



DEVELOPMENT REPORT

CENTER CITY CHARLOTTE

April 2024



Overview

Center City Development Report

The Center City Development Report highlights private and public projects in Charlotte's Center City that have been recently completed, are currently under construction, have been announced or are in various stages of planning and development. The area covered in detail includes the four wards of Uptown, Charlotte's central business district, South End, and Midtown. The term Center City refers to the ring of neighborhoods within three miles of the intersection of Trade and Tryon Streets, the historic center of the city. Projects are reported on for up to one year following their completion.

Charlotte Center City Partners is a 501(c)4 not-for-profit corporation that managed the City's municipal service districts (MSDs) 1, 2, 3, and 4. The organization boldly envisions and activate strategies and actions that will assure Charlotte Center City is a welcoming and equitable, economically vibrant, culturally rich and beloved place for all.

Center City Partners' jurisdiction includes Uptown, South End, and a portion of the Midtown neighborhood.

The most recent version of this report and current information about Center City is available at **charlottecentercity.org**.

Sources

CoStar (April 2023)

Fast Facts are generated through CoStar for properties located in Charlotte Center City Partners municipal service areas.

Primary data on development, construction, and planning were generated through Charlotte Business Journal, The Charlotte Observer, Axios Charlotte and various sources.



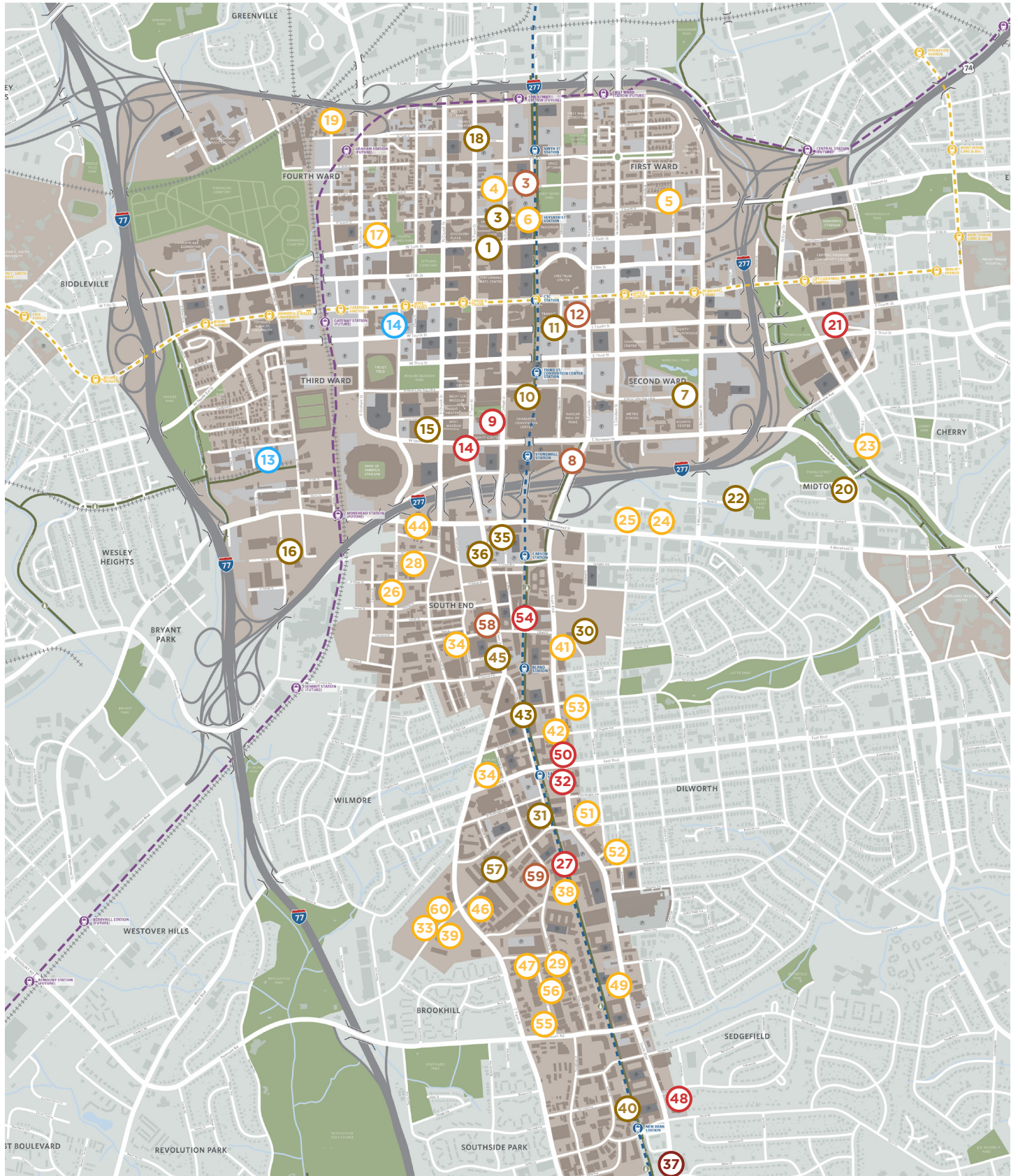
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FIRST WARD

