

Commercial Development Opportunities Available

Trevi Village

12440 North Tryon Street | Charlotte, NC

North Carolina's Largest Outlet
Shopping Destination

CONCORD MILLS*
A SIMON CENTER

Top NC Destination
Attracting Thousands of Tourists Annually



The Settlements at
Withrow Downs
800+ Single Family Homes

Charter Approved
Mixed-Use with 375
MultiFamily Units

STORY
MADISON
FARMS

Full Movement
Lighted Intersection

BELMONT
AT TRYON

N. Tryon Street
49,000 VPD

City/Municipality
Building Offices

+/- 3.0 AC
AVAILABLE

+/- 10 AC
AVAILABLE

UNDER CONTRACT
Hospitality

+/- 4.0 AC
AVAILABLE

Mission Approved 200
Multi-Family Units

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



+/- 17 AC Available

Retail, Restaurant, Medical, Office, Hospitality, Self-Storage

ALL INFRASTRUCTURE IN PLACE
UTILITIES ON SITE

Property Overview

Trevi Village

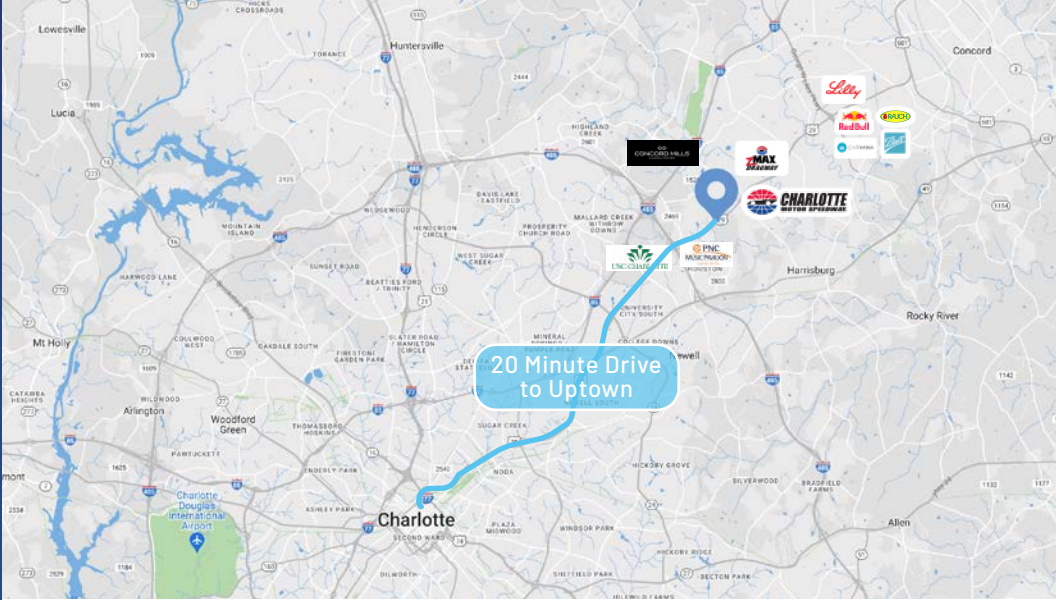
Land Available for Sale

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 49,000 VPD
Sale Price	\$950,000/Acre



 Drone Video



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

Trevi Village's Residential Communities

THE VILLAS — AT TREVI VILLAGE —



Experience the ultimate luxury living at The Villas at Trevi Village, located in the heart of Charlotte, North Carolina. A brand-new, upscale one, two, & three bedroom with den apartments offer a perfect blend of sophistication and convenience. As a resident at The Villas at Trevi Village, you'll discover a world of luxury, comfort, and convenience. Each apartment is built with high-quality materials and outfitted with modern amenities, ensuring the ultimate living experience.



At Trevi, vibrant living isn't just a concept — it's a way of life. The community is about seizing the day, cherishing moments with friends, and embracing new experiences to make retirement years truly exceptional. Trevi's community is meticulously crafted for seniors who value quality living. From premium features to top-notch services and amenities, the campus reflects a commitment to providing an unparalleled senior living experience. Every day is an opportunity to create lasting memories and thrive.



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



UNC CHARLOTTE
30,146+ Students

5.5 mi



5.5 mi



7 mi



1.2 mi



380+ Events Annually

5.5 mi



5.5 mi



5.5 mi



Surrounding Demand Generators



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.

Major Events

Drawing significant crowds to the Harrisburg - Concord region



AutoFair presented by Camping World

Held in April, this massive automotive event attracts thousands of enthusiasts, featuring car shows, auctions, and vendors



SuperMotocross World Championship Playoffs

High-energy motocross action held in September
NHRA Carolina Nationals: Another marquee drag racing event at the zMAX Dragway in September



Coca-Cola 600

Held on Memorial Day weekend, this NASCAR Cup Series race is the longest on the schedule and honors the U.S. Armed Forces



BetMGM 300

A NASCAR Xfinity Series race in May



NHRA Carolina Nationals

Another marquee drag racing event at the zMAX Dragway in September



Drive For The Cure 250

A breast cancer awareness NASCAR Xfinity Series playoff race in October.



