

# 800 N. TRYON ST.

CHARLOTTE, NORTH CAROLINA 28206

AVAILABLE LAND FOR SALE



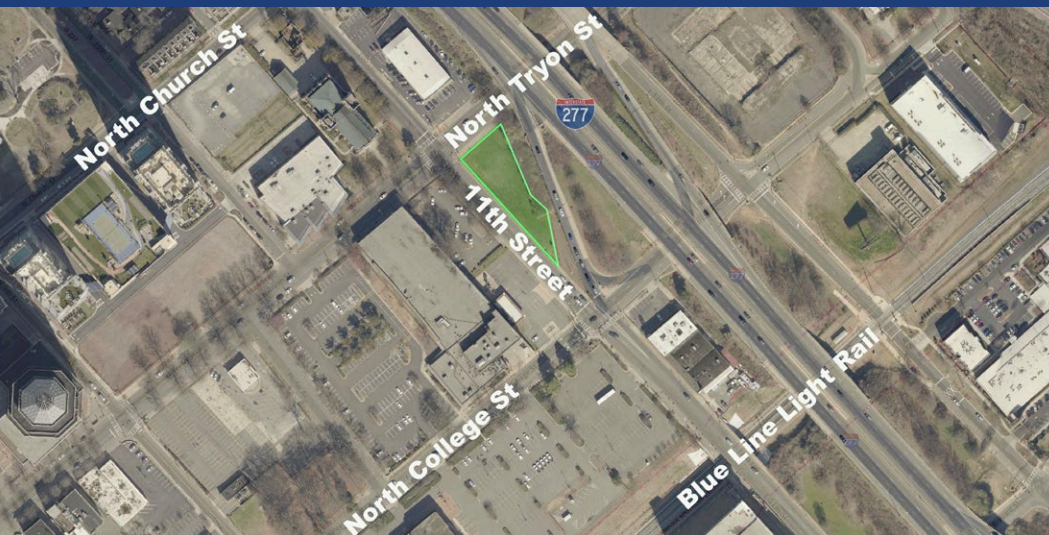
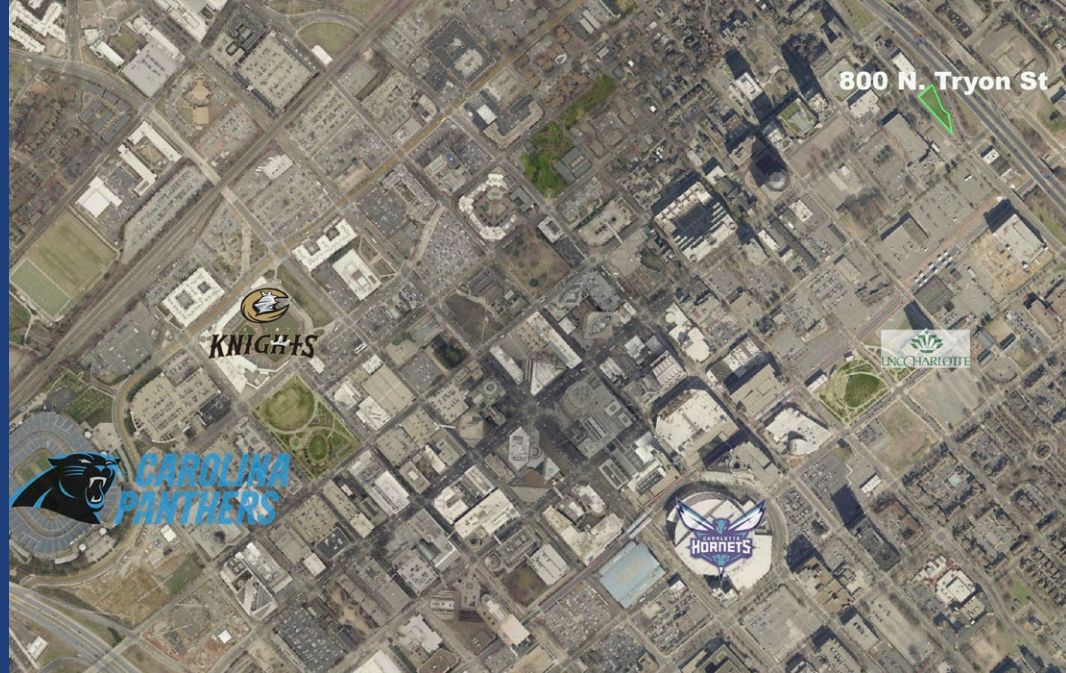
## PROPERTY OVERVIEW

# 800 N. TRYON STREET

Incredible land for sale in uptown Charlotte zoned UMUD. Located at the corner of 11th and North Tryon Street in desirable uptown Charlotte. Clean environmental report, geotechnical survey allows north of a 40-story building. Preliminary work done regarding a parking deck, information is available upon request.

