



800 North Tryon Street

Charlotte, North Carolina 28206

Uptown

9th Street Station

Proposed 11th Street Station

Blue Line

Site

Future Silver Line

84,000 VPD



Uptown Land for Sale/Joint Venture

+/- 0.447 AC at 11th & North Tryon Street

Overview

Uptown Land Available for Sale/Joint Venture

Land for sale/joint venture in uptown Charlotte zoned UMUD. Located at the corner of 11th and North Tryon Street in desirable Uptown Charlotte. Clean Phase 1 & 2 environmental reports, the geotechnical survey has been completed for up to a 40-story building. Massing studies available for potential hotel, apartment, and office building information is available upon request.

This property is located along the proposed future LYNX Silver Light Rail line and intersects with the existing Blue Line. The Silver Line is a proposed east-west light rail line in Charlotte, North Carolina. The Silver Line would connect the outlying cities and towns of Belmont, Matthews, Stallings, and Indian Trail to Uptown Charlotte and the Charlotte Douglas International Airport.

Property Details

Address 800 North Tryon Street | Charlotte, NC 28206

Availability +/- 0.447 AC Available for Sale/Joint Venture

Square Footage Can accommodate up to 19,741 SF

Zoning UMUD

Parking Preliminary work done regarding parking deck

Traffic Counts North Tryon Street | 13,000 VPD
I-277 | 84,000 VPD

Sale Price Call for Details



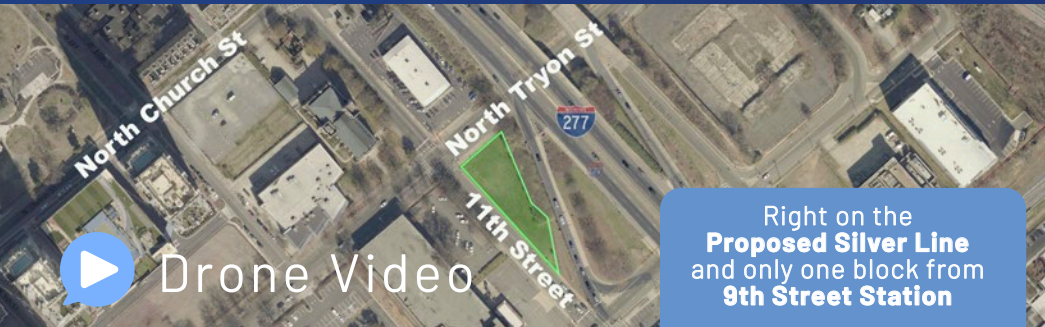
Unique experiences, a diverse community, thrilling entertainment.

Uptown is alive.

- 1 Block from Silver Line 9th Street Station
- Rare Opportunity in Uptown Submarket
- Up to 40-Story Building Approved for Site
- Great for Hotel, MultiFamily or Office Building

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	7,566	39,318	71,554
Avg. Household Income	\$90,504	\$96,982	\$111,226
Median Household Income	\$66,788	\$75,329	\$82,957
Households	3,195	15,265	27,769
Daytime Employees	3,841	16,570	35,889



Drone Video

Right on the
Proposed Silver Line
and only one block from
9th Street Station

Lynx Silver Line

Highlights

Current Status
DESIGN STAGE

26
Miles

27
Stations

10+
Park + Rides

26 Miles

Southeast & West Corridor
Connecting Matthews to Belmont

Overview

The 2030 Transit Corridor System Plan consists of multiple transit modes in five corridors, a series of improvements in Charlotte's transportation infrastructure to link our area's key centers of economic activity.

CATS is now embarking on a plan to build the Silver Line, a 26-mile alignment that would connect the city's sports, entertainment and cultural venues, and also provide links to major transit and transportation hubs across the metro area's southeast and west corridors.

