

TRIANON CONDOMINIUMS

3504 Colony Road | Charlotte, NC 28211



Suitable for High-Density MultiFamily, Mixed-Use, Retail, Office, or Hospitality Development

Urban Core Land for Sale in SouthPark

+/- 9.134 AC Available for Sale

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Table of Contents

3 Executive Summary

- Introduction
- Offering Overview

4 Property Overview

- Property Details
- Demographics
- Drone Video
- Survey
- Conceptual Site Plan

7 Area Overview

- Market Overview
- Nearby Development
- The Loop
- Submarket Details
- Site Views

17 Contact Us

- LOI Submission Instructions

*This site is being marketed on behalf of the
Trianon Condominiums Association, Ltd.

Executive Summary

Introduction

Trianon Condominiums is a rare opportunity to acquire a +/- 9.134-acre, 18-building, 118-unit condominium development located in the heart of Charlotte's prestigious SouthPark neighborhood and within walking distance to the Carolinas' dominant luxury shopping destination, SouthPark Mall. This dynamic location is surrounded by new development and is only steps away from one of the primary office markets in all of Charlotte.

Offering Overview

- High-barrier-to-entry SouthPark address
- Scarcity of similar sites in the submarket
- Immediately surrounded by retail, office, hospitality, multifamily and mixed-use development
- Within one of Charlotte's most prestigious and active development corridors
- MUDD-0 Zoning allows for high-density multifamily, mixed-use, retail, office, or hospitality development

Property Overview

Trianon Condominiums Available for Sale

The site is a rare opportunity to enter into one of Charlotte's most exclusive submarkets, the thriving area of SouthPark. SouthPark displays rapidly growing trends in retail, office, mixed-use, hospitality and multifamily with developments booming around the site and surrounding area. Charlotte's luxury shopping destination, SouthPark Mall, is within walking distance to the Property. The area is also home to some of Charlotte's highest rated dining, including Rooster's Wood-Fired Kitchen, Baku, The Cowfish Sushi Burger Bar, BrickTops, Tuscana, Steak 48, Little Mama's Italian and many more.

Currently, Trianon Condominiums is an 18-building condo park consisting of 118 units of varying square footages. The +/- 9.134-acres of covered land is the value and the property's MUDD-0 zoning is suitable for a variety of development opportunities, including multifamily, mixed-use, retail, office, or hospitality.