## PROPERTY DETAILS

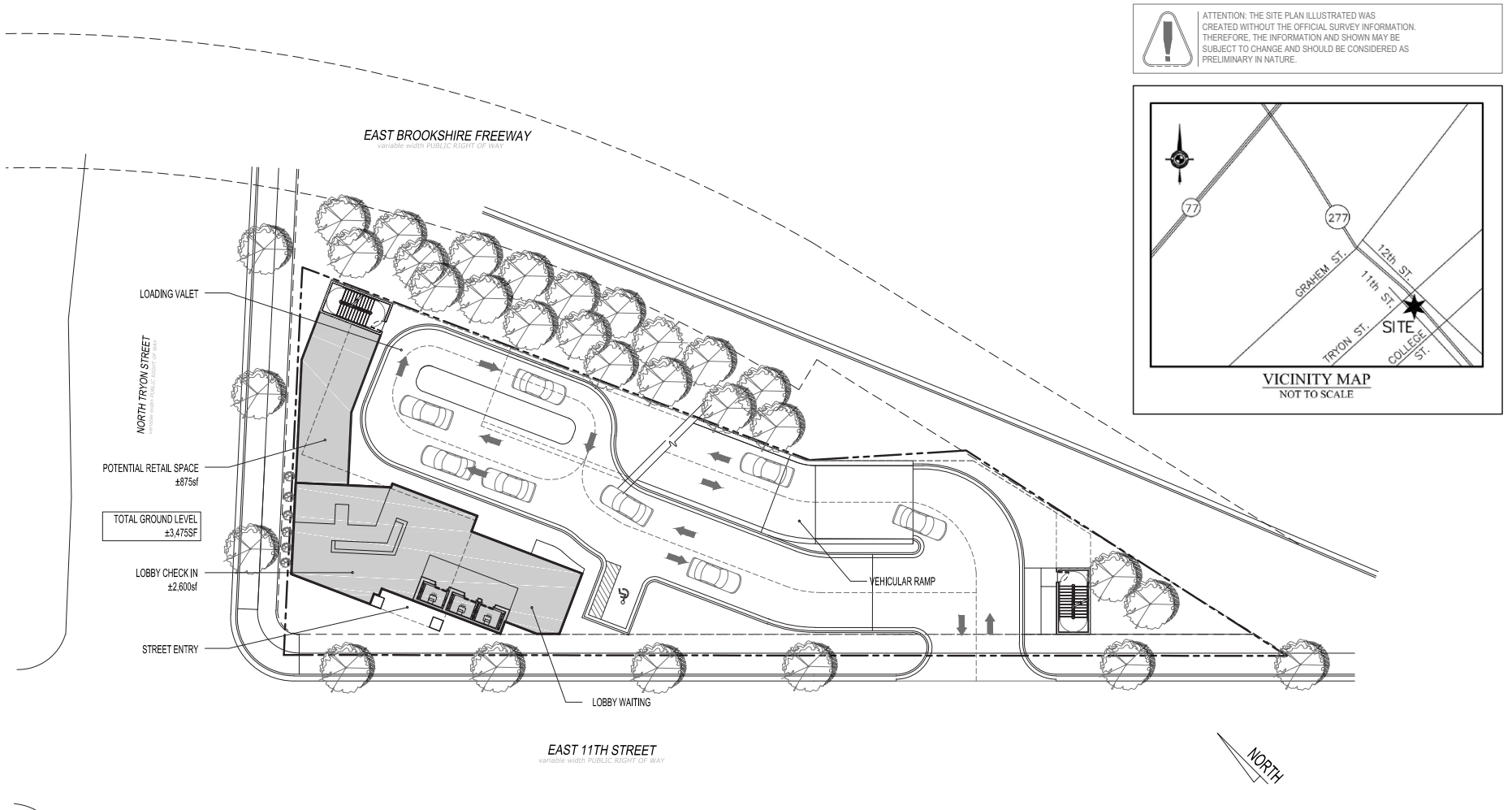
Address	800 North Tryon Street   Charlotte, NC 28206
Available AC	+/- 0.447 Acres Available for Sale
Available SF	+/- 19,741 SF
Zoning	UMUD
Parking	Preliminary work done regarding parking deck
Traffic Counts	N. Tryon St.   9,100 VPD, I-277   121,000 VPD 11th Street   7,500 VPD
Sale Price	Call for Details
Additional Notes	Less than one block away from 9th Street Station on the Lynx Blue Line Lightrail Extension