Destinations



Bojangles Coliseum
Bank of America Stadium
BB&T Ballpark
Ovens Auditorium



Novant-Matthews Hospital



CPC Central and
Levine Campuses



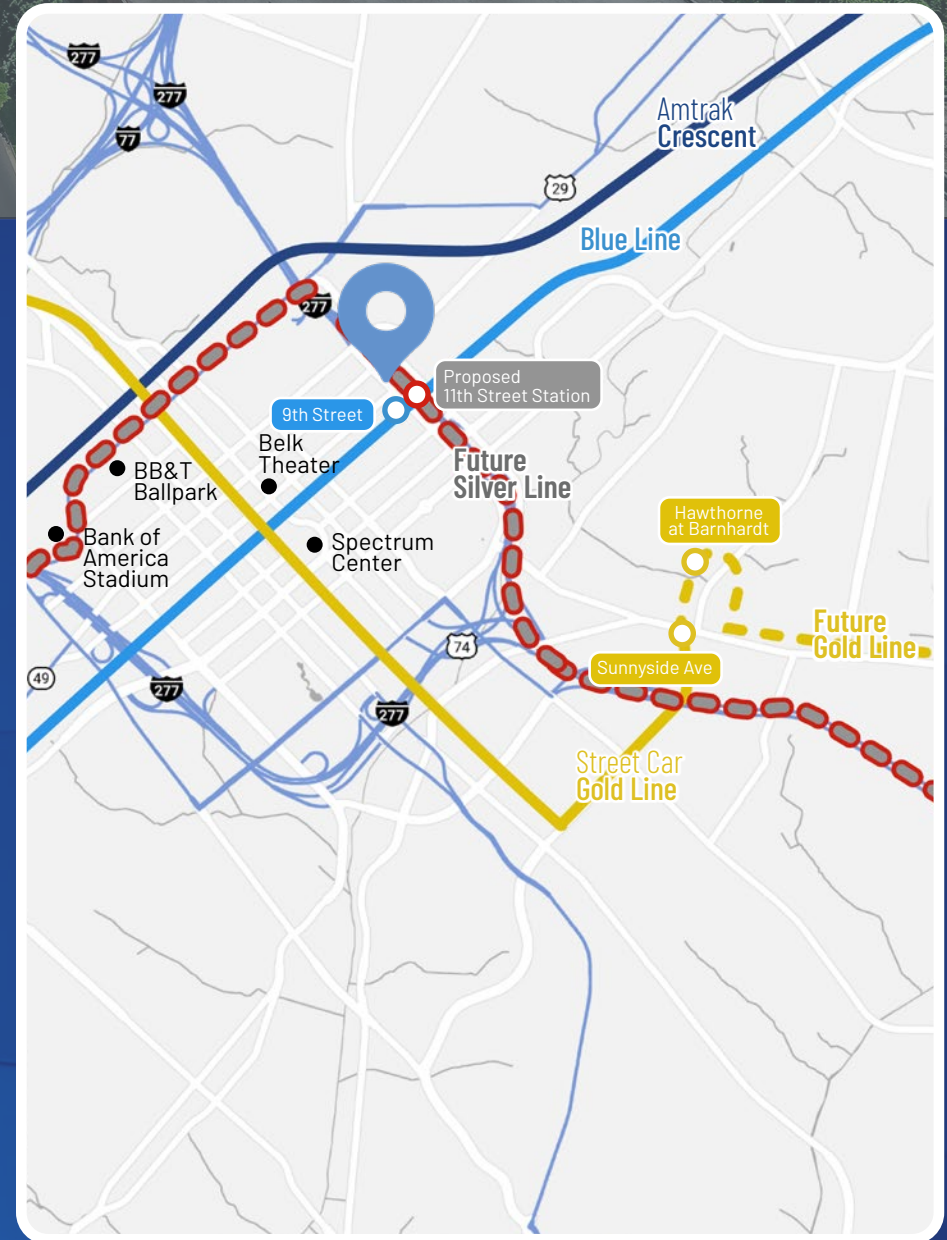
Bank of America
Charlotte Gateway District