Property Details

Address 3504 Colony Road | Charlotte, NC 28211

Parcel IDs 17708156, 17708224

Municipality City of Charlotte

Acreage +/- 9.134 AC

Notable Frontage
+/- 566' Roxborough Rd
+/- 519' Colony Rd
+/- 240' Rexford Rd

Buildings 18 Buildings

Units 118 Units

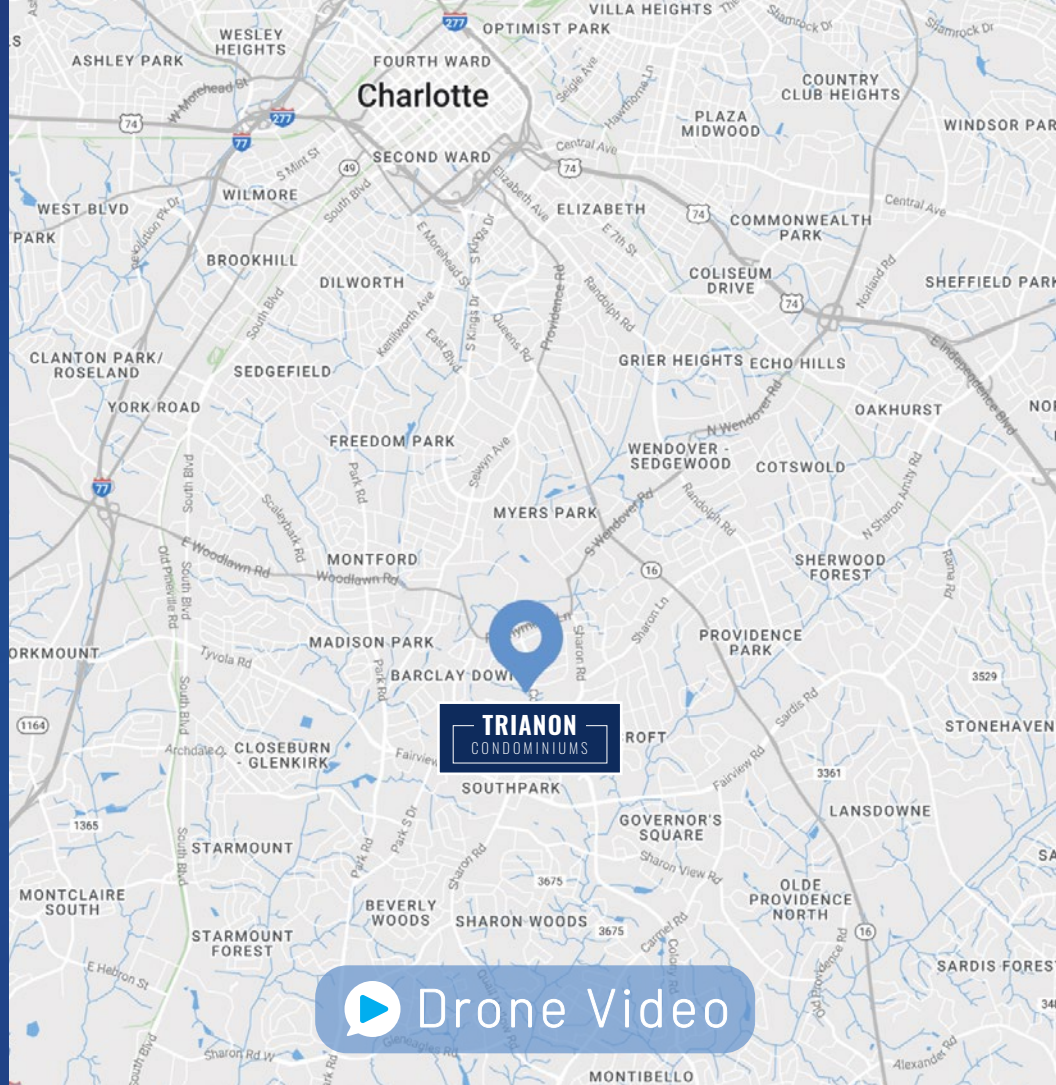
Zoning MUDD-0
Approved Rezoning Plans

Access Full access from Roxborough Rd.
Right In, Right Out access from Colony Rd.

Use Suitable for high-density multifamily, mixed-use, retail, office, or hospitality development

Traffic Counts Colony Road | 17,000 VPD

Sale Price Best Offer



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	9,194	94,492	274,094
Avg. Household Income	\$210,804	\$176,538	\$137,170
Median Household Income	\$126,285	\$112,019	\$86,682
Households	4,135	41,654	125,905
Daytime Employees	26,262	72,271	242,641

Schedule B, Part 1 Exceptions
 Commitment No. 202240146240
 DATED: April 11, 2022 @ 8:00 am

4. Matters shown on recorded Map Book 13 of Page 163. [As shown on survey]
5. Title to that portion of the property within the bounds of any roads or highways.
6. Easements to South Trison Company recorded in Book 3038 page 32. [Borrow easement to construct, maintain overhead and underground lines; affects subject parcel]
7. Easements to Southern Public Utilities Company recorded in Book 712 of Page 29. [Borrow easement to determine location of easement and if it affects subject parcel]
8. Items of Agreement recorded in Book 1044 of Page 58. [Borrow easement; affects subject parcel]
9. Easement and Memorandum of Agreement recorded in Book 2414 of Page 625. [Borrow easement, 5' on each side of the line as it is located; affects subject parcel]
10. Exchange Plant Permit recorded in Book 1043 of Page 581. [Borrow easement; under to determine location of easement and if it affects subject parcel]
11. CATV Agreement recorded in Book 488 of Page 617. [Borrow easement; affects subject parcel]
12. Rights of others interests entitled to and to the continued uninterrupted flow of water, located on the Land. [Green shown on survey]
13. Any Encroachment in the area, easement, mortgage, or acreage of land described in Schedule A or attached plot.
14. Any encroachment, defect, encumbrance, violation, condition, or circumstance affecting title, or any other matter that would be shown on or disclosed by a graphic, accurate and complete survey of the Land. This exception deletes the coverage provided under Covered Risk 2(c).

