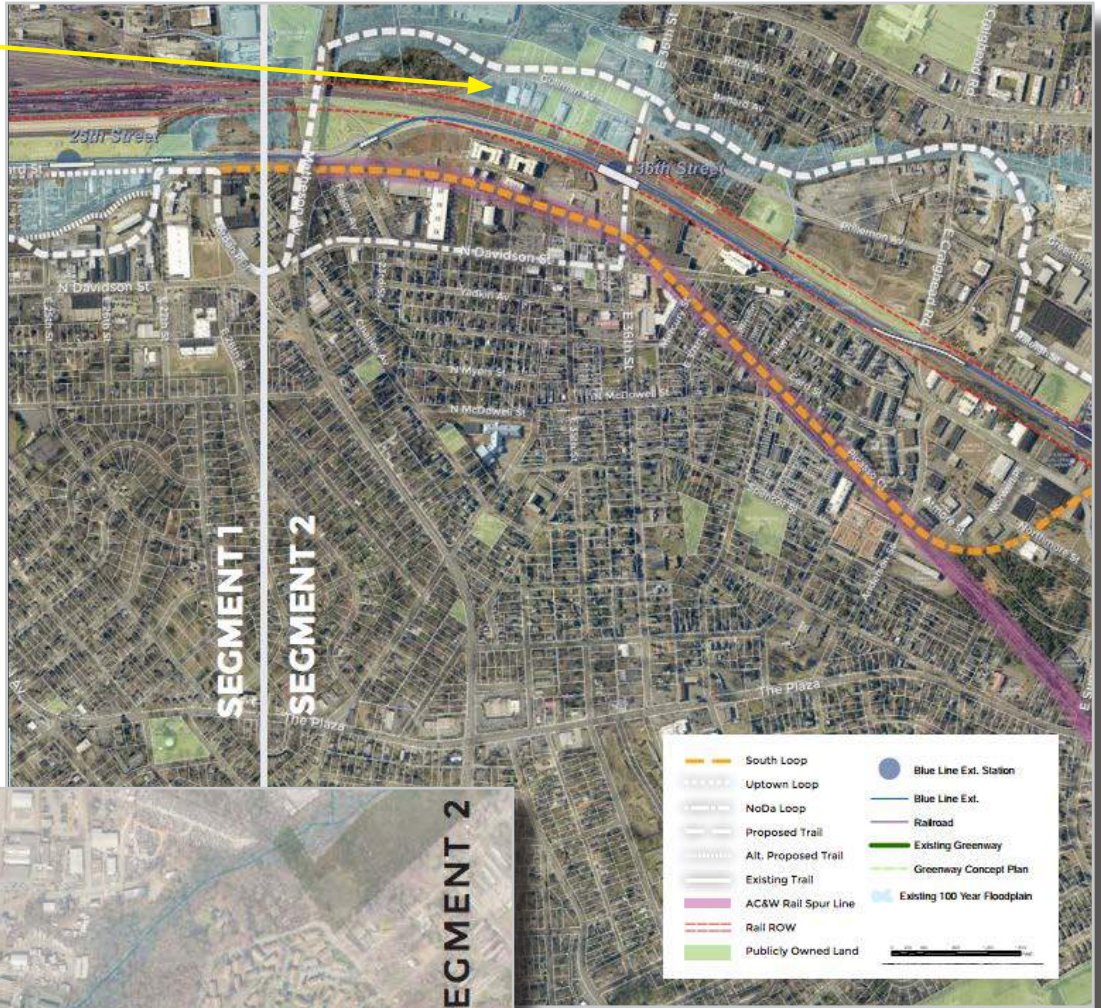
AREA MAP

 Site of 36th Street Station

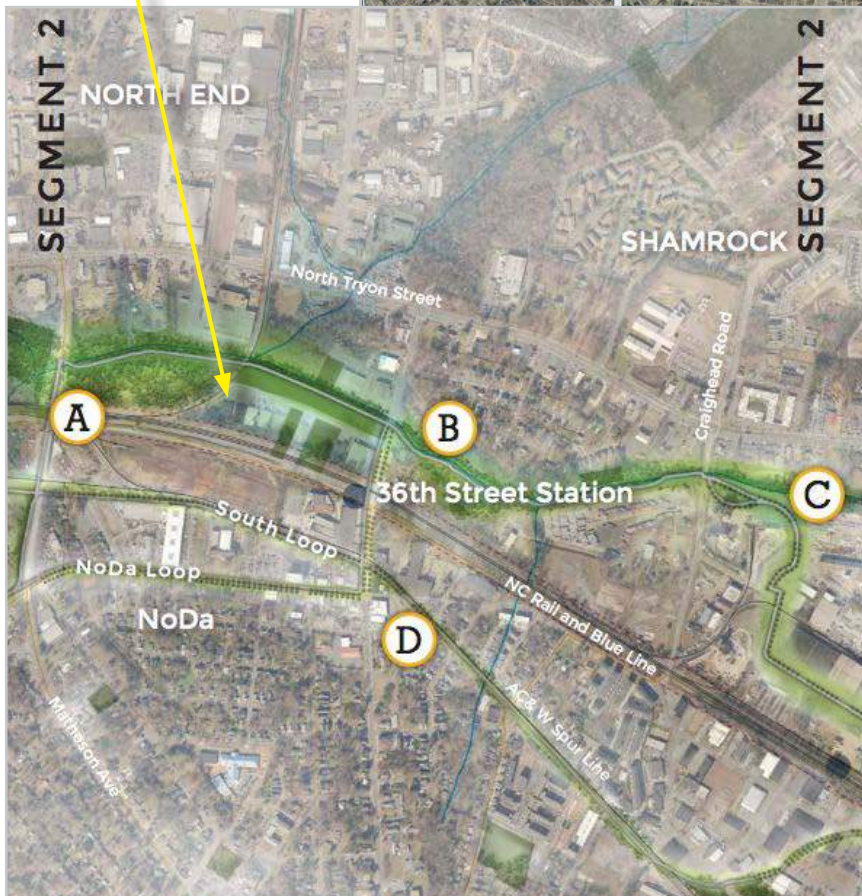


CROSS CHARLOTTE TRAIL EXTENSION

3100 Cullman Avenue



3100 Cullman Avenue



Cross Charlotte Trail Detail:

<http://charlottenc.gov/charlottefuture/CIP/Documents/XCLTExecSummary.pdf>

THE GREENWAY DISTRICT - CONCEPTUAL

The Greenway District:

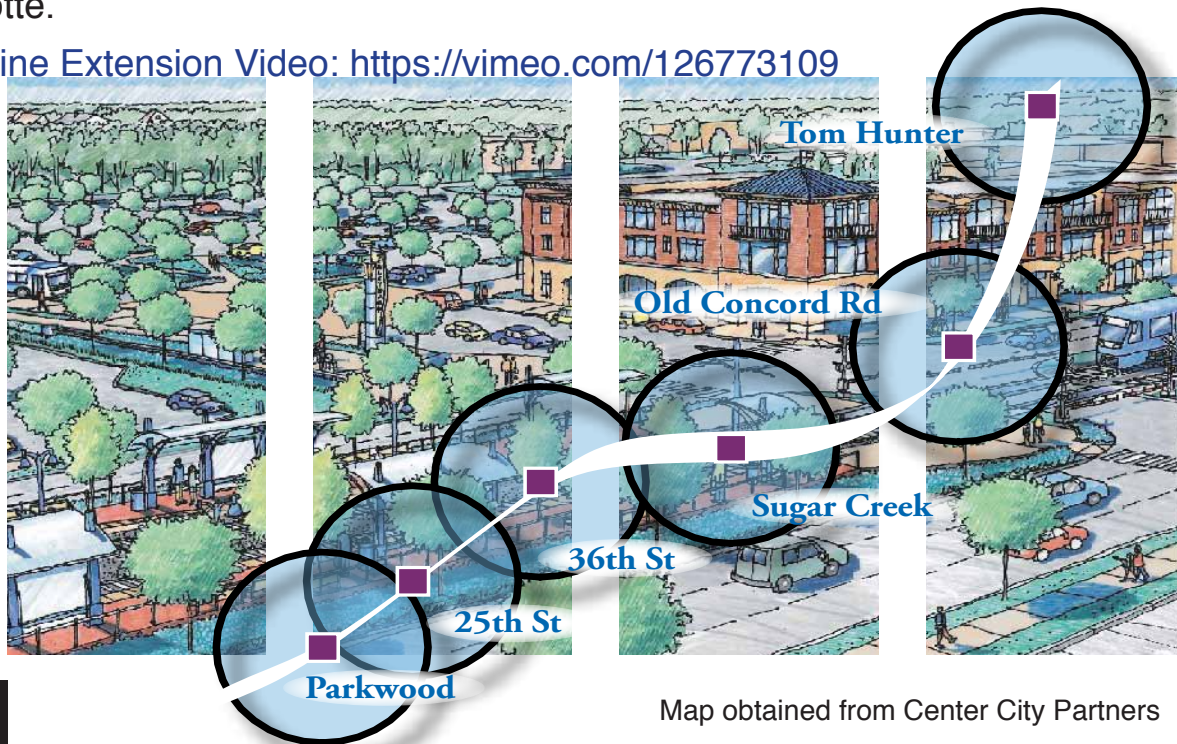
- +/- 225,000 SF Office Space
- +/- 40,000 SF Retail
- +/- 350 Apartments



BLUE LINE EXTENSION

LYNX Blue Line Extension is currently under construction with an estimated completion of March 2018. The line will connect Center City Charlotte with UNC Charlotte in NE Charlotte.

Blue Line Extension Video: <https://vimeo.com/126773109>



Map obtained from Center City Partners

BLUE LINE EXTENSION



Concept Plan Land Use & Key Community Design



36th STREET STATION CONCEPT PLAN

Map 9: CONCEPT MAP

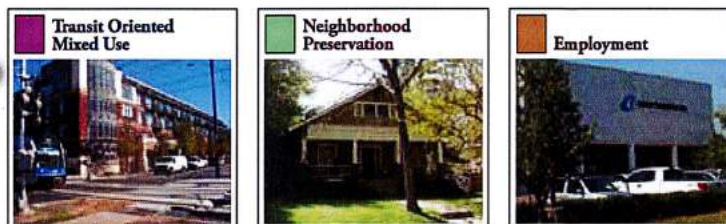
■ Urban Station



36th Street Development Concept

Map 9: Concept Map, illustrates the recommended development pattern for the plan area. As illustrated, the heart of NoDa, within easy walking distance of the transit station, is expected to have opportunities for more intense, mixed-use development while protecting and enhancing the historic character of mill and village style development in the area. This development pattern will be supported by infrastructure improvements to enhance accessibility and safety for pedestrians, cyclists, motorists and transit users. Some proposed enhancements include future extension of the Little Sugar Creek Greenway which includes a community node at Cullman Avenue, and the development of a multi-use trail that traverses the abandoned AC&W rail line.

Photos shown are examples of the Concept Map's recommended pattern of development and preservation for the 36th Street Station plan area.



BLUE LINE EXTENSION



**Concept Plan
Land Use & Key
Community Design**

Recommended Land Use

- Low Density Residential
- Moderate Density Residential
- Institutional
- Industrial-Warehouse-Distribution
- Transit Supportive Uses
- Park/Open Space