LYNX Blue Line

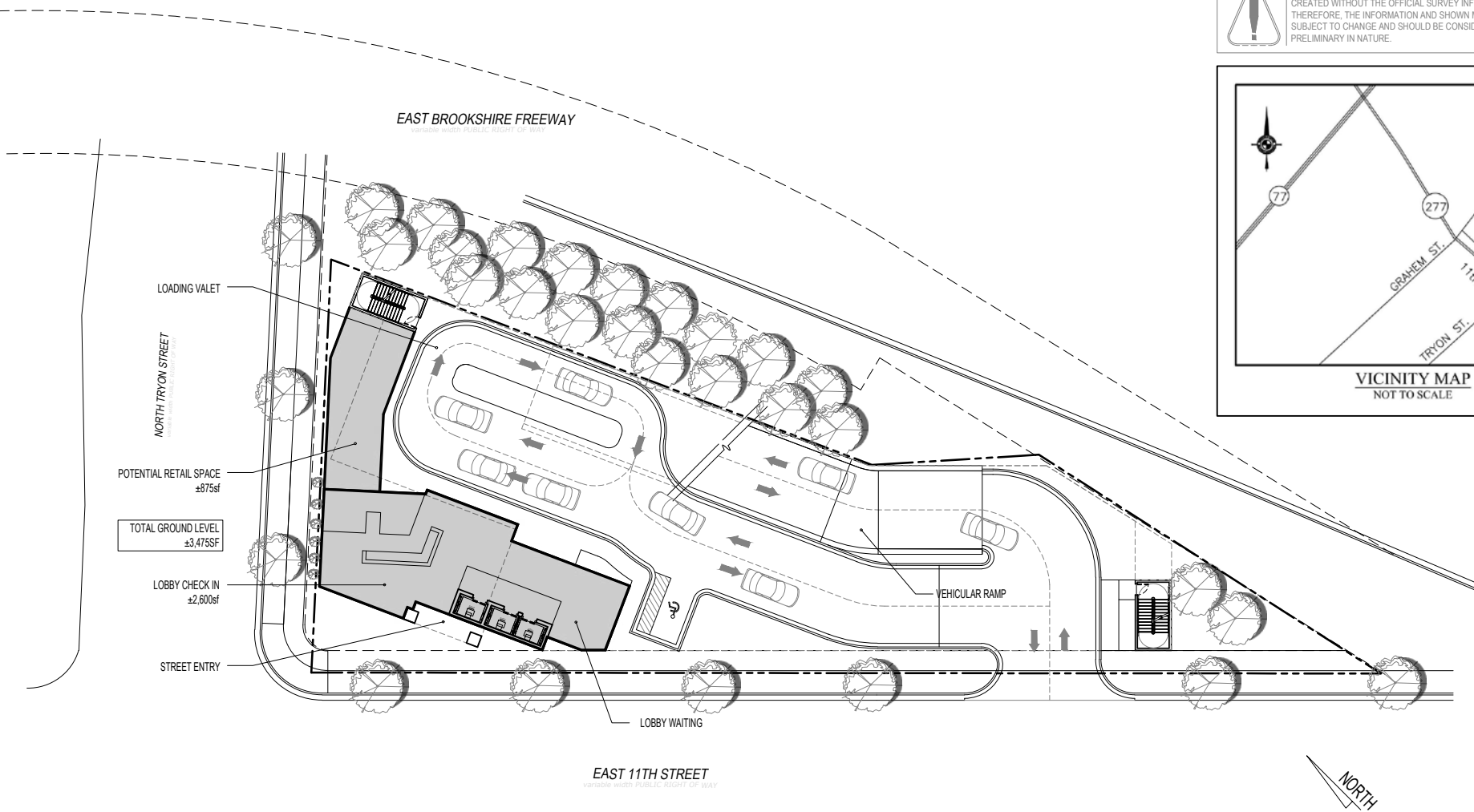
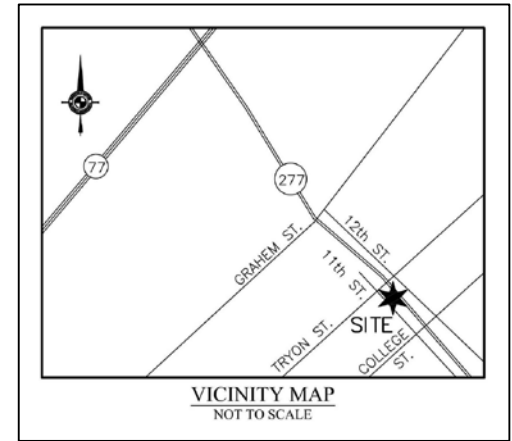


