

# 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



## Confidentiality Statement

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The information contained in the following marketing materials is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without prior written consent. These marketing materials have been prepared to provide a summary, unverified information to prospective Buyers and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. The Sender has not made any investigation and makes no warranty or representation, with respect to the income or expenses for the subject Property, the future projected financial performance of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB'S or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any condominium, Owner, Tenant, or any Tenant's plans or intentions to continue its occupancy of the subject Property. The information contained in these marketing materials have been obtained from sources we believe to be reliable; however, the Sender has not verified, and will not verify, any of the information contained herein, nor has the Sender conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential Buyers must take appropriate measures to verify all of the information set forth herein. Condominium Owners or their Tenants should not be disturbed for any reason.

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\*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

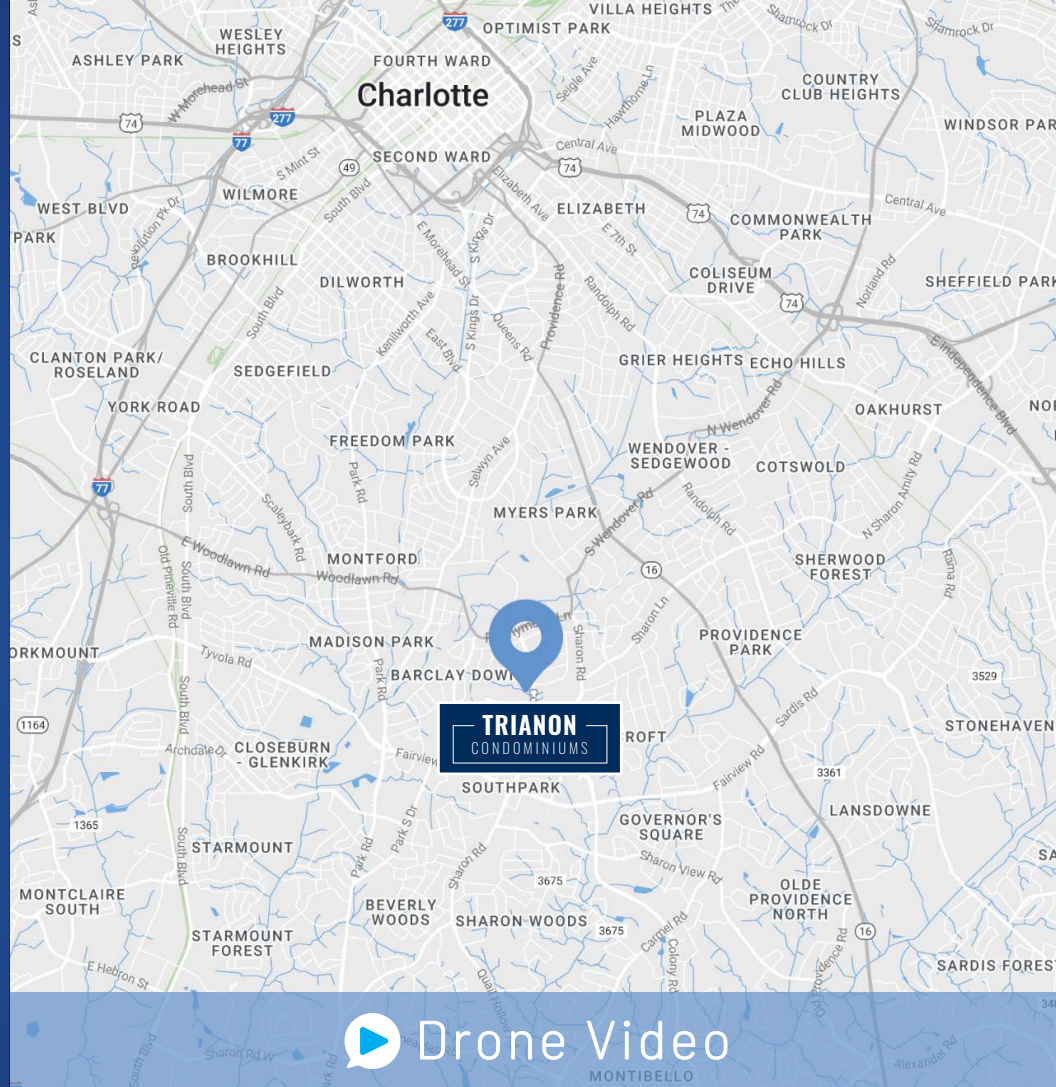
**Zoning** MUDD-0  
**Approved Rezoning Plans**