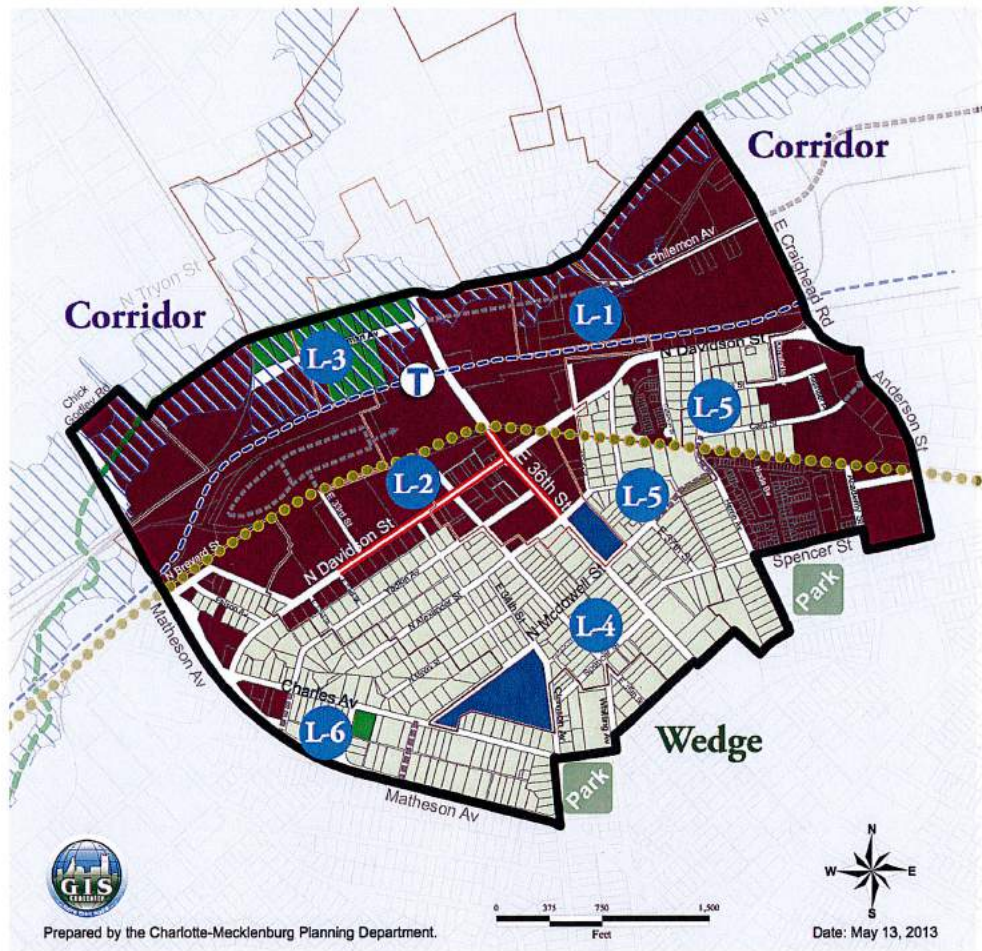
Current and Future Amenities

- Proposed Transit Station and Rail Line
- Proposed Street Connection
- Ground Floor Retail
- Proposed Multi-Use Trail
- Proposed Little Sugar Creek Greenway
- FEMA 100 Year Floodplain
- Existing Park

36th STREET TRANSIT STATION AREA

Map 10: DEVELOPMENT PLAN

■ Urban Station



36th Street Land Use & Key Community Design

This section sets forth land use and community design recommendations for the 36th Street plan area. An overview of the proposed street network is also included.

The entire 301 acre area is divided into two distinct areas within the Northeast Growth Corridor and adjacent Wedge;

- **Transit Station Area**
the portion of the Northeast Growth Corridor that surrounds the 36th Street light rail station;
- **Wedge Area**
the eastern portion of the plan area includes predominantly established low density residential.

The land use recommendations are shown on **Map 10: Development Plan**. The recommendations, described on the following page, are also cross referenced using the item numbers in the Implementation section of this plan.





**BLE
Transit Station
Area Plan**

**Concept Plan
Land Use & Key
Community Design**



Display of colorful and enticing items in storefront window.