## DEMOGRAPHICS

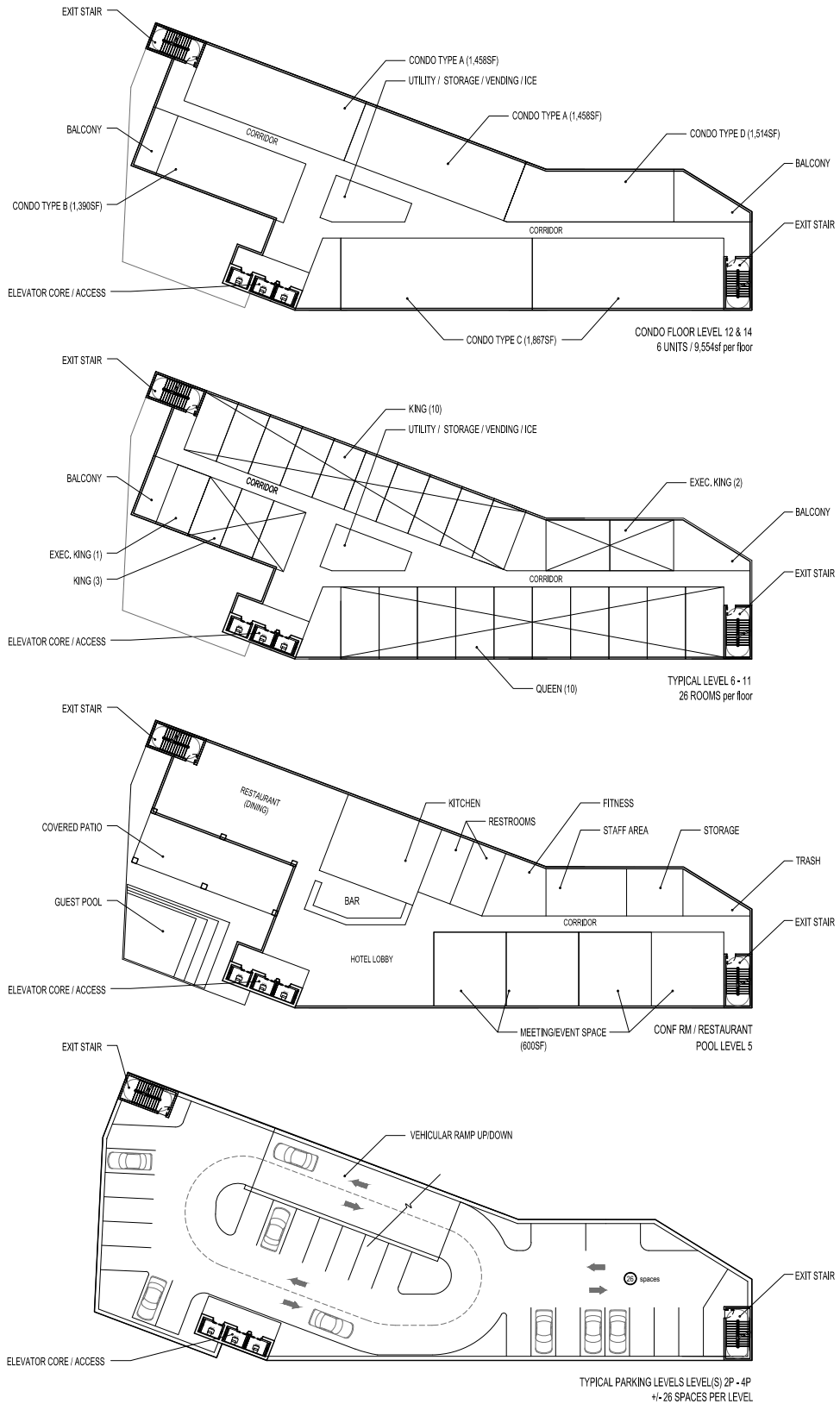
RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	19,263	113,708	262,604
Avg. Household Income	\$92,580	\$85,075	\$76,892
Households	8,984	51,118	108,468