**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
<b>2024 Population</b>	10,110	95,050	276,498
<b>Avg. Household Income</b>	\$208,800	\$188,370	\$146,861
<b>Median Household Income</b>	\$139,896	\$125,735	\$96,739
<b>Households</b>	4,709	42,067	127,722
<b>Daytime Employees</b>	26,056	64,110	221,725



# Survey

Schedule B, Part 1 Exceptions  
 Commission No. 2022AD1462AD  
 DATED: April 11, 2022 @ 8:00 am

- Markers shown on recorded Map Book 12 of Page 163. [As shown on survey]
- Title to that portion of the property within the bounds of any roads or highways.
- Easements to Deane Power Company recorded in Book 3038 of Page 22. [Borrower easement to construct, maintain overhead and underground lines; effects subject parcel]
- Easements to Southern Water Utilities Company recorded in Book 752 of Page 29. [Borrower easement to determine location of easement and if it affects subject parcel]
- Items of Agreement recorded in Book 1044 of Page 54. [Borrower easement; affects subject parcel]
- Easement and Memorandum of Agreement recorded in Book 2404 of Page 629. [Borrower easement; affects subject parcel]
- On each side of the line as it is located; affects subject parcel]
- Exchange Point Permit recorded in Book 1043 of Page 591. [Borrower easement; under to determine location of easement and if it affects subject parcel]
- CATV Agreement recorded in Book 4688 of Page 617. [Borrower easement; affects subject parcel]
- Rights of others therein entitled to and to the continued uninterrupted flow of water, located on the Land. [Drawn shown on survey]
- If any the Company does not insure the area, source, location, or acreage of land described in Schedule A or attached plot.
- If any the Company does not insure the area, source, location, or acreage of the Land.
- Any encroachment, defect, encumbrance, violation, application, order, certificate, or other instrument, title, or any other matter that would be shown to be disclosed by a survey, accurate and complete survey of the Land. This exception denotes the coverage provided under Covered Risk 2(c).

**AFFIRMATIVE REQUIRED CLOSING PROTECTION COVERAGE PROVIDED** As to the transaction for which this binder and/or policy is issued the Company affords insured closing protection as described in the Auto Closing Protection Letter - Single Transaction (12-01-13 | 12-01-18) 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 Inverness 2027, Chapel Hill, NC 27515.

Exceptions 15-28 contain easements associated with the Condominium that are general in nature and not platable.

### MEASURED DESCRIPTION

BEARING on an existing 1" inch high marking the westerly right of way line of Colony Road and the southerly corner of 3424 Colony Parkway LLC (now or formerly) as described in Deed Book 36880 page 612 of the Wake 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 320.33 feet, and a radius of 1913.29 feet, being subtended by a chord bearing of South 11 degrees 09 minutes 37 seconds East, a distance of 128.87 feet to a new #5 rebar, THENCE with a reverse curve to the right having an arc length of 30.79 feet, and a radius of 230.02 feet, being subtended by a chord bearing of South 11 degrees 09 minutes 37 seconds East, a distance of 128.87 feet to a new #5 rebar, THENCE with a reverse curve to the right having an arc length of 30.79 feet, and a radius of 230.02 feet, being subtended by a chord bearing of South 83 degrees 35 minutes 51 seconds West, a distance of 183.19 feet to a new #5 rebar, THENCE with a reverse curve to the right having an arc length of 27.58 feet, and a radius of 220.02 feet, being subtended by a chord bearing of North 80 degrees 50 minutes 27 seconds West, a distance of 23.42 feet to an existing #5 rebar (beats) marking the westerly right of way line of Reardon Road, having an adjacent one hundred (100) feet public right of way, THENCE with the westerly right of way line of Reardon Road with a reverse curve to the left having an arc length of 227.22 feet, and a radius of 1977.82 feet, being subtended by a chord bearing of North 44 degrees 21 minutes 22 seconds West, a distance of 207.37 feet to a new #5 rebar marking the southerly corner of Reardon Office, LLC (now or formerly) as described in Deed Book 3722 page 402, THENCE with the line of Reardon Office, LLC and Reardon Office Ventures I, LLC (now or formerly) as described in Deed Book 36197 page 73 the following two (2) courses and distances: 1) north 80 degrees 14 minutes 27 seconds West a distance of 774.47 feet to an existing #5 rebar, THENCE with the westerly line of these lots established on Map Book 14 page 89 the following line (3) courses and distances: 1) north 80 degrees 40 minutes 45 seconds East a distance of 34.36 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 53 degrees 33 minutes 40 seconds East a distance of 25.70 feet to a new #5 rebar; 4) THENCE South 80 degrees 37 minutes 27 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 164.80 feet to an existing #5 rebar; 6) THENCE South 57 degrees 17 minutes 04 seconds East a distance of 171.58 feet to a new #5 rebar; 7) THENCE South 49 degrees 37 minutes 02 seconds East a distance of 65.88 feet to an existing #5 rebar; 8) THENCE South 27 degrees 09 minutes 32 seconds East a distance of 37.98 feet to an existing 1" pipe; 9) THENCE South 33 degrees 51 minutes 06 seconds East a distance of 88.73 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 2022AD1462AD with a commitment date of April 11, 2022, at 8:00 A.M. and except the applicable public rights of way of the adjoining roadways as shown on survey.