36th Street Transit Station Area

The Transit Station Area encompasses a majority of the study area (184 acres). This station area has seen the most development activity along the BLE and has transitioned over the past 20 years from an abandoned and aging retail core to a vibrant arts and entertainment district. The plan policies in this section seek to preserve that character and encourage a development pattern that supports continued transformation to a vibrant, urban environment.

Land Use & Key Community Design Policies

- L-1** Promote a mix of transit-supportive land uses (residential, office, retail, civic/institutional, park and open space) through new development and redevelopment.
 - Ensure adequate parking as development occurs and encourage shared parking where appropriate.
 - Preserve the existing Highland Mills, Mecklenburg Mills and the mill houses within the transit station area. Adaptive reuse of existing structures is strongly encouraged to preserve the historic character of the area. A key implementation strategy for this area includes working with the community to pursue local historic designation for the historic characteristics in this area. More detailed information is provided in the Implementation Guide for this document.
 - Ensure that scale and massing of new development/redevelopment is sensitive to the existing NoDa business district scale and character. More specific design guidance is provided in the Community Design Section of this document.
- L-2** Provide active ground floor non-residential uses, such as retail or office, along North Davidson Street, from 36th Street to 33rd Street and along 36th Street, from the AC&W rail line to N. Alexander Street. These areas are envisioned to include clear glass windows and doors with

entrances that front and connect to the sidewalk to increase accessibility for transit users.

- L-3** Cullman Avenue area – a majority of this area is located within the FEMA 100-year floodplain for Little Sugar Creek with predominantly industrial and vacant land uses. Much of the property was acquired by Mecklenburg County and is slated to become a park/greenway as part of the Cullman Avenue Water Quality Project. Parcels that redevelop are appropriate for transit supportive land uses.

Wedge Area

The Historic Highland Mill Village and single family homes the NoDa community describes as, “distinct character houses,” are located in the Wedge south of North Davidson and McDowell streets. This portion of the neighborhood includes low density residential, as well as civic and institutional uses. The following recommendations are designed to protect and enhance the residential character of the neighborhood

Land Use & Key Community Design Policies

- L-4** Maintain the low density residential portion of the neighborhood at up to 6 dwelling units per acre.
- L-5** Protect and preserve the Highland Mill Village and Mecklenburg Mill Village as low density residential land uses, up to 5 dwelling units per acre.
- L-6** Support opportunities for infill residential development with similar densities and design character as the existing mill village housing. Moderate density may be appropriate in some locations if the proposal meets the design guidance provided in the Community Design Section of this plan.