# CONCEPTUAL SITE PLAN



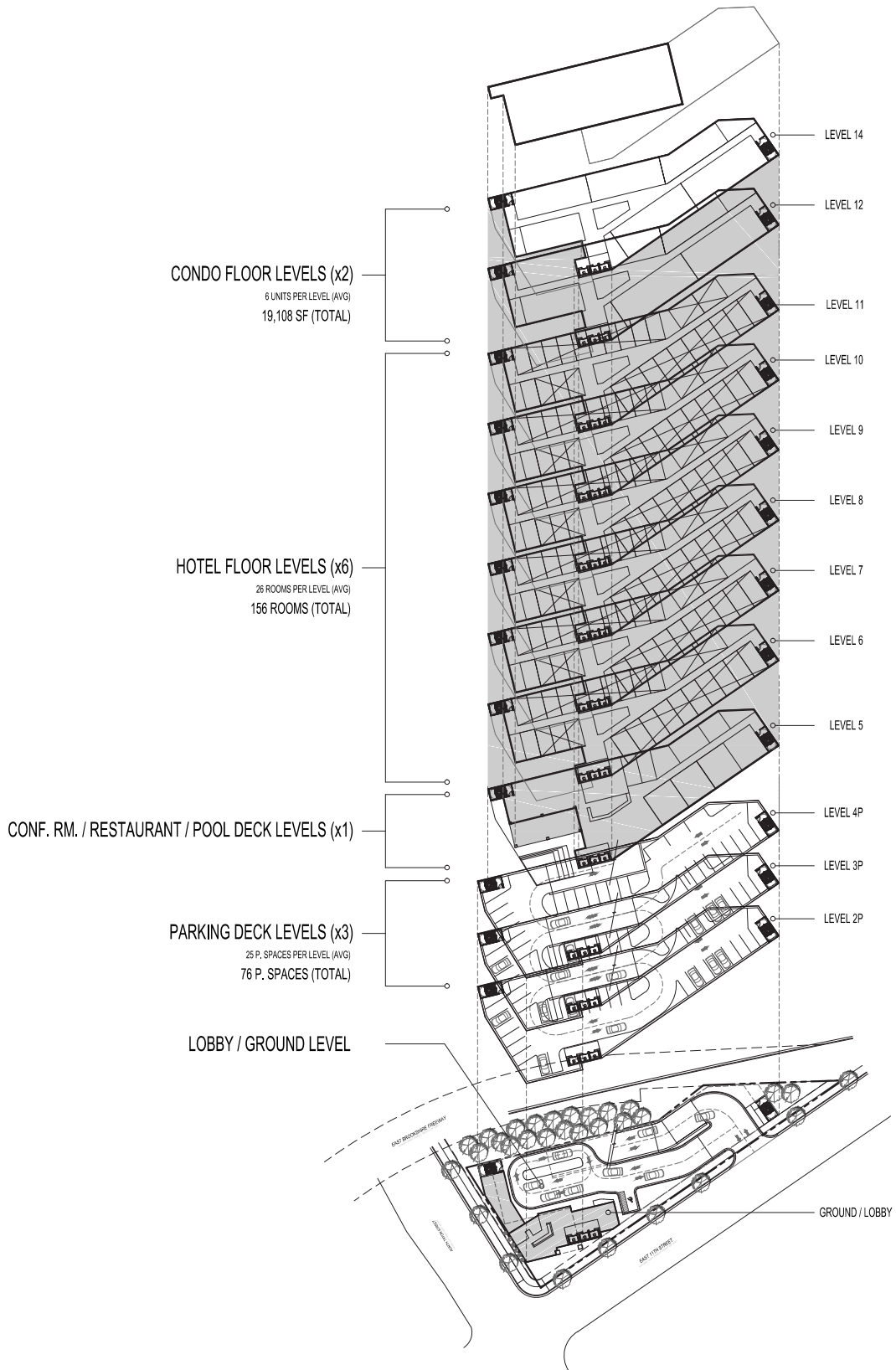
1 | SITE PLAN= nls

# CONCEPTUAL RENDERING

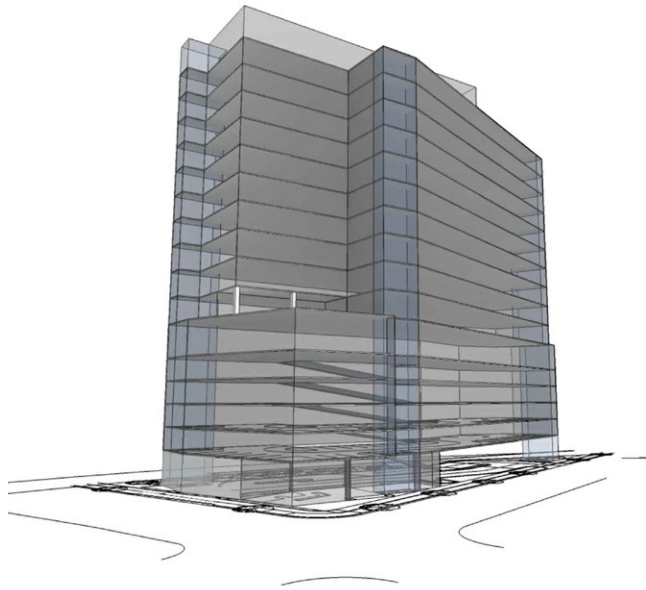


1 FLOOR PLATE DIAGRAM scale: 1" = 40'

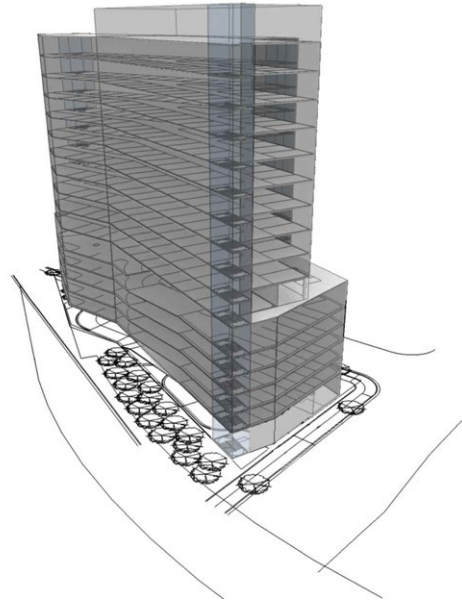
# CONCEPTUAL RENDERING



# CONCEPTUAL RENDERING



1 | SOUTHEAST DIAGRAM MODEL VIEW = nts



2 | SOUTH DIAGRAM MODEL VIEW = nts



3 | NORTH DIAGRAM MODEL VIEW = nts