First Ward combines quiet, tree-lined neighborhood streets and proximity to great cultural and educational institutions. Once home to the publicly owned housing of Earle Village, the neighborhood's redevelopment began in 1997 when the Charlotte Housing Authority partnered with Bank of America to develop First Ward Place, one of the first HOPE VI mixed-income housing projects. Today, residential options in First Ward include new craftsman-style single family homes, contemporary townhouses, mid-rise apartments and high-rise condominiums. The new 4-acre First Ward Park opened in late 2015, across the street from ImaginOn Children's Theater and Library and the 7th Street Public Market. The neighborhood has both private and public k-12 education, the main branch of the Charlotte Mecklenburg public library and the Center City campus of UNC Charlotte. First Ward is set to see another phase of development beginning this year, as Levine Properties begins developing 24 acres between the Garden District and North Tryon Street. The Blue Line extension, which opened in 2018, doubles the length of the light rail line and includes a new station in First Ward at 9th Street.

FAST FACTS

4.6 MM SF existing office

1,625 existing residential units

733 residential units planned/under construction

1,011 existing hotel rooms

244 hotel rooms planned

266 K SF existing retail

3.8 K SF retail planned/under construction

- 1 Carolina Theatre at Belk Place
- 2 Homewood Suites
- 3 Seventh & Tryon
- 4 Trella Uptown
- 5 The Varick
- 6 VeLa Uptown





1 Carolina Theatre at Belk Place

Location: 230 North Tryon St.
Use: Mixed-use
Size: .4 acres, 244 hotel rooms
Owner/Developer: Foundation for the Carolinas
Status: Under construction

Following the sale of the then-vacant Carolina Theatre to the Foundation for the Carolinas in 2012, the Foundation is well underway restoring the 36,000-square-foot theatre to create a premier civic convening space for the region. The project will include several stories of a nonprofit workspace above the theatre and an eventual Intercontinental Hotel. Construction on the theatre and new lobby is expected to wrap in 2024 with the hotel planned for later.



2 Homewood Suites

Location: 508 N. College St.
Use: Hospitality
Size: .4 acres, 213 hotel rooms, 4,000 sf retail
Owner/Developer: Concord Hospitality
Status: Complete

Concord Hospitality Enterprises of Raleigh has completed a 13-story upscale hotel by Hilton. Making Homewood Suites the first extended-stay in Charlotte Central Business district. The project consists of 213 suites for guests, 4,000 square feet of street-level retail area, and 3,500 square feet of flexible meeting and pre-function space.



3 Seventh & Tryon

Location: Tryon St. between Sixth & Eighth St.
Use: Mixed-use
Size: TBD
Owner/Developer: Mecklenburg County
Status: Planning

The Seventh & Tryon redevelopment will consist of four projects; the replacement of the main Charlotte-Mecklenburg Library, redevelopment of Spirit Square, private development of shops, offices & upscale apartments, and affordable & market rate housing. Mecklenburg County remains committed to the goals of this project and are exploring options to advance the project as a single development as envisioned or to move with certain elements first. The development totals are subject to change and are not included in the “fast facts” on page 8.