AFFIRMATION REQUIRED CLOSING PROTECTION COVERAGE PROVIDED As to the transaction for which this binder and/or policy is issued the Company affirms closing protection as described in the Area Closing Protection Letter - Single Transaction (12-01-15 | 12-01-16) to the Proposed and/or insured Lender and its successors and/or the Proposed and/or insured Owner. Said letter is incorporated herein in its entirety. The approved attorney is the Closing Attorney referenced above. Claims under such letter shall be made promptly to the Company at its claims office at 901 Driver 3023, Chapel Hill, NC 27515.

Exceptions 15-38 contain easements associated with the Condominium that are general in nature and not platable.

MEASURED DESCRIPTION

BEGINNING at an existing 1" inch high marking the westerly right of way line of Colony Road and the southern corner of 3424 Colony Partners LLC (now or formerly) as described in Deed Book 36880 page 612 of the Mecklenburg County Register of Deeds; THENCE with the westerly right of way line of Colony Road along a curve to the left having an arc length of 330.33 feet, and a radius of 1513.28 feet, being subtended by a chord bearing of South 11 degrees 06 minutes 37 seconds East, a distance of 328.67 feet to a new #5 rebar; THENCE with a reverse curve to the right having an arc length of 30.78 feet, and a radius of 53.00 feet, being subtended by a chord bearing of South 26 degrees 43 minutes 07 seconds West, a distance of 27.80 feet to a new #5 rebar marking the northerly right of way line of Roxborough Road, having a new #5 rebar not public right of way line; THENCE with the northerly right of way line of Roxborough Road South 70 degrees 47 minutes 03 seconds West a distance of 280.62 feet to a new #5 rebar; THENCE with a curve to the left having an arc length of 185.68 feet, and a radius of 185.63 feet, being subtended by a chord bearing of South 53 degrees 35 minutes 51 seconds West, a distance of 185.16 feet to a new #5 rebar; THENCE with a reverse curve to the right having an arc length of 27.50 feet, and a radius of 20.00 feet, being subtended by a chord bearing of North 80 degrees 50 minutes 27 seconds West, a distance of 24.42 feet to an existing #5 rebar (best) marking the easterly right of way line of Reardon Road, having an adjacent one hundred (100) foot public right of way; THENCE with the easterly right of way line of Reardon Road with a reverse curve to the left having an arc length of 227.52 feet, and a radius of 1977.80 feet, being subtended by a chord bearing of North 44 degrees 21 minutes 22 seconds West, a distance of 207.33 feet to a new #5 rebar marking the southeasterly corner of Reardon Office, LLC (now or formerly) as described in Deed Book 37122 page 402; THENCE with the line of Reardon Office, LLC and Reardon Office Ventures II, LLC (now or formerly) as described in Deed Book 36787 page 73 the following two (2) courses and distances: 1) north 88 degrees 40 minutes 45 seconds East a distance of 34.56 feet to a new #5 rebar; 2) THENCE South 81 degrees 01 minutes 20 seconds East a distance of 22.00 feet to a new #5 rebar; 3) THENCE South 52 degrees 33 minutes 40 seconds East a distance of 25.70 feet to a new #5 rebar; 4) THENCE South 60 degrees 37 minutes 37 seconds East a distance of 187.12 feet to an existing 1" pipe; 5) THENCE South 50 degrees 05 minutes 51 seconds East a distance of 16.80 feet to a new #5 rebar; 6) THENCE South 49 degrees 37 minutes 04 seconds East a distance of 171.68 feet to a new #5 rebar; 7) THENCE South 49 degrees 37 minutes 04 seconds East a distance of 65.88 feet to an existing #5 rebar; 8) THENCE South 27 degrees 05 minutes 32 seconds East a distance of 37.98 feet to an existing 1" pipe; 9) THENCE South 53 degrees 51 minutes 06 seconds East a distance of 85.73 feet to the POINT OF BEGINNING, having an area of 8,278 Acres, more or less.