800 NORTH TRYON STREET Conceptual Site Plan

Charlotte, North Carolina  
09.18.18 revised 03.05.19  
p | f arch Proj # 1886



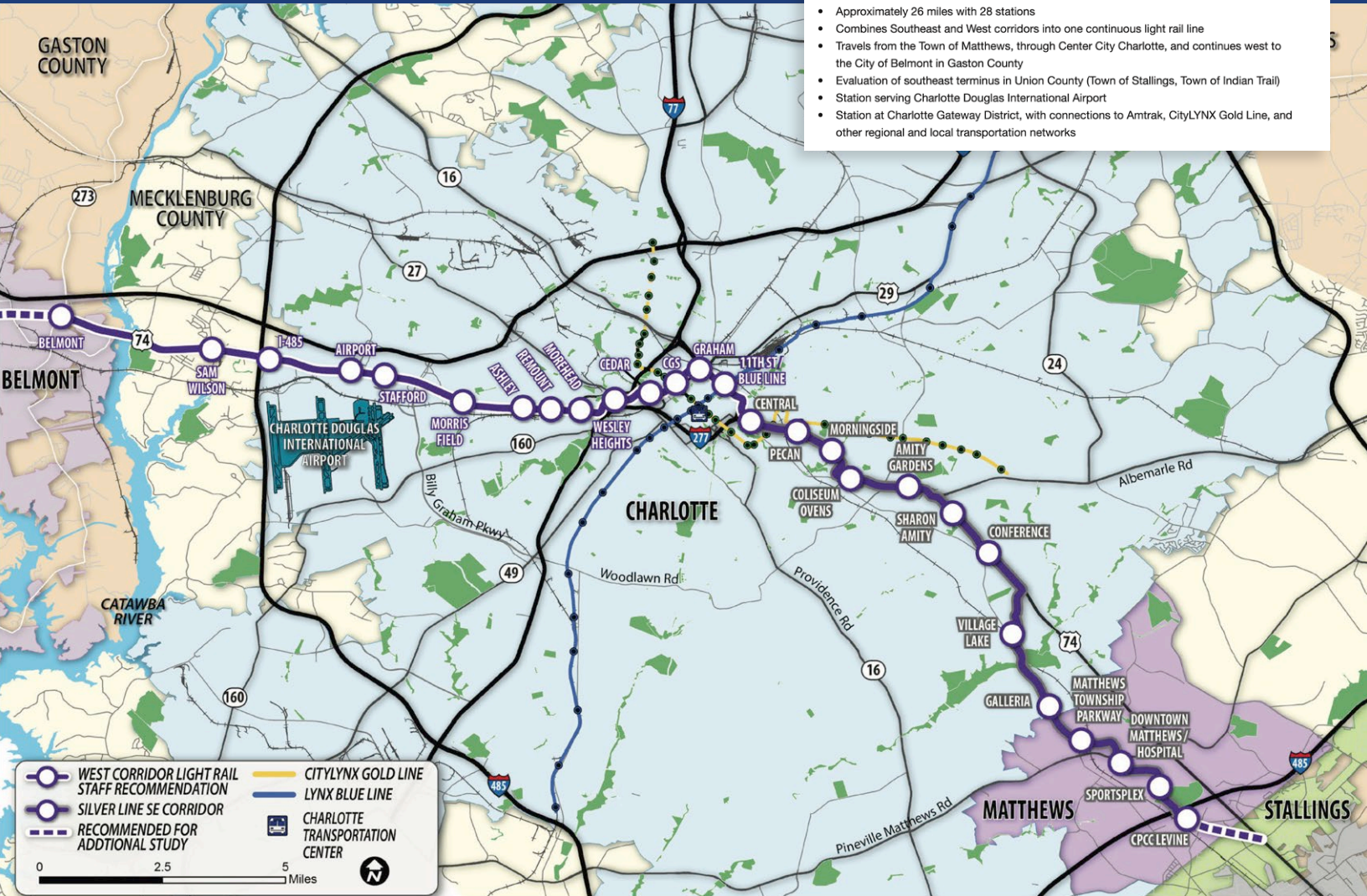
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architecture

# LYNX SILVER LINE



## Fast Facts

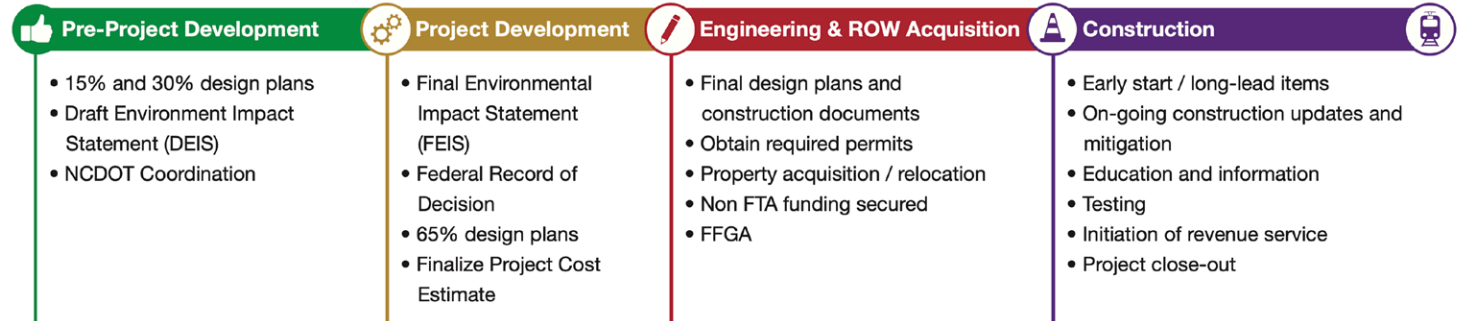
- Approximately 26 miles with 28 stations
- Combines Southeast and West corridors into one continuous light rail line
- Travels from the Town of Matthews, through Center City Charlotte, and continues west to the City of Belmont in Gaston County
- Evaluation of southeast terminus in Union County (Town of Stallings, Town of Indian Trail)
- Station serving Charlotte Douglas International Airport
- Station at Charlotte Gateway District, with connections to Amtrak, CityLYNX Gold Line, and other regional and local transportation networks



