

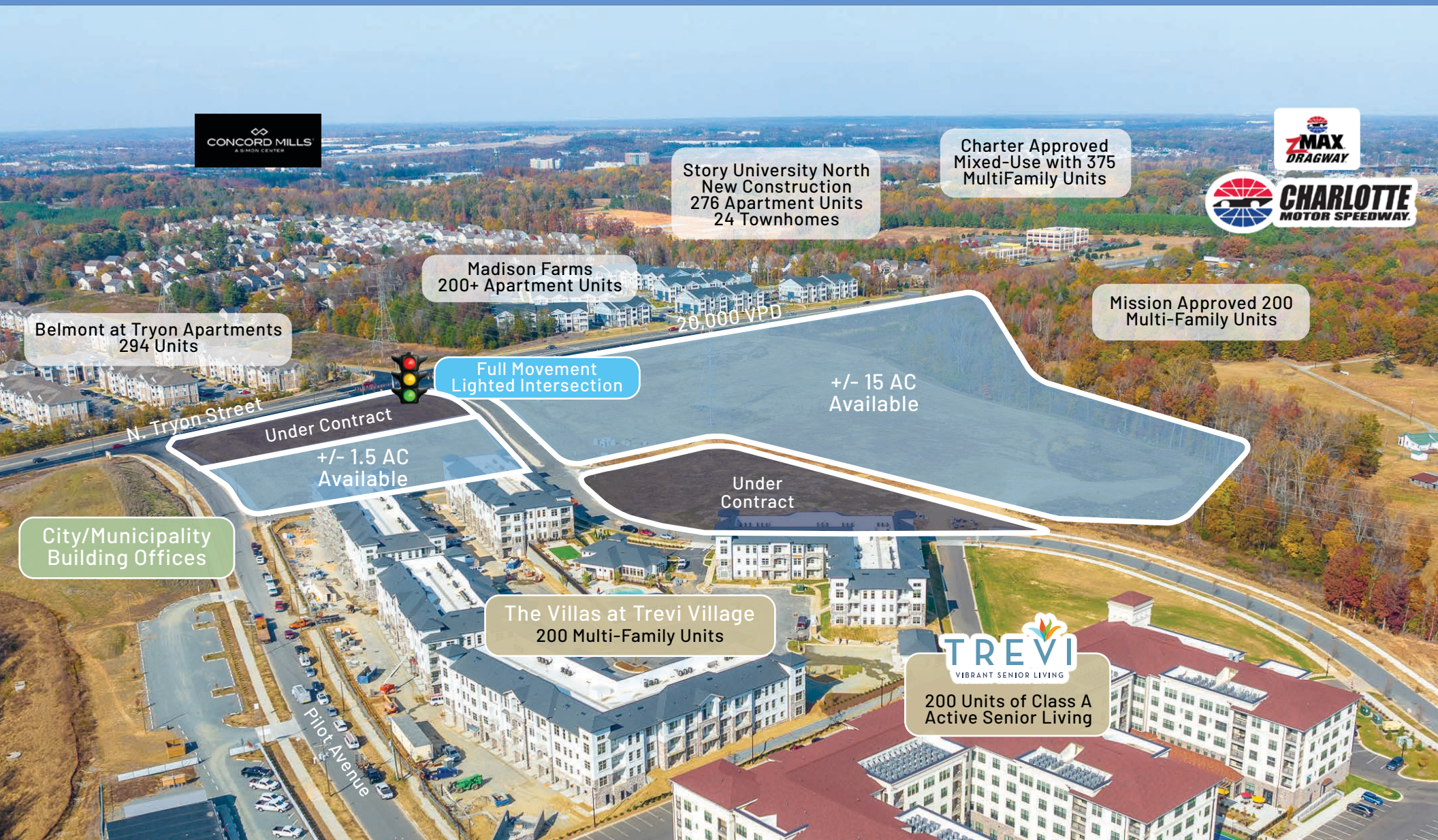


Trevi Village

12440 North Tryon Street | Charlotte, NC 28262

Commercial Development Opportunities Available

+/- 20 AC Available | Retail, Restaurant, Medical, Office, Hospitality, Self-Storage