The above described property being the same as that property described in Old Republic Title Insurance Company Commitment for Title Insurance issued by Investors Insurance Company bearing File Number 202240146240 with a commitment date of April 11, 2022, at 8:00 A.M. less and except the applicable public rights of way of the adjoining roadways as shown on survey.

- Point Legend**
- | Symbol | Abbrev | Description |
|--------|----------|-------------------------|
| ● | Aluminum | |
| ● | ESP | Existing Iron Pin |
| ○ | IPS | Iron Pin Set (W/ Rebar) |
| ● | GM | Control Monument |
| ● | PT | Calculated Point |
- Utilities**
- | | | |
|---|------|------------------------|
| □ | UP | Utility Pole |
| — | LP | Light Pole |
| — | FX | Fire Hydrant |
| — | WM | Water Meter |
| — | WV | Water Valve |
| — | FM | Power Meter |
| — | GM | Gas Meter |
| — | SSMH | Sanitary Sewer Manhole |
| — | CS | Catch Basin |
| — | SMH | Storm Water Manhole |
| — | CB | Catch Basin |
| — | CI | Curb Inlet |
| — | DI | Drop Inlet |
| — | EMH | Electric Manhole |
| — | TMH | Communications Manhole |
| — | WHM | Water Manhole |
- Abbreviations**
- | | | |
|---|------|------------------------|
| — | Sign | |
| — | NOI | Not on Parcel |
| — | CCP | Calculated Grid Factor |
| — | EOC | Edge of Curb |
| — | EOP | Edge of Pavement |
| — | — | Vegetation |
- Line Legend**
- | Symbol | Description |
|--------|---------------------------|
| — | Parcel Line |
| — | Gas Line |
| — | Water Line |
| — | Underground Telephone |
| — | Underground Electric |
| — | Underground Communication |
| — | Underground Cable TV |
| — | Overhead Electric |
| — | Right-of-Way |
| — | Barley Stone Line |
| — | Storm Sewer Line |
| — | Tree Line |



- General Notes:**
1. Deed Reference(s)
 2. Tax Parcel ID = 17708156; 17708216
 3. Current Owner = Trison Capital
 4. All bearings are NC Grid bearings.
 5. All distances are shown horizontal.
 6. Grid distance = horizontal distance + Combined Grid Factor (0.999847195)
 7. Area = 83.078 Acres
 8. Areas have been determined by coordinate computation, line area (Eq. Rebar) or other measurement (as shown) found or set of all property corners.
 9. Zoning = R-178F
 10. This property is not located in a special Flood Hazard Area as determined by FEMA and the State of North Carolina. Reference FEMA Map 3710451000 dated 02/18/2014, Flood Zone X (unshaded).
 11. The location of underground utilities shown on this map are approximate, based on information provided by others or by field location. Utility locations as shown herein are intended for planning only. Actual location, size or depth of line should be verified with the individual utility company before construction.
 12. The North Carolina Grid Coordinates shown on this map were derived by real-time kinematic GPS observations using Trimble R6 Receivers and processed using North Carolina Geospatial Survey Virtual Reference System.
 13. No proposed changes to street right of way lines shown or provided and no observed evidence of recent sidewalk construction.
 14. No observed evidence of site use as a solid waste dump, dump or sanitary landfill.
 15. Access to public right of way shown on survey.

To: RD Southpark, LLC, a Delaware limited liability company; Investors Title Commercial Agency, Old Republic National Title Company

This is to certify that this map or plat and the survey on which it is based, (1) were made in accordance with the 2001 Minimum Standard Detail Requirements for A.S. M.S. Land Title Survey, jointly established and adopted by A.S. and NSPE, and includes items 1, 2, 3, 4, 6, 7, 8, 9, 13, 16, 17, and 20 of Table A thereof. The field work was completed on 04/12/2022.

Date: June 29, 2022

Seth F. Martin L-4719

Site Development Data

Acreage	+/- 9.134 AC
Tax Parcels	17708156, 17708224
Zoning	MUDD-0 with Five (5) Year Vested Rights
Proposed Uses	Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD-0 zoning district
Maximum Development	60,000 SF Retail/Restaurant, Personal Services, Other Commercial Uses 730 MultiFamily Units 24 Townhomes
Maximum Building Height	Development Area A - 179 FT Development Area B - 100 FT Development Area C - 48 FT
Parking	As required by the Ordinance for the MUDD-0 zoning district

Accommodates development of a pedestrian-friendly mixed-use community in the heart of SouthPark.