Symbol	Color	Description
●	Black	Monumentation
○	Red	Existing Iron Pin
○	Red	Iron Pin (No Stake)
●	Black	Corner Monument
●	Red	Calculated Point
<b>Utilities</b>		
—	Blue	Utility Pole
—	Red	Light Pole
—	Red	Fire Hydrant
—	Blue	Water Meter
—	Blue	Water Valve
—	Blue	Power Meter
—	Blue	Gas Meter
—	Blue	Sanitary Sewer Manhole
—	Blue	Sanitary Sewer
—	Blue	Storm Water Manhole
—	Blue	Storm Water
—	Blue	Catch Basin
—	Blue	Curb Inlet
—	Blue	Drain Inlet
—	Blue	Electric Manhole
—	Blue	Communications Manhole
—	Blue	Water Manhole
<b>Miscellaneous</b>		
—	Black	Spot
—	Black	Not a Formerly
—	Black	Calculated Lot Factor
—	Black	Line of Cook
—	Black	Edge of Pavement
—	Black	Vegetation

REXFORD ROAD  
 100' PUBLIC R/W  
 PC# 86 19-18

To: RO 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 ALTA/ASPS Land Title Surveys, jointly established and adopted by ALTA and ASPS, and includes items 1, 2, 3, 4, 6a, 7c, 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



LINE	BEARING	DISTANCE	MARKER	REMARKS
1	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
2	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
3	S 83° 35' 51" W	183.19	NEW #5 REBAR	CHORD BEARING
4	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
5	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
6	S 83° 35' 51" W	183.19	NEW #5 REBAR	CHORD BEARING
7	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
8	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
9	S 83° 35' 51" W	183.19	NEW #5 REBAR	CHORD BEARING
10	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
11	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
12	S 83° 35' 51" W	183.19	NEW #5 REBAR	CHORD BEARING
13	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
14	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
15	S 83° 35' 51" W	183.19	NEW #5 REBAR	CHORD BEARING
16	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
17	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
18	S 83° 35' 51" W	183.19	NEW #5 REBAR	CHORD BEARING
19	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
20	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
21	S 83° 35' 51" W	183.19	NEW #5 REBAR	CHORD BEARING
22	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
23	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
24	S 83° 35' 51" W	183.19	NEW #5 REBAR	CHORD BEARING
25	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
26	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
27	S 83° 35' 51" W	183.19	NEW #5 REBAR	CHORD BEARING
28	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
29	S 11° 09' 37" E	128.87	NEW #5 REBAR	CHORD BEARING
30	S 83° 35' 51" W	183.19	NEW #5 REBAR	CHORD BEARING