Story University North
New Construction
276 Apartment Units
24 Townhomes

Charter Approved
Mixed-Use with 375
MultiFamily Units



Madison Farms
200+ Apartment Units

Belmont at Tryon Apartments
294 Units

Mission Approved 200
Multi-Family Units

Full Movement
Lighted Intersection

+/- 15 AC
Available

Under Contract
+/- 1.5 AC
Available

Under
Contract

City/Municipality
Building Offices

The Villas at Trevi Village
200 Multi-Family Units

TREVI
VIBRANT SENIOR LIVING
200 Units of Class A
Active Senior Living

N. Tryon Street

Pilot Avenue

20,000 VPD

Property Overview

Trevi Village Land Available for Sale

Property Details

Address 12440 North Tryon Street | Charlotte, NC 28262

Development Opportunities +/- 20 AC Commercial Land

Parcel ID 05109109

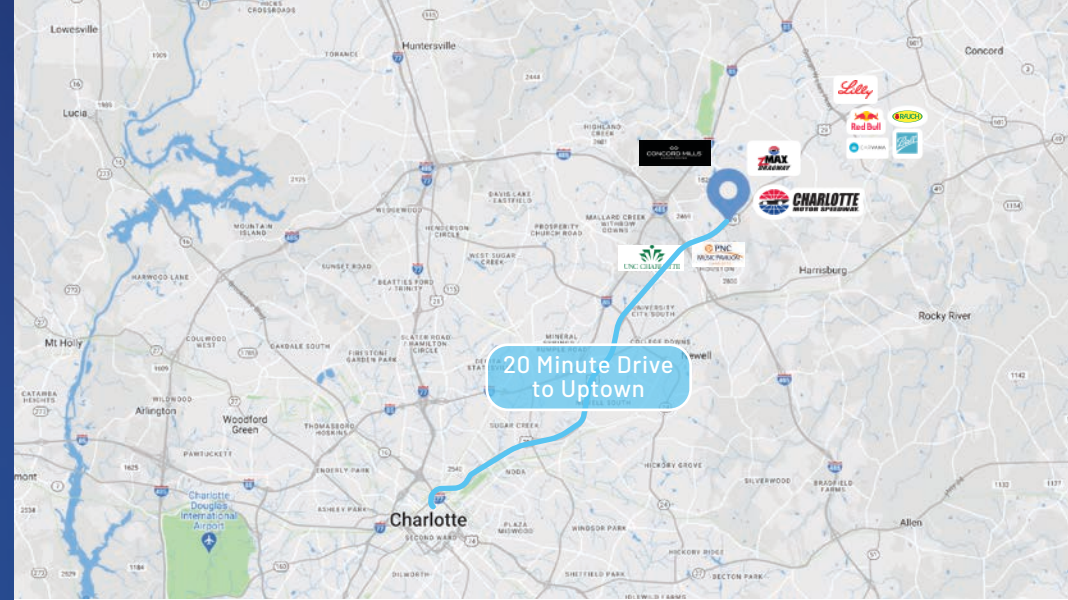
Zoning CC

Utilities Water/Sewer

Access Excellent access from full movement lighted intersection on N. Tryon Street

Traffic Counts N. Tryon Street | 17,500 VPD

Sale Price Call for Pricing




Trevi Village is in the path of Charlotte's progress.
Be a part of it.

- One of Charlotte's fastest-growing areas
- Near major Charlotte attractions
- Only 20 minute drive to Uptown Charlotte
- Proximity to new developments

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	6,560	60,378	157,661
Avg. Household Income	\$96,030	\$89,982	\$105,845
Median Household Income	\$75,870	\$69,902	\$80,992
Households	2,707	22,448	58,873
Daytime Employees	1,718	20,985	71,684

 Drone Video



Seeking Retail Users at Trevi Village

Up to +/- 0.5 - 15 AC Available
Perfect for Retail, Restaurant,
Medical, Office, Self-Storage

12440 N Tryon St | Charlotte, NC



6,560
Population
Within 1 mile



\$96,030
Avg HH Income
Within 1 mile



22,448
Households
Within 3 miles



71,684
Employees
Within 5 miles

Surrounding Residential Development



2,054+ Residential Units Planned or Under Construction within 1 mile of Site

Surrounding Residential Development



Surrounding Residential Development	Door Count
Charter	375 Units
Story University North	300 Units
Madison Farms	200+ Units
Belmont at Tryon	294 Units
The Villas at Trevi Village	200 Units
Trevi Vibrant Senior Living	200 Units
Tribute	285 Units
Mission	200 Units
Total	2,054+

Seeking Hospitality Users at Trevi Village

Up to +/- 2 - 3.5 AC Available
Perfect for Extended Stay Hotel
Near Major Demand Generators

Approved Hospitality Site 12440 N Tryon St | Charlotte, NC Water Sewer Available Immediately



Beverage Manufacturing Campus
\$1 Billion Invested by 2027
\$20.8 Million Annual Payroll Impact