NHRA 4-Wide Nationals

A thrilling drag racing event in April, hosted at the zMAX Dragway



Bank of America ROVAL™ 400

A unique road course NASCAR Cup Series race in October.



NC Education Lottery 200

A NASCAR Craftsman Truck Series event in May

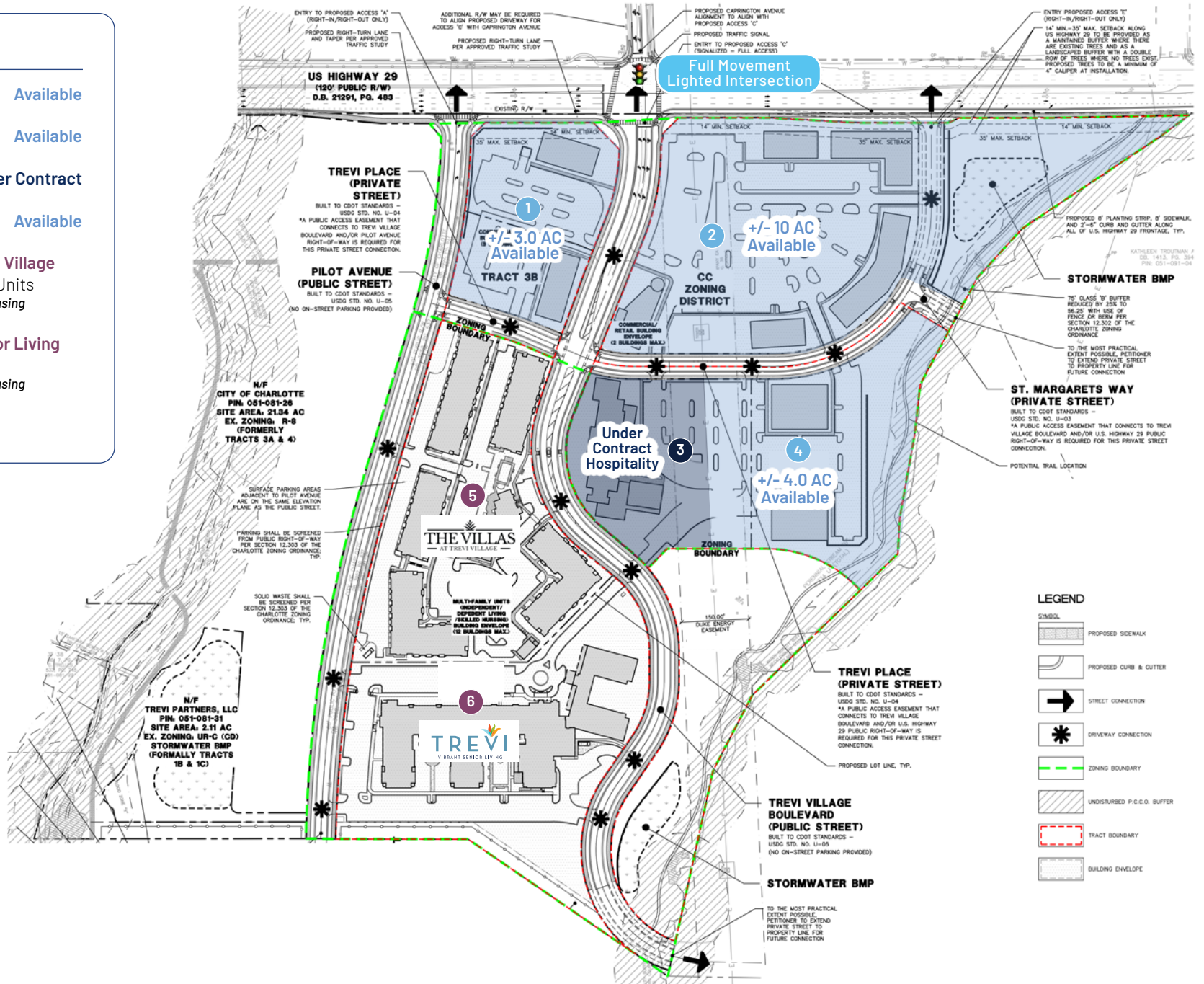
These events collectively attract over 1.1 million attendees annually, boosting regional hotel occupancy, restaurant activity, and retail spending



Site Plan

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



Southern View of Site

Top NC Destination
Attracting Thousands of Tourists Annually

 **CHARLOTTE**
MOTOR SPEEDWAY

 **ZMAX**
DRAGWAY

 **10/10**
Ten Tenths Motor Club

Mission Approved 200
Multi-Family Units

Proposed Townhome
Development
200 Units

Tribute Approved
285 Townhomes

**THE VILLAS**
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200 MULTI-FAMILY UNITS

**TREVI**
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UNDER CONTRACT
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Full Movement
Lighted Intersection



Trevi Village Blvd

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Building Offices

BELMONT
AT TRYON

N. Tryon Street
49,000 VPD



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