- General Notes:
- Deed Reference(s)
  - Tax Parcel ID = 17708156, 17708218
  - Current Owner = Trianon Carolina
  - All bearings are NC Grid bearings.
  - All distances are shown horizontal.
  - Grid distance = Horizontal distance + Combined Grid Factor (2.99847195)
  - Area = 83,278 Acres
  - Area have been determined by coordinate computation, true pins (E/I/Rebar) or other monumentation (see above) found or set at property corners.
  - Zone = 83-778
  - This property is not located in a special Flood Hazard Area as determined by FEMA and the State of North Carolina. Reference File Map 37104551008 Dated 02/19/2014, Flood Zone X (Unshaded)
  - 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.
  - The North Carolina Grid Coordinates shown on this map were derived by real-time kinematic GPS observations using Trimble R4 Receivers and Groundscrew using North Carolina Geodetic Survey Virtual Reference System.
  - No proposed changes to street right of way lines shown or located and no observed evidence of recent sidewalk construction.
  - No observed evidence of site use as a solid waste dump, home or sanitary landfill.
  - Access to public right of way shown on survey









# SOUTH PARK Market Overview

Barclay Downs

Foxcroft

3,500 VPD

17,000 VPD

38,500 VPD

32,000 VPD

LaVie SouthPark  
322 Units

Allure  
350 Units

Southpark Morrison  
214 Units

Inspire SouthPark  
369 Units

Mezzo1 Apartments  
100 Units

**Piedmont Town Center**

**SOUTH PARK**  
A SIMON MALL

**ROOSTER'S** **COPAIN**  
**FIRST CITIZENS BANK** **Wendy's**

**Morrocroft Village**

**salata** **IGRYO** **Calle Sol**  
**Streak 48** **MOON GOURMAN** **HYATT CENTRIC** **Snooze**

**AT&T** **Tamara's**

**canopy**  
**OUTBACK STEAK HOUSE** **Bobby's**

Fairview Rd

Sharon Rd

40,500 VPD

**ZOE'S KITCHEN**

**Sharon Corners**

**Sharon Square**

**BB&T** **AtriumHealth Medical Plaza**

**Philips Place**

MAA SouthPark  
415 Units

19,500 VPD

**A**

**B**

**C**

**D**

**E**

**F**

**G**

**H**

**Sharon Station**  
105,000 SF office,  
plus ground floor  
retail and/or  
restaurant space

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

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

**The Colony**  
990 multifamily  
units, 200,000 SF office,  
200 luxury hotel rooms,  
70,000 SF grocery,  
3.5 AC open spaces

**SouthPark Towers**  
Addition of 250 apartment  
units, 120,000+ SF office,  
and 17,000 SF of retail  
space

**Morrocroft Centre**  
Two new structures  
with up to 50,000 SF  
additional office and  
14,000 SF retail

**Esplanade  
Redevelopment**  
675 multifamily  
units, 277,000  
SF office space,  
green space

**Terminus Tower**  
120,000 SF of  
retail space and  
250,000 SF office



Foxcroft



**Morrocroft Centre**

Additional 50,000 SF Office  
14,000 SF Retail  
Transformation of the Plaza

**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



**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



**Sharon Station**

105,000 SF Office  
Ground Floor Retail  
and/or Restaurants



**Terminus Tower**

20,000 SF Retail  
250,000 SF Office



Colony Rd

Roxborough Rd

Morrison Blvd

Sharon Rd

Fairview Rd

Sharon Woods

**TRIANON  
CONDOMINIUMS**

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



**Phillips Place**

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



**Esplanade Redevelopment  
+/- 15.98 AC Proposed Mixed-Use**

675 MultiFamily Units, 277,000 SF Office  
4 Total Buildings, Outdoor Amenity Areas,  
and Green Space

Beverly Woods



SOUTH PARK





**TRIANON**  
CONDOMINIUMS

**LEGEND**

- Residential Neighborhood
- Retail and Dining
- School or Library
- Office Clusters
- Preferred Loop Alignment
- Proposed Trail
- Completed Trail



# Trianon Condominiums is conveniently located on The Loop, a neighborhood-defining urban trail

The Loop is a 3 mile urban trail that creates and connects great places in the SouthPark area. This pedestrian-centered initiative will create a healthy, vibrant, colorful, and convenient activity center, featuring a variety of amenity zones, programming, and art.



# SouthPark Skipper

The SouthPark Skipper is a free, on-demand rideshare service available in the SouthPark business district starting November 15, 2024. This program is a project of SouthPark Community Partners and is operated by Freebee.

## Ride in SouthPark for Free



### 1. Download the Ride Freebee App

Select "SouthPark, Charlotte" in the app, or call 855-918-3733 to request a ride and accessibility accommodations.