## Project Timeline

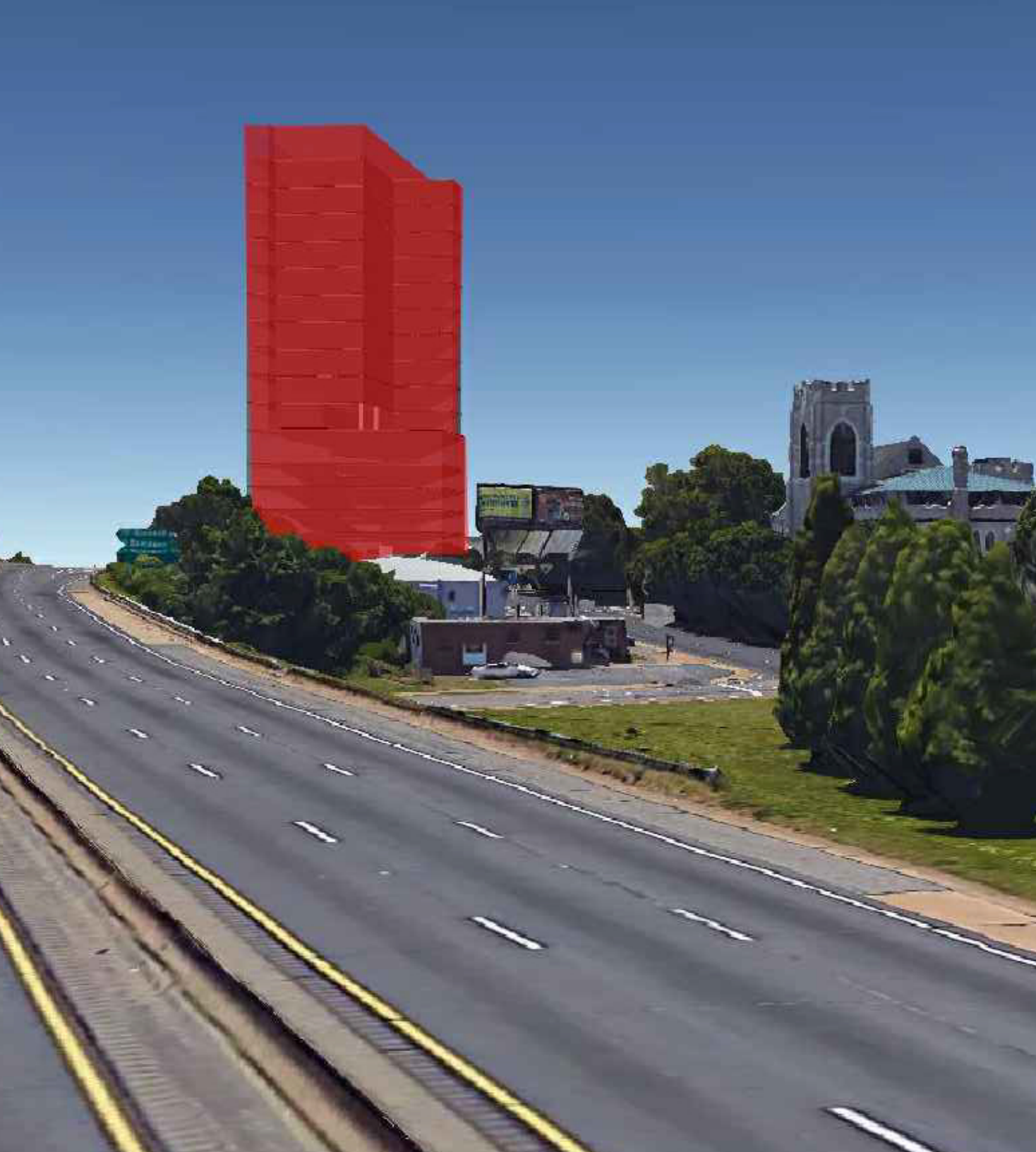
2019: Adoption of Silver Line Locally Preferred Alternative

Projected Start of Service: 2030



## Key Connections

- Charlotte Douglas International Airport
- Charlotte Gateway District
- Town of Matthews
- LYNX Blue Line
- Bojangles Coliseum
- Bank of America Stadium
- BB&T Ballpark
- City of Belmont



**CONTACT**

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