



The Settlements at Withrow Downs
800+ Single Family Homes

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

Full Movement
Lighted Intersection

Mission Approved 200
Multi-Family Units

City/Municipality
Building Offices

+/- 3.0 AC
Available

+/- 10 AC
Available

21,500 VPD

Under Contract
Hospitality

+/- 4.0 AC
Available

Proposed Townhome
Development
200 Units

The Villas at Trevi Village
200 Multi-Family Units

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

Commercial Development Opportunities @
Trevi Village
12440 North Tryon Street | Charlotte, NC

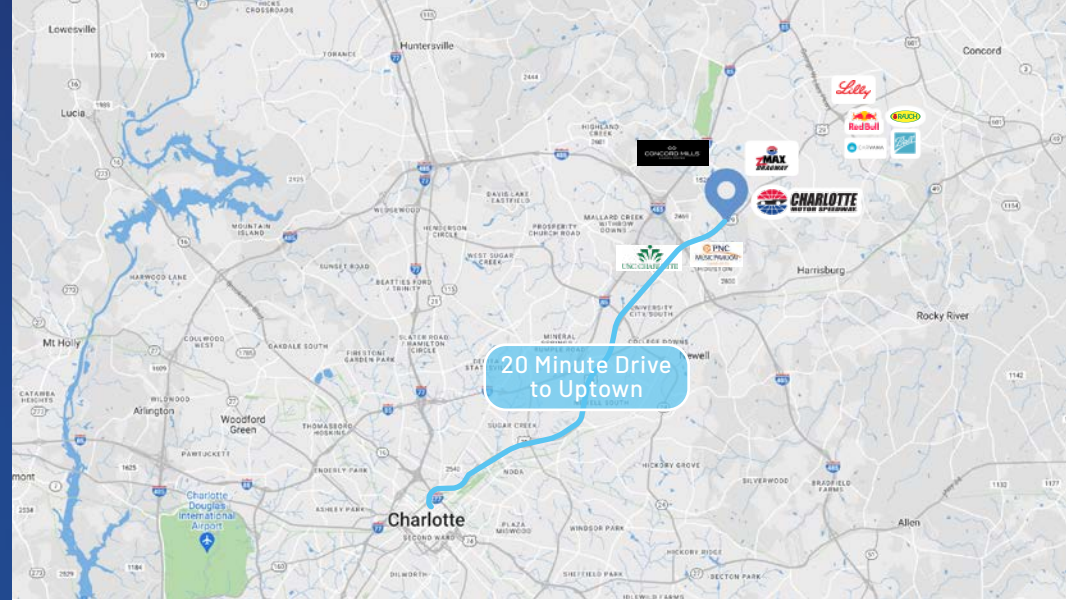
+/- 17 AC Available
Retail, Restaurant, Medical, Office, Hospitality, Self-Storage
ALL INFRASTRUCTURE IN PLACE UTILITIES ON SITE

Property Overview

Trevi Village Land Available for Sale

Property Details

Address	12440 North Tryon Street Charlotte, NC 28262
Development Opportunities	+/- 17 AC Commercial Land
Parcel ID	05109109
Zoning	CC
Utilities	ALL INFRASTRUCTURE IN PLACE UTILITIES ON SITE
Access	Excellent access from full movement lighted insection on N. Tryon Street
Traffic Counts	N. Tryon Street 21,500 VPD
Sale Price	\$950,000/Acre

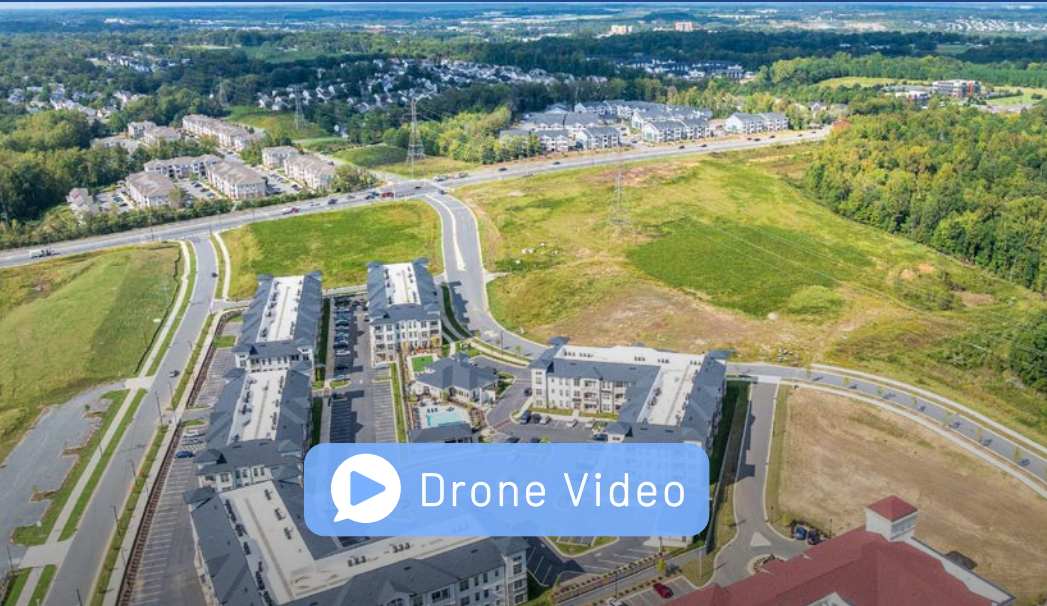


Trevi Village is in the path of Charlotte's progress. Be a part of it.