### 2. Select Your Pick Up and Drop Off Location

The Skipper can pick up and drop off anywhere within the SouthPark district, daily from 9am-9pm.

### 3. Ride for Free

Get dropped off at your desired location, free of charge.

This service is free to ride, drivers are compensated courtesy of SouthPark Community Partners as part of a one-year pilot program. The vehicle fleet is all electric and makes it easier for residents, workers, and visitors to move around. Drivers are background checked and trained to provide a safe, ambassador-like service.





# 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 \$1 billion planned and under construction new development. SouthPark boasts 387 consumer businesses, 30% are small and locally owned. The area is experiencing massive increases in office and residential leasing as more and more Charlotte residents are choosing to live and work in SouthPark. 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

**22%**

Year-Over-Year Increase  
in Office Leasing

**\$250M**

Quality-of-Life Projects  
Over the Next Decade

**\$1B**

New Development  
in the Pipeline

**4**

Fortune 1000  
Headquarters





# Southwest View of Site

Beverly Woods



Phillips Place



The Terraces at SouthPark



Sharon Corners

Fairview Center



Hazel SouthPark

Barclay Downs



Symphony Park

The Village at SouthPark



The Pavilion



*The Colony*

Mixed-Use Redevelopment

**Esplanade Redevelopment**  
 +/- 15.98 AC Proposed Mixed-Use  
 675 MultiFamily Units, 277,000 SF Office  
 Four Total Buildings, Outdoor Amenity Areas,  
 and Green Space



- 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

Roxborough Rd

Rexford Rd

17,000 VPD

Colony Rd

**TRIANON**  
 CONDOMINIUMS

Foxcroft



# Southwest View of Site

**Modera South Park**  
239 Multi Family Units

Beverly Woods

Barclay Downs

Sharon Corners

Fairview Center

PIEDMONT TOWN CENTER

CAPITOL TOWERS

SOUTHPARK A SIMON MALL

SOUTHPARK TOWERS

RENAISSANCE

Carnegie X

ROTUNDA BUILDING

Carnegie Point

Hazel SouthPark

DOUBLETREE by Hilton

Symphony Park

THE ENCORE SOUTHPARK

SPECIALTY SHOPS SOUTHPARK

Northwestern Mutual

Coca-Cola CONSOLIDATED

MARRIOTT CHARLOTTE SOUTHPARK

AC HOTELS MARRIOTT

*The Colony*  
Mixed-Use Redevelopment

**Esplanade Redevelopment**  
**+/- 15.98 AC Proposed Mixed-Use**  
675 MultiFamily Units, 277,000 SF Office  
Four Total Buildings, Outdoor Amenity Areas,  
and Green Space

Rexford Rd

Roxborough Rd

17,000 VPD

Colony Rd

**TRIANON**  
CONDOMINIUMS

Foxcroft



# Southeast View of Site

Foxcroft



SouthPark Morrison



Morrocroft Village



The Village at SouthPark



*The Colony*

Mixed-Use Redevelopment

Roxborough Rd

Colony Rd

17,000 VPD

Rexford Rd

**TRIANON**  
CONDOMINIUMS

**Esplanade Redevelopment**  
**+/- 15.98 AC Proposed Mixed-Use**  
675 MultiFamily Units, 277,000 SF Office  
Four Total Buildings, Outdoor Amenity Areas,  
and Green Space



# North View of Site

Uptown Charlotte

Myers Park High School  
3,385 Students

Eastover

Alexander Graham Middle School  
1,420 Students

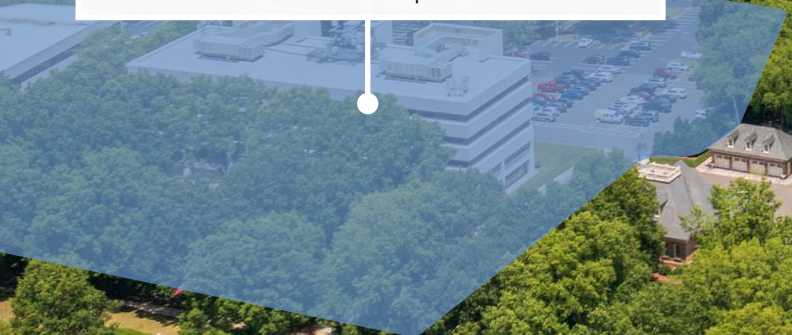
Myers Park

Selwyn Elementary School  
814 Students

Barclay Downs

**TRIANON**  
CONDOMINIUMS

**Esplanade Redevelopment**  
**+/- 15.98 AC Proposed Mixed-Use**  
675 MultiFamily Units, 277,000 SF Office  
Four Total Buildings, Outdoor Amenity Areas,  
and Green Space