BLUE LINE EXTENSION



BLE
Transit Station
Area Plan

Concept Plan Land Use & Key Community Design

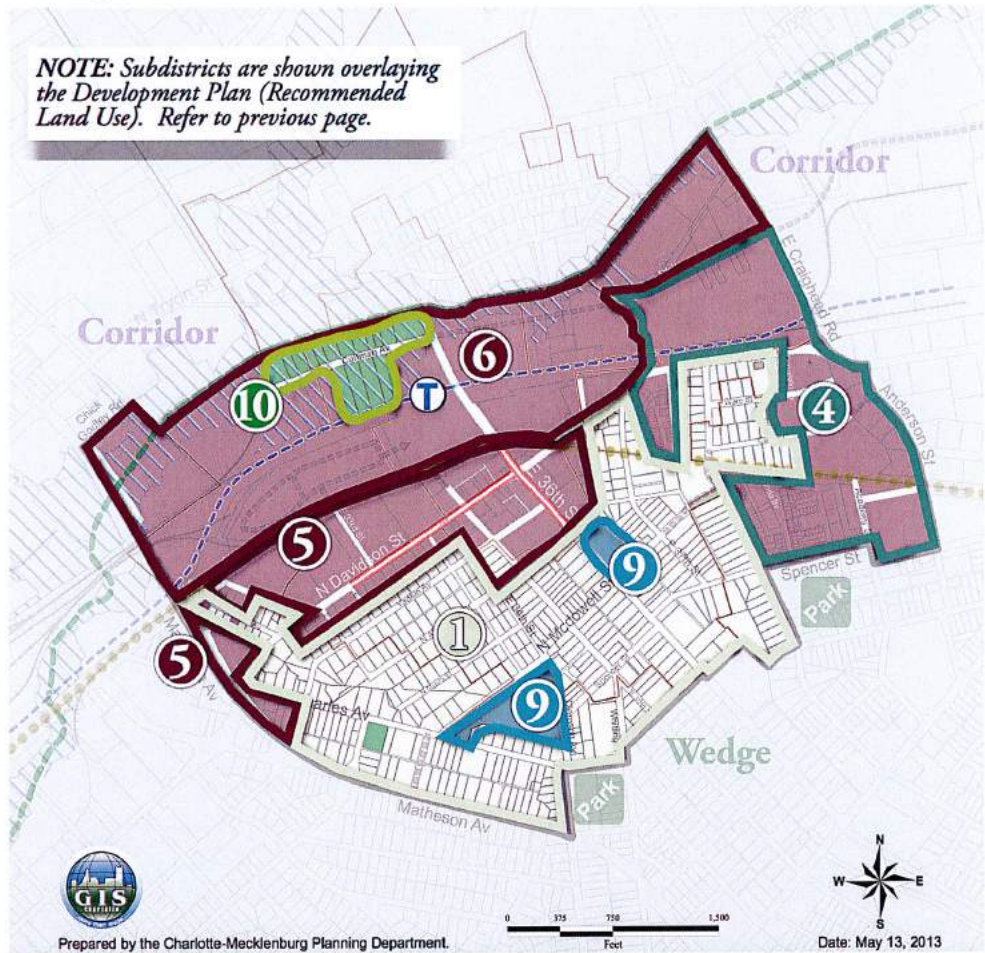


36th STREET TRANSIT STATION AREA

Map 11: STRUCTURE PLAN

■ Urban Station

NOTE: Subdistricts are shown overlaying the Development Plan (Recommended Land Use). Refer to previous page.



Prepared by the Charlotte-Mecklenburg Planning Department.

Date: May 13, 2013

SUBDISTRICTS

Subdistrict	Desired Uses	Typical Building Types	Desired Height
①	Low Density Residential	Single Family Houses, Duplexes, Triplexes, Quadraplexes	Up to 40'
②	Moderate Density Residential	Single Family Houses, Duplex, Triplex, Quadraplex	Up to 50'
③	Low Intensity Office/Residential	Single Family Houses, Vertical Mixed Use	Up to 50'
④	Transit Supportive Uses – Predominately Residential	Vertical Mixed Use, Single Family Houses, Duplex, Triplex, Quadraplex	Up to 60'
⑤	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Up to 50'
⑥	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Established by Ordinance Requirements
⑦	Low Intensity Office/Retail/Single Family Homes	Vertical and Horizontal Mixed Use, Retail	Up to 50'
⑧	Manufacturing, Storage, Distribution-Shipments, Office, Retail, Truck Transport	Industrial, Manufacturing, Warehouse, Office	Up to 50'
⑨	Civic/Institutional	Schools, Government Offices, Museums, Community Centers	Up to 40'
⑩	Open Space/Park/Recreation	Open Space, Passive and Active Recreation	Up to 40'




Subdistricts shown in gray text are not recommended for this station area.

Blue Line Extension Transit Station Area Plan




FLOOD PLAIN MAP






Summary

-  Both FEMA and Community floodplain on property. (Zone AE / X Shaded). Flood insurance required if building in FP.
-  Lowest floor is 2.20 feet below FEMA base flood elevation.
-  View FEMA flood insurance rate map (FIRM) for this property.

Floodplain Restrictions

-  Building is Non-compliant with floodplain regulations. **Building restrictions apply.**
-  Community or FEMA floodplain occurs on this property. Special building restrictions apply and permitting required.
-  The flood protection elevation for this property is 694.2 ft.