Market Overview



A Childress Klein & Cato
Bissell sold to CK, no immediate plans for site

B Apex SouthPark
90,000 SF retail, 175 hotel rooms, 335 apartments, 35,000 SF church, 4 levels of parking

C Liberty SouthPark
214 apartments, 338 independent-living units, 58 assisted-living units, 75 room hotel, 113,000 SF of commercial

D The Colony
990 multi-family units, 200,000 SF of office, 200 luxury hotel rooms, 70,000 SF grocery, 3.5 AC open spaces

E Tara of SouthPark
180 room hotel

F Hazel SouthPark
203 residential units, 14,000 SF retail

G AC Hotel
170 room Marriott in addition to the existing 200 room Marriott

Foxcroft

The Colony at SouthPark

Mixed-Use Redevelopment
990 Multi-Family Units
200 Room Luxury Hotel
70,000 SF Grocery Store
200,000 SF Office
3.5 AC Open Spaces



Apex SouthPark

Mixed-Use Development
88,000 SF Retail & Restaurants
175 Hotel Rooms
345 Multi-Family Units
4 Levels of Retail Parking
68,000 SF SouthPark Church



Colony Rd

Roxborough Rd

Rexford Rd

17,000 VPD

30,500 VPD

Morrison Blvd

Sharon Rd

Fairview Rd

38,500 VPD

Sharon Woods

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Suitable for multi-family, mixed-use, retail
or office development


SOUTHPARK
A SIMON MALL



Phillips Place

\$50 Million Revamp
164,000 SF Specialty Retail
35 AC Center

40,500 VPD

Beverly Woods

Activity Zones

One of the most important goals of The Loop is to create and connect great places. Anticipation of "What's next?" on The Loop will encourage people to continue ahead and will provide opportunities for additional programming and events. The activity zones The Loop will connect can be categorized into three types: existing activity nodes, larger proposed "signature projects", or smaller amenity zones which will be developed along The Loop. Signature projects and smaller amenity zones will be public spaces. Whichever type it is, there should be something exciting every .25 miles of The Loop. Concept plans of the signature projects begin on page 78.

PROPOSED SIGNATURE PROJECTS:

Rexford Road

Rexford will provide valuable connections for employees. The beautiful tree-lined street provides a special environment for The Loop.

Symphony Park

SIZE: 9.0 ACRES

Symphony Park is a signature opportunity that will be designed in partnership with Simon Mall. It should become a space oriented for daily use and activities.

Assembly Street + Carnegie Courtyard

Assembly is proposed to become a shared street with room for pedestrians, bikers, and vehicles. Extra room for food trucks and events will create a great attraction for The Loop.

Morrison Park + Library Plaza

SIZE: 0.9 ACRES

Realigning the intersection of Colony Rd. and Morrison Blvd. will create ample room for a new park and library reading plaza. Educational events, casual gathering spaces, and public art will be great attractions.

TRIANON CONDOMINIUMS

EXISTING ACTIVITY NODES

- 1 Symphony Park
 - 2 Specialty Shops SouthPark
 - 3 The Colony Development
 - 4 Morrison SouthPark Shopping Center
 - 5 Morrocroft Village
 - 6 Apex Charlotte*
 - 7 Morrison Library
 - 8 Phillips Place
 - 9 Sharon Square
 - 10 Sharon Corners
 - 11 Sharon Towers Park* and Sharon Towers
 - 12 The Barclay at SouthPark*
 - 13 Piedmont Town Center
 - 14 Legion Brewery
- * Under construction



The Loop is a planned 3-mile bicycle and pedestrian path that connects shops, restaurants, hotels, and parks in the SouthPark activity center. The Loop will incorporate custom signage, lighting, furnishings, public art, and landscaping to create a dynamic, high-quality experience.