- 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
2024 Population	6,607	59,001	163,161
Avg. Household Income	\$110,616	\$94,168	\$112,407
Households	2,733	21,970	61,037
Daytime Employees	1,840	21,638	75,918



Seeking Retail Users at Trevi Village

Up to +/- 1.5 - 17 AC Available
Perfect for Retail, Restaurant,
Medical, Office, Self-Storage

12440 N Tryon St | Charlotte, NC



163,161
Population
Within 5 mile



\$112,407
Avg HH Income
Within 5 mile



61,037
Households
Within 5 miles



75,918
Employees
Within 5 miles

Surrounding Residential Development



BELMONT
AT TRYON

294 Units

MADISON
FARMS

200+ Units

STORY

300 Units

3,054+ 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 Settlements at Withrow Downs	± 800 Units
The Villas at Trevi Village	200 Units
Trevi Vibrant Senior Living	200 Units
Tribute	285 Units
Mission	200 Units
Proposed Townhome Development	200 Units
Total	3,054+

Seeking Hospitality Users at Trevi Village

Up to +/- 2 - 4 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



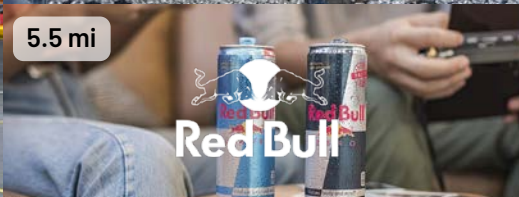
7 mi



1.2 mi



5.5 mi



5.5 mi



5.5 mi



Surrounding Demand Generators

CONCORD MILLS
A SIMON CENTER



The SPEEDPARK
SEA LIFE
Charlotte-Concord
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

Ball

RAUCH

GATORADE

UNC CHARLOTTE
30,146 Students
3 Miles West



19,500 VPD

CHARLOTTE
MOTOR SPEEDWAY



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



CARVANA

N. Tryon Street

Site

University City

Charlotte, NC

The University City South area of Charlotte has seen dramatic growth and development over the last [10 to 15] years. The principal centers for employment, commerce and population include the **University of North Carolina at Charlotte** - with total enrollment of 30,298 and over 3,700 faculty and staff (the student union is 1.3 miles away from the property) and **Atrium Health University City**, a hospital with 130 beds (which is 1.6 miles away from the property).

Development as far east as the Mallard Creek Greenway has been robust. The University City North area of Charlotte has not seen growth as dramatic - until the last several years. The area bounded by West Mallard Creek Church Road and North Tryon Street on the south & west and Interstates 85 and 485 to the north have seen a dramatically accelerated pace of housing development and housing turnover, with several substantial multifamily developments under construction or planned, and some beginning leasing in 2024. For example:

- **Aspen Heights at University City**, 188 units, less than a mile away, opened in 2022 and recently reported 97.8% occupancy
- **Optima at Mallard Creek**, 396 units, 1.2 miles away, opened in February 2024 to new tenants
- **Accent Berkeley Place**, 198 units, less than a mile away, completion expected July 2024
- Three multifamily developments abutting and close to the property changed hands in 2021 for a total price of ~ \$315 million (**Highlands at Alexander Pointe** (309 units, abutting the property to the north), **Latitude Apartments** (503 units) & **Berkeley Place Apartments** (368 units))

Of major significance to the area is the development planned by **The Tribute Companies** of a 182 acre area north of the property and inside the boundaries of Interstates 85 and 485. The approved plan includes nearly 2,000 housing units. Notably, all of the traffic to and from this development will funnel west to West Mallard Creek Church Road or south to North Tryon - within a few hundred yards of the property. The groundbreaking date is not known, but it could be later this year.