*The Colony*  
Mixed-Use Redevelopment



# West View from Site



Barclay Downs

SOUTH PARK TOWERS

Carnegie X

Fairview Rd

Hazel SouthPark

RENAISSANCE  
CHARLOTTE SOUTH PARK HOTEL

CAPITOL TOWERS

ROTUNDA BUILDING

Carnegie Point

SOUTH PARK  
A SIMON MALL

THE ENCORE  
SOUTH PARK

DOUBLETREE  
by Hilton

Symphony Park

Barclay Downs Dr

Northwestern Mutual

Coca-Cola  
CONSOLIDATED

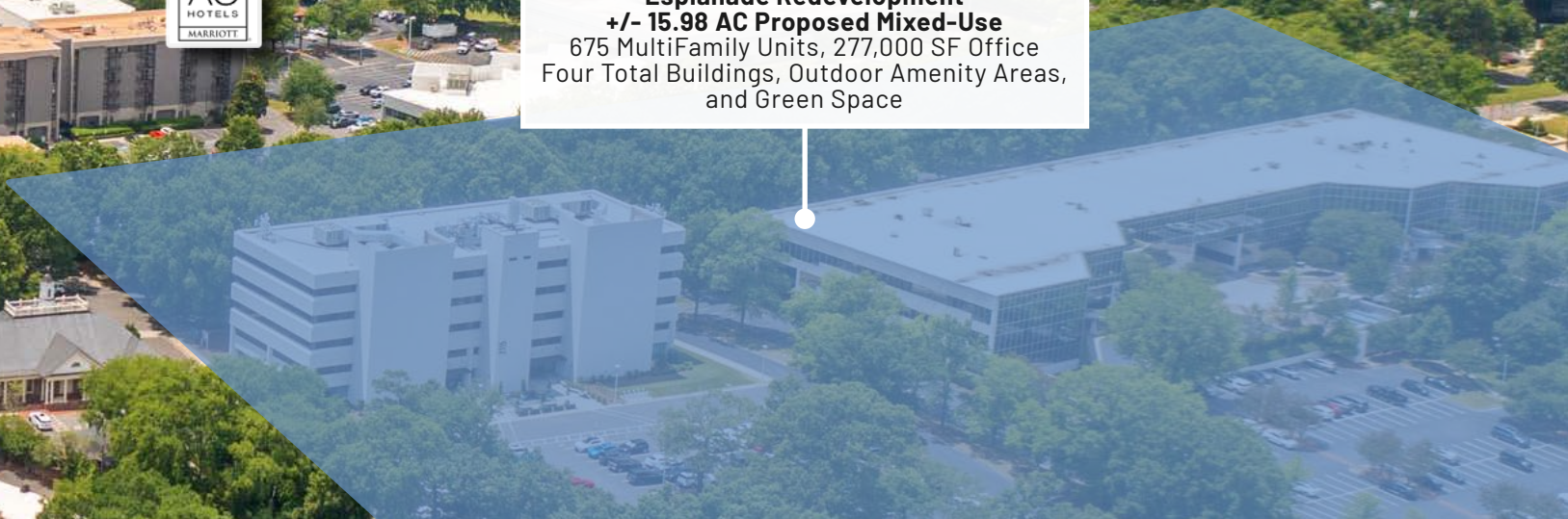
SPECIALTY SHOPS  
SOUTH PARK

AC HOTELS  
MARRIOTT

Carnegie Blvd

**Esplanade Redevelopment**  
**+/- 15.98 AC Proposed Mixed-Use**  
675 MultiFamily Units, 277,000 SF Office  
Four Total Buildings, Outdoor Amenity Areas,  
and Green Space

MARRIOTT  
CHARLOTTE  
SOUTH PARK





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](mailto:josh@thenicholscompany.com)



**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

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.