SouthPark

Charlotte, NC

Located in Charlotte, North Carolina, SouthPark attracts affluent shoppers from neighboring residential areas, its large business district and tourists within a day's drive from the mall. Visitors to the Charlotte market spend roughly \$5.4 billion and \$520 million of that is spent on retail. The SouthPark neighborhood is experiencing a boom in development, including 2,100 new apartments, two office towers, and two major mixed-use projects with residences and restaurants, all within walking distance to the mall. Several private country clubs are located within three miles of SouthPark including Myers Park, Carmel, and Quail Hollow.

Only six miles south of Uptown Charlotte, SouthPark is situated at the intersection of Sharon and Fairview Roads. The center benefits from its proximity to two major highways that traverse metropolitan Charlotte. I-77 and I-485 provide easy access to the center from the entire market.



Located on the perimeter of SouthPark Mall is Symphony Park, where the Charlotte Symphony hosts their summer concert series "Pops in the Park." Symphony Park hosts numerous festivals such as the Lantern Festival and Great Grape Festival along with community events such as charity walks and family-friendly events each summer.

Charlotte's Most Prestigious Office Submarket



6,129,945

Total
Square Feet

13.41%

Total
Available Rate

12.10%

Total
Vacancy Rate

\$33.19

Average
Asking Rate



Southwest View of Site

Beverly Woods

Barclay Downs

Phillips Place
The Terraces at SouthPark
WHOLE FOODS MARKET



Sharon Corners

Fairview Center



Hazel SouthPark



The Village at SouthPark



Symphony Park

The Pavilion



The Colony

Mixed-Use Redevelopment

Rexford Rd

Roxborough Rd



- 990 Multi-Family Units
- 225 Room Luxury Hotel
- 70,000 SF Publix Grocery Store
- 300,000 SF Retail
- 250,000 SF Office
- 3.5 AC Open Spaces