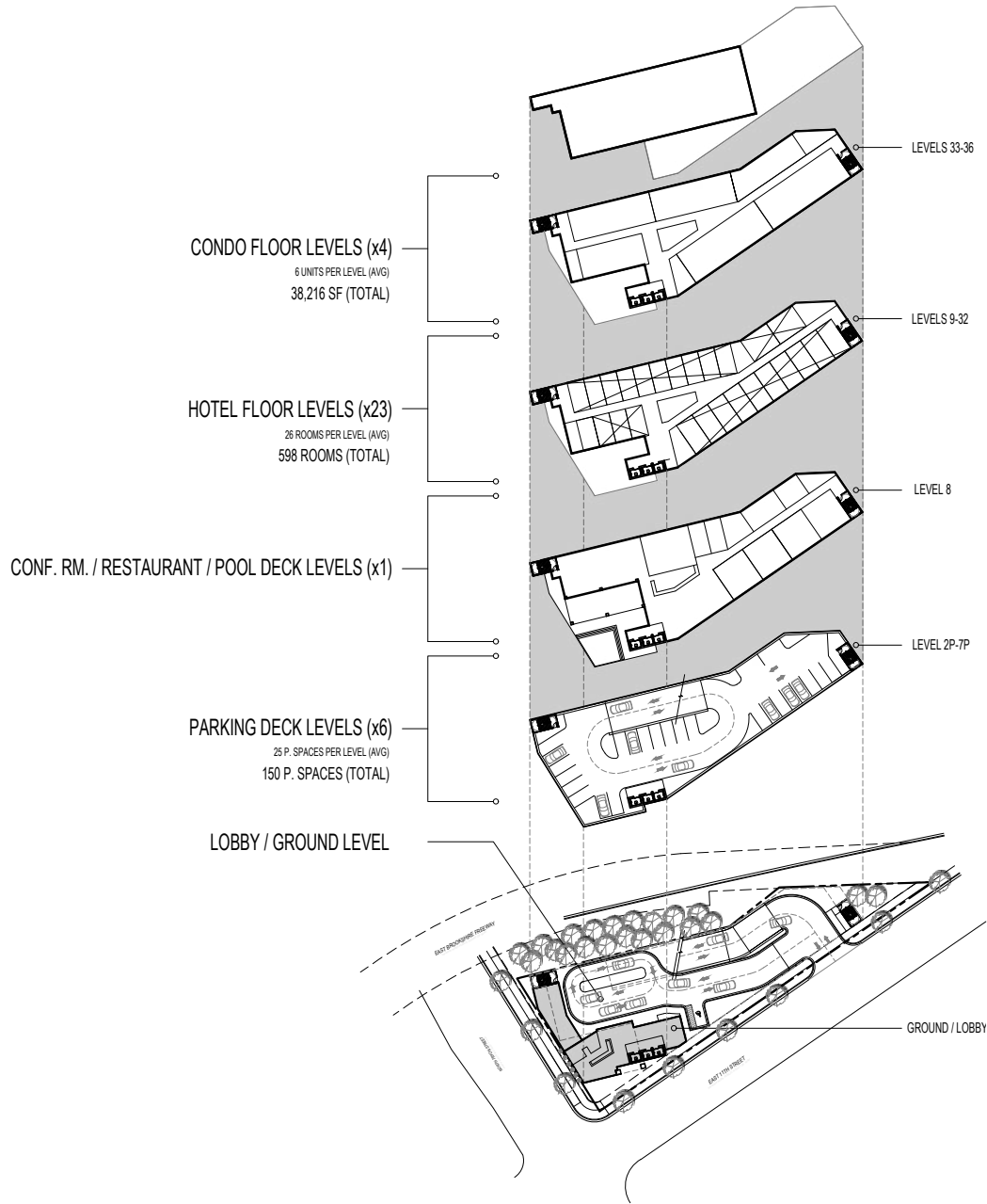
Charlotte Douglas International Airport



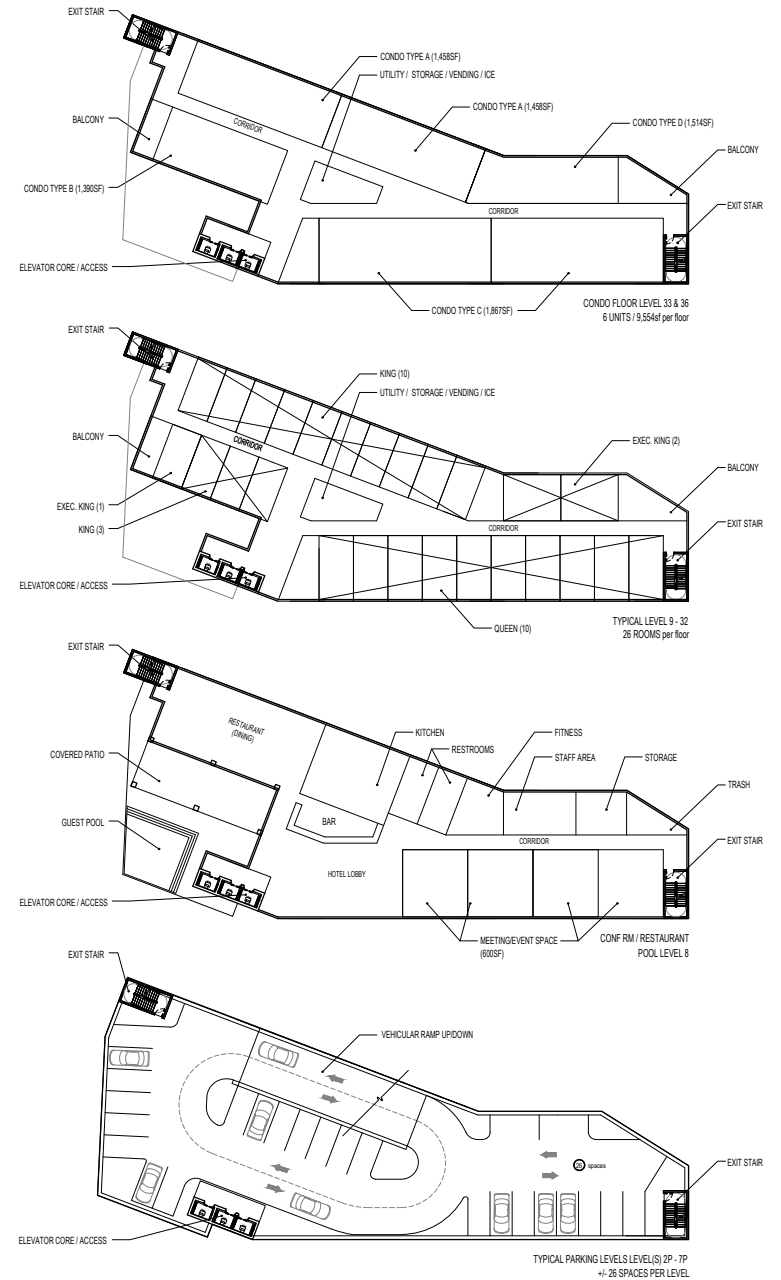
Conceptual Site Plan

 ATTENTION: THE SITE PLAN ILLUSTRATED WAS CREATED WITHOUT THE OFFICIAL SURVEY INFORMATION. THEREFORE, THE INFORMATION AND SHOWN MAY BE SUBJECT TO CHANGE AND SHOULD BE CONSIDERED AS PRELIMINARY IN NATURE.





1 AXON- LEVEL DIAGRAM= nts



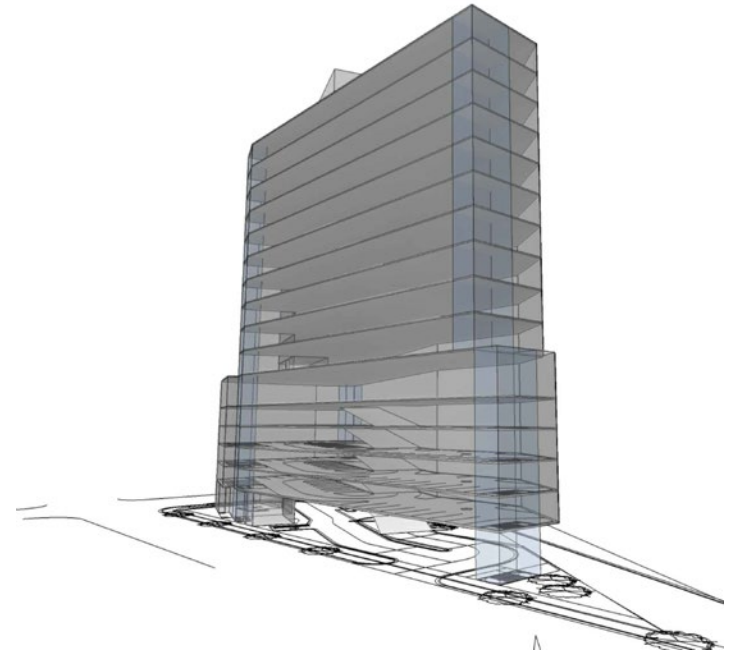
1 FLOOR PLATE DIAGRAM scale: 1" = 40'



1 | SOUTHEAST DIAGRAM MODEL VIEW = rts



2 | SOUTH DIAGRAM MODEL VIEW = rts



3 | NORTH DIAGRAM MODEL VIEW = rts



North End

NoDa

Proposed "Queens Park"
220-Acre Green Space

JEFFERSON
APARTMENT GROUP
Multi-Family Development
350 Units

OPTIMIST HALL



Blue Line

Future Residential
Development

College Street

84,000 VPD



Site

N. Tryon Street

E. 11th Street

Future Silver Line



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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.