800,000 SF Campus
600+ Employees
\$1 Billion Invested by 2027



1.2 miles



2.4 miles



3 miles

**Located Near Major
Charlotte Demand
Generators**

Corporations & Demand Generators Near Trevi Village

3 mi



5.5 mi



5.5 mi



7 mi



1.2 mi



5.5 mi



5.5 mi



5.5 mi



Surrounding Demand Generators

CONCORD MILLS
A SIMON CENTER

The SPEEDPARK
SEA LIFE
DAILY VISITORS

17 Million
Visitors Annually

Lilly

\$1 Billion Invested by 2024
Five-Building Campus
800,000 SF

**ZMAX
DRAGWAY**

46.5 AC
30,000 Seat Capacity

Beverage Manufacturing Campus
600+ Jobs by 2027

Red Bull

Red Bull Ball
RAUCH

GATORADE

UNC CHARLOTTE

30,146 Students
3 Miles West

**CHARLOTTE
MOTOR SPEEDWAY**

CHARLOTTE

380+ Events Annually
\$450 Million Economic Impact
171,000 Seat Capacity

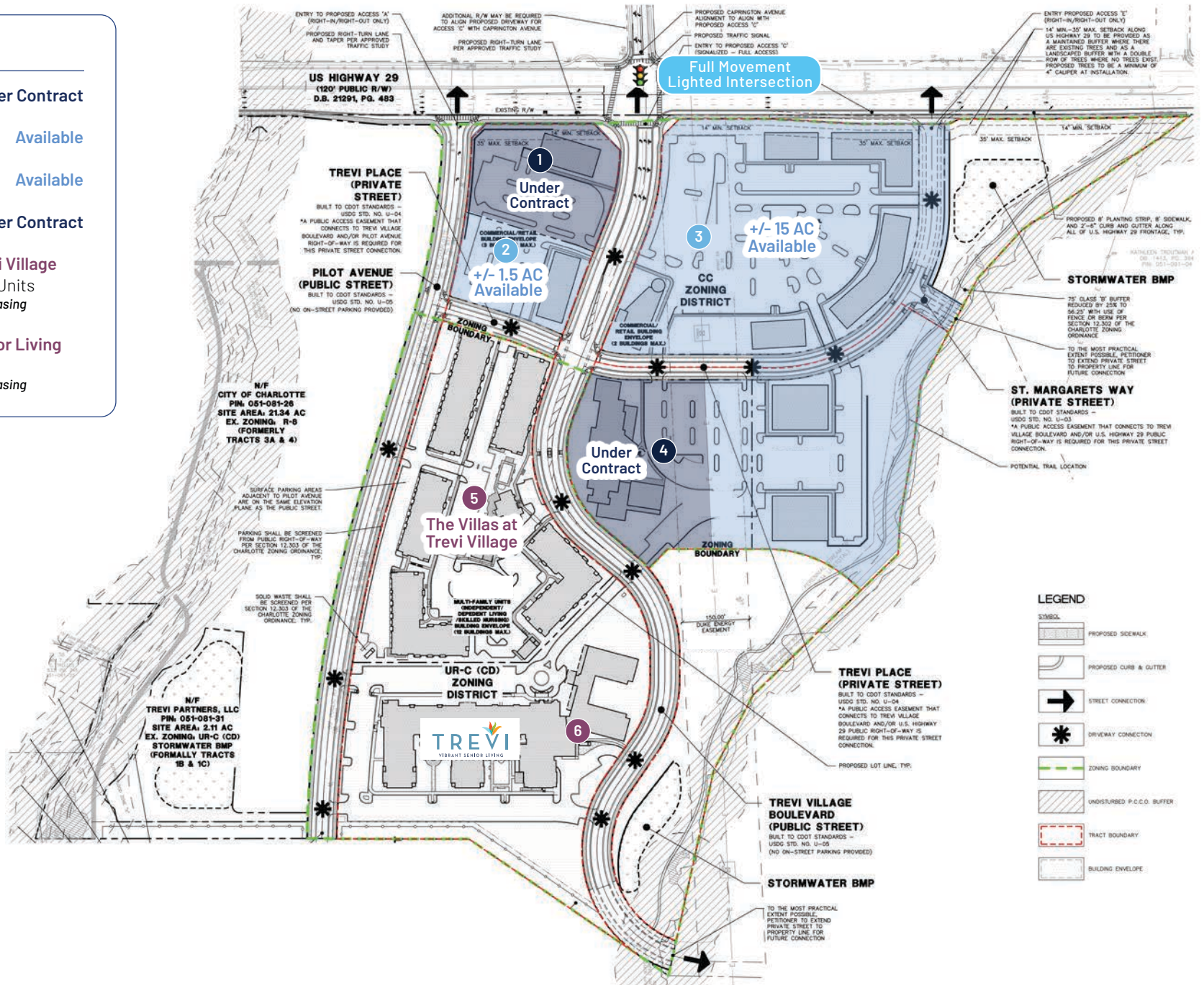
CARVANA

N. Tryon Street

Site

Key

- 1 +/- 1.5 AC Under Contract
- 2 +/- 1.5 AC Available
- 3 +/- 15 AC Available
- 4 +/- 3.35 AC Under Contract
- 5 The Villas at Trevi Village
200 Multi-Family Units
Delivered - Actively Leasing
- 6 Trevi Active Senior Living
200 Units
Delivered - Actively Leasing



Southern View of Site



Mission Approved 200 Multi-Family Units

Tribute Approved 285 Townhome

Madison Farms 200+ Apartment Units

+/- 15 AC Available

Under Contract



The Villas at Trevi Village

Full Movement Lighted Intersection

Trevi Village Blvd

Under Contract

+/- 1.5 AC Available

Belmont at Tryon Apartments 294 Units

City/Municipality Building Offices

32,000 VPD

20,000 VPD
N Tryon Street



Contact for Details

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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.