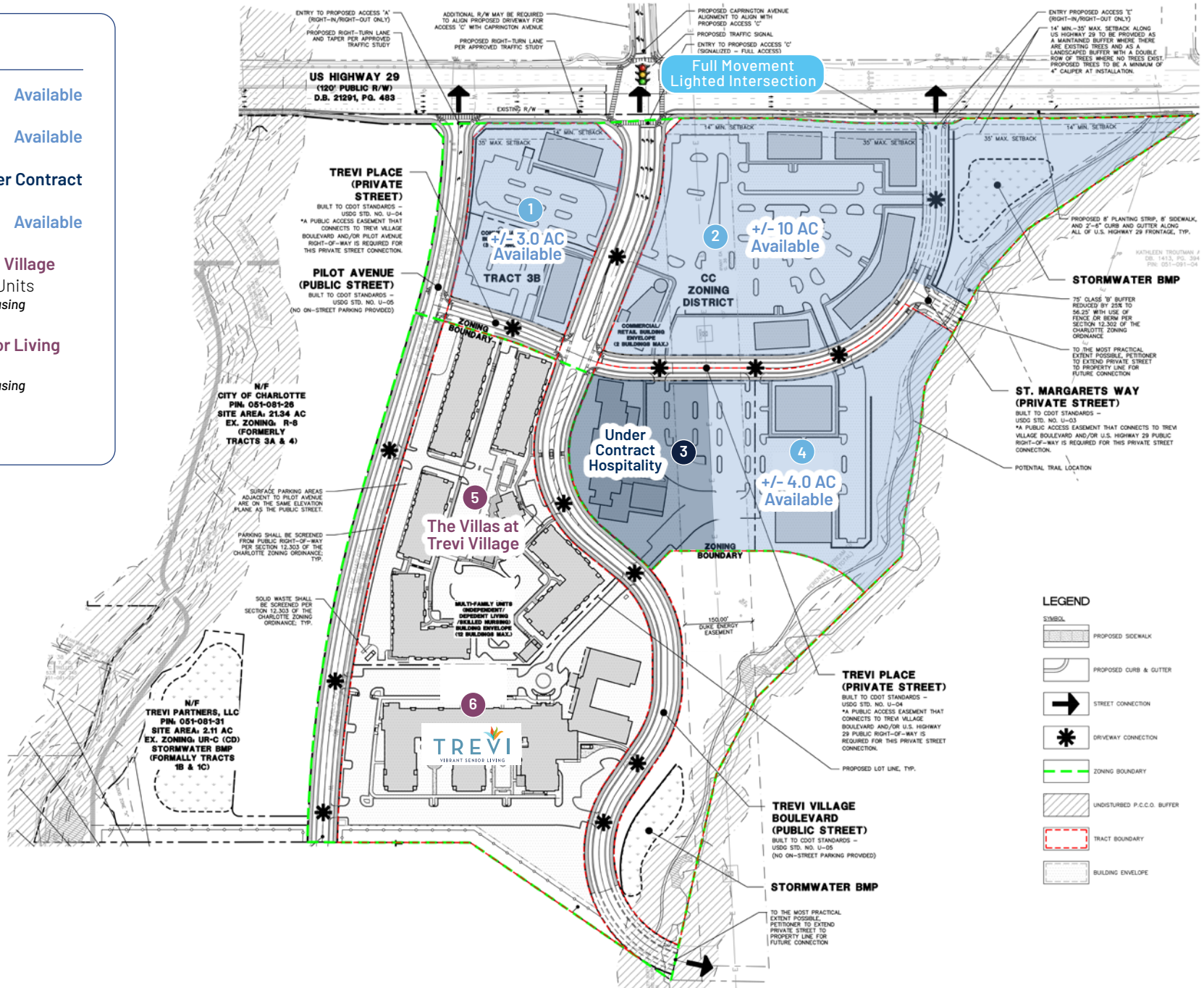


There has also been a substantial commitment to the University City North area by **The Vanguard Group** - the mutual fund firm - which will drive employment in the area up by over 2,400 jobs. Vanguard recently purchased for \$117 million the 700,000 square foot complex on 91 acres, less than 3 miles from the property, which is planned to open in 2025. Centene has originally planned to operate there but then shelved its plans - so the Vanguard purchase is a major commitment to this area.

Novant Health also committed to the intersection of North Tryon and West Mallard Creek Church Road in 2020, when it purchased 23.8 acres with approved plans to build a 144,000 square foot medical complex. And **Plaza Street Partners** plans to build just across the street, so ultimately all four corners of this intersection will achieve development.

Key

- 1 +/- 3.0 AC Available
- 2 +/- 10 AC Available
- 3 +/- 2.26 AC Under Contract
- 4 +/- 4.0 AC Available
- 5 The Villas at Trevi Village
200 Multi-Family Units
Delivered - Actively Leasing
- 6 Trevi Active Senior Living
200 Units
Delivered - Actively Leasing



LEGEND

SYMBOL	DESCRIPTION
[Patterned Box]	PROPOSED SIDEWALK
[Patterned Box]	PROPOSED CURB & GUTTER
[Arrow]	STREET CONNECTION
[Star]	DRIVEWAY CONNECTION
[Dashed Line]	ZONING BOUNDARY
[Hatched Box]	UNDISTURBED P.C.C.O. BUFFER
[Dotted Line]	TRACT BOUNDARY
[Solid Line]	BUILDING ENVELOPE



Mission Approved 200 Multi-Family Units

Proposed Townhome Development 200 Units

Tribute Approved 285 Townhome

Madison Farms 200+ Apartment Units

+/- 10 AC Available

+/- 4.0 AC Available

Under Contract Hospitality

The Villas at Trevi Village



Full Movement Lighted Intersection

Trevi Village Blvd

+/- 3.0 AC Available

Pilot Avenue

Belmont at Tryon Apartments 294 Units

City/Municipality Building Offices

23,500 VPD
N Tryon Street

46,500 VPD



Contact for Details

Matt Stankus

(704) 885-2505

matt@thenicholscompany.com



Website

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.