17,000 VPD

Colony Rd

TRIANON
CONDOMINIUMS

Foxcroft

Southwest View of Site



Beverly Woods

Barclay Downs

Sharon
Corners

Fairview
Center

canopy
by Hilton

PIEDMONT
TOWN CENTER

CAPITOL TOWERS

SOUTH PARK TOWERS

RENAISSANCE

Carnegie X

ROTUNDA
BUILDING

Carnegie Point

Hazel
SouthPark

DOUBLE TREE
by Hilton

Symphony
Park

THE ENCORE
SOUTH PARK

SOUTH PARK
A SIMON MALL

SPECIALTY
SHOPS
SOUTH PARK

MARRIOTT
CHARLOTTE
SOUTH PARK

AC
HOTELS
MARRIOTT

Northwestern
Mutual

Coca-Cola
CONSOLIDATED

The Colony

Mixed-Use Redevelopment

Rexford Rd

Roxborough Rd

2100 REXFORD
2115 REXFORD

Esplanade
at Southpark

17,000 VPD

Colony Rd

TRIANON
CONDOMINIUMS

Foxcroft

Southeast View of Site



Foxcroft

inspire



SouthPark Morrison



Morrocroft Village



The Village at SouthPark



The Colony

Mixed-Use Redevelopment

Roxborough Rd

Colony Rd 17,000 VPD

Rexford Rd

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North View of Site

Uptown Charlotte

Myers Park High School
3,385 Students

Eastover

Alexander Graham Middle School
1,420 Students

Myers Park

Selwyn Elementary School
814 Students

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Barclay Downs



17,000 VPD

Colony Rd

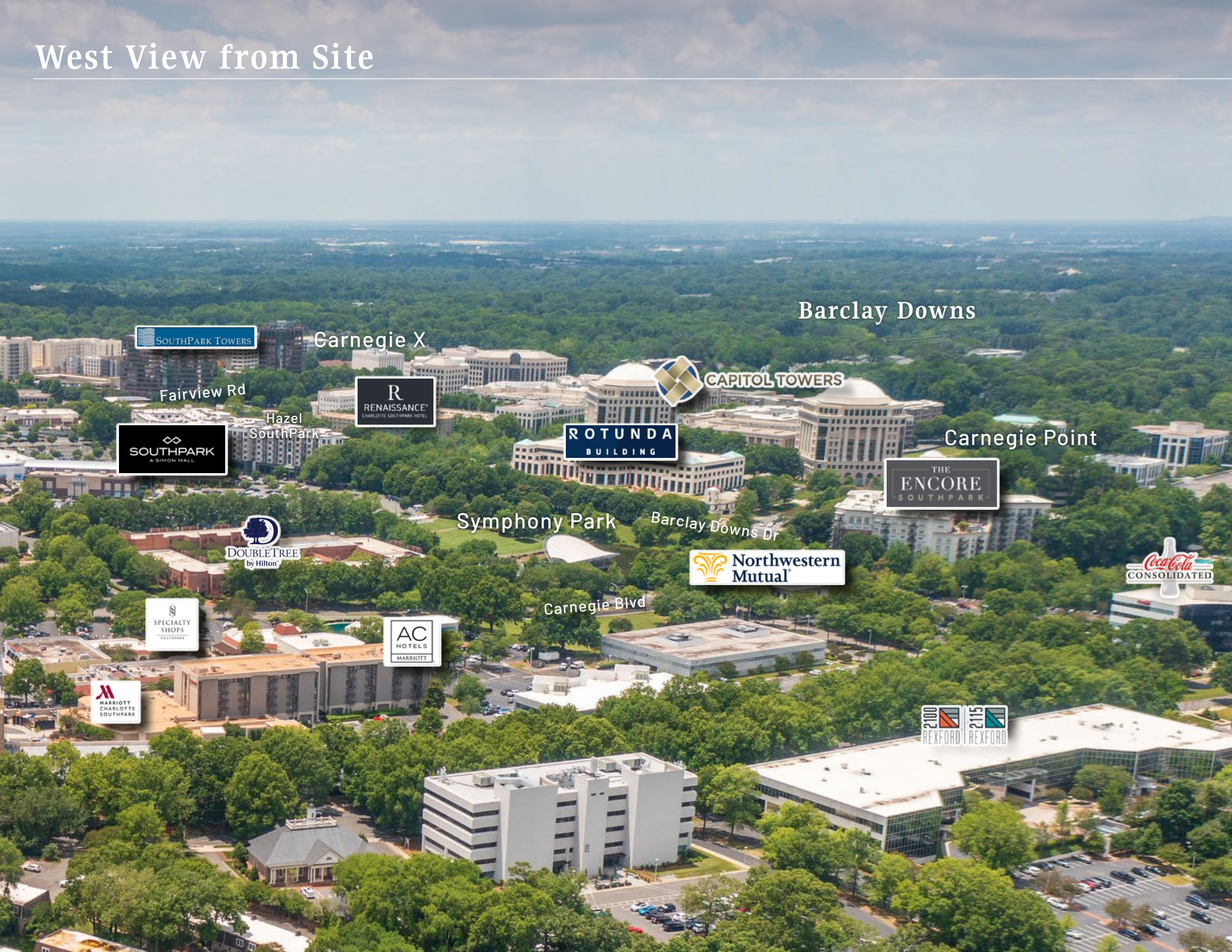
Rexford Rd

Roxborough Rd



The Colony
Mixed-Use Redevelopment

West View from Site



SOUTH PARK TOWERS

Carnegie X

Barclay Downs

Fairview Rd

R
RENAISSANCE
CHARLOTTE SOUTH PARK HOTEL



CAPITOL TOWERS

SOUTH PARK
A SIMON MALL

Hazel
SouthPark

ROTUNDA
BUILDING

Carnegie Point

THE
ENCORE
SOUTH PARK

DOUBLE TREE
by Hilton

Symphony Park

Barclay Downs Dr

Northwestern
Mutual



SPECIALTY
SHOPS
SOUTH PARK

Carnegie Blvd

AC
HOTELS
MARRIOTT

MARRIOTT
CHARLOTTE
SOUTH PARK

2100
REXFORD | 2115
REXFORD

Interested parties should submit a non-binding Letter of Intent (“LOI”) with the following terms:

- Purchase Price
- Earnest Money Deposit
- Intended Use
- Inspection Period
- Closing Period
- Contingencies
- References
- Documentation of Similar Transactions
- Sources of Funds (Equity & Debt, if applicable)
- Approval Process

Contact for Details

Josh Beaver

(704) 373 -9797

josh@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

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Charlotte, NC 28204

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.