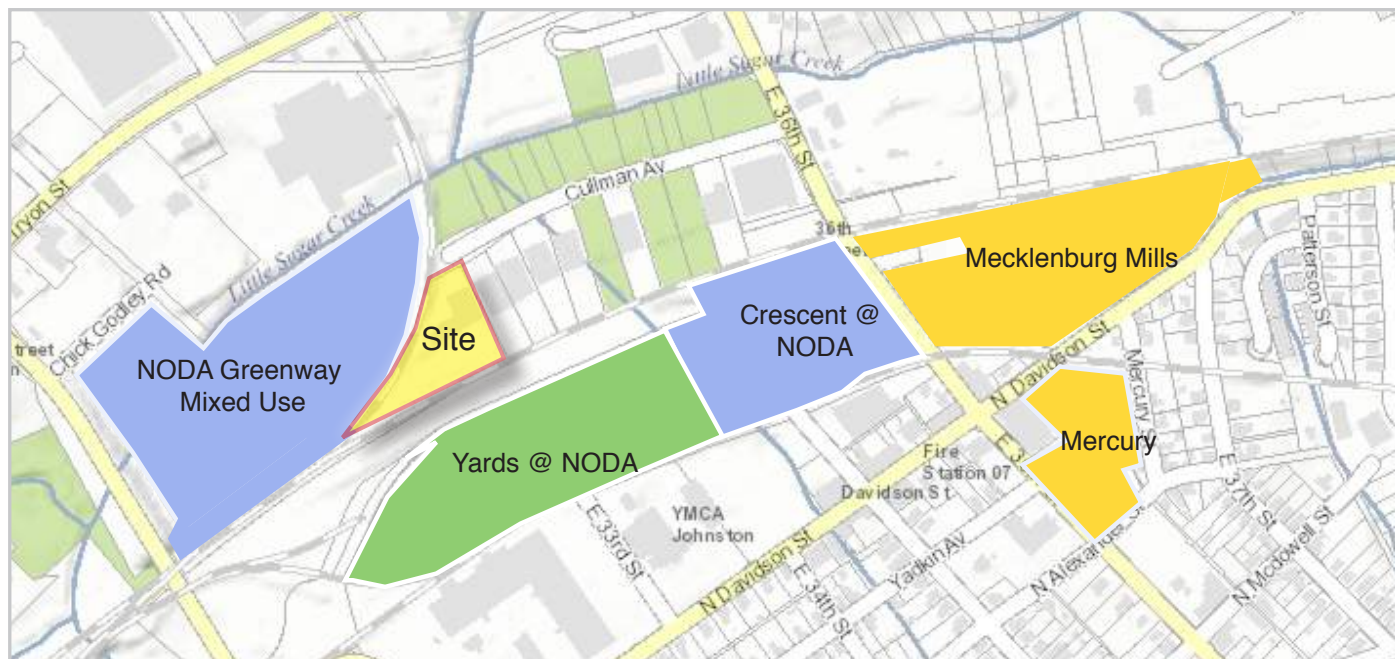
Flood Insurance Information

-  FEMA floodplain occurs on this property. Flood insurance is required for buildings with mortgages located in the FEMA floodplain.
-  Property is Pre-FIRM. Lower flood insurance rates may apply.
-  Flood insurance policy qualifies for 25% discount. Contact your insurance agent for more information.

Flood Insurance Rate Map Info

Floodzone	Zone AE / X Shaded
Panel	4555
Map Number	3710455500L
Revised Date	09/02/2015
Index Date	09/02/2015
Community Number	370159

NEARBY TRANSIT DEVELOPMENT PROJECTS



Approximately 1800 multi-family units completed/proposed within .5 mile of the site including:

- NODA 20- 20 units completed in 2013
- Crescent NODA: 345 units under construction
- The Lofts at NODA Mills- 241 units under construction
- Fat City Lofts: 26 units
- Mercury NODA: 241 units completed 2015
- Yards at NODA- 342 units
- The Arden: 10 units completed 2014
- Highland Mill Lofts: 211 units



For more information please contact:

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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.