4 Trella Uptown

Location: Eighth & Tryon St.
Use: Residential
Size: 2.2 acres, 353 units
Height: 6 stories
Owner/Developer: Inlivan & Urban Atlantic
Status: Under construction

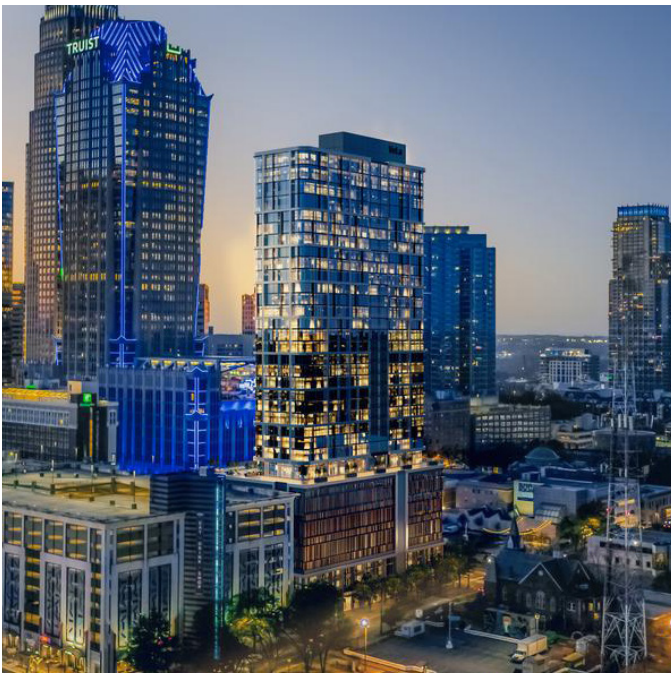
Inlivan, formally known as the Charlotte Housing Authority, in partnership with Maryland-based Urban Atlantic, is building a 368 mixed-income apartment project on the site of the former Hall House at the intersection of 8th and North Tryon Streets. 110 units will be reserved for people making 80, 50, or 30% average median income.



5 The Varick

Location: 700 East 7th St.
Use: Residential
Size: 105 units
Owner/Developer: Laurel Street
 Little Rock CDC
Status: Complete

The 1.3-acre development, situated in the First Ward neighborhood, will provide 105 housing units to affordable and market-rate tenants. The projects are being carried out through a partnership of Laurel Street and Little Rock CDC. In addition to a mix of 1, 2, and 3-bedroom apartments the projects includes a lounge, café, fitness and business centers, community outdoor living space, bike storage space, and an innovative, shared parking arrangement with Little Rock AME Zion Church.



6 VeLa Uptown

Location: 200 E Seventh St.
Use: Residential
Size: .7 acres, 380 units,
 3,820 sf retail
Height: 32 stories
Owner/Developer: Vela Uptown LLC
 & Post Road Residential
Status: Planning

A partnership of Vela Uptown and Post Road Residential is planning a new project at the corner of 7th and College Streets, the former home of the Levine Museum of the New South. The team is planning a new apartment tower with a corner-facing ground floor retail space. The Museum has relocated to a new space on South Tryon Street in the Three Wells Fargo Center.

SECOND WARD

Second Ward is the center of hospitality in Uptown, with more than 3,000 hotel rooms, the Charlotte Convention Center, and the NASCAR Hall of Fame. Wells Fargo's campus anchors the employment district, along with the Wells Fargo atrium and plaza on South Tryon Street, and the park and sculpture garden at The Green. Second Ward was once known as Brooklyn, and was Charlotte's most vibrant African-American neighborhood. Today, Second Ward is home to the Government Center, the Mecklenburg County courthouse, and Marshall Park. It has some of Uptown's newest condominiums, including the Trust, Ratcliffe, Madison and Skye, and the entertainment and retail hub at the EpiCentre. The Blue Line light rail connects Second Ward to South End and the South Boulevard corridor, and connects with 10 miles of light rail to the north since it opened in 2018.

FAST FACTS

10.1 MM SF existing office

1,412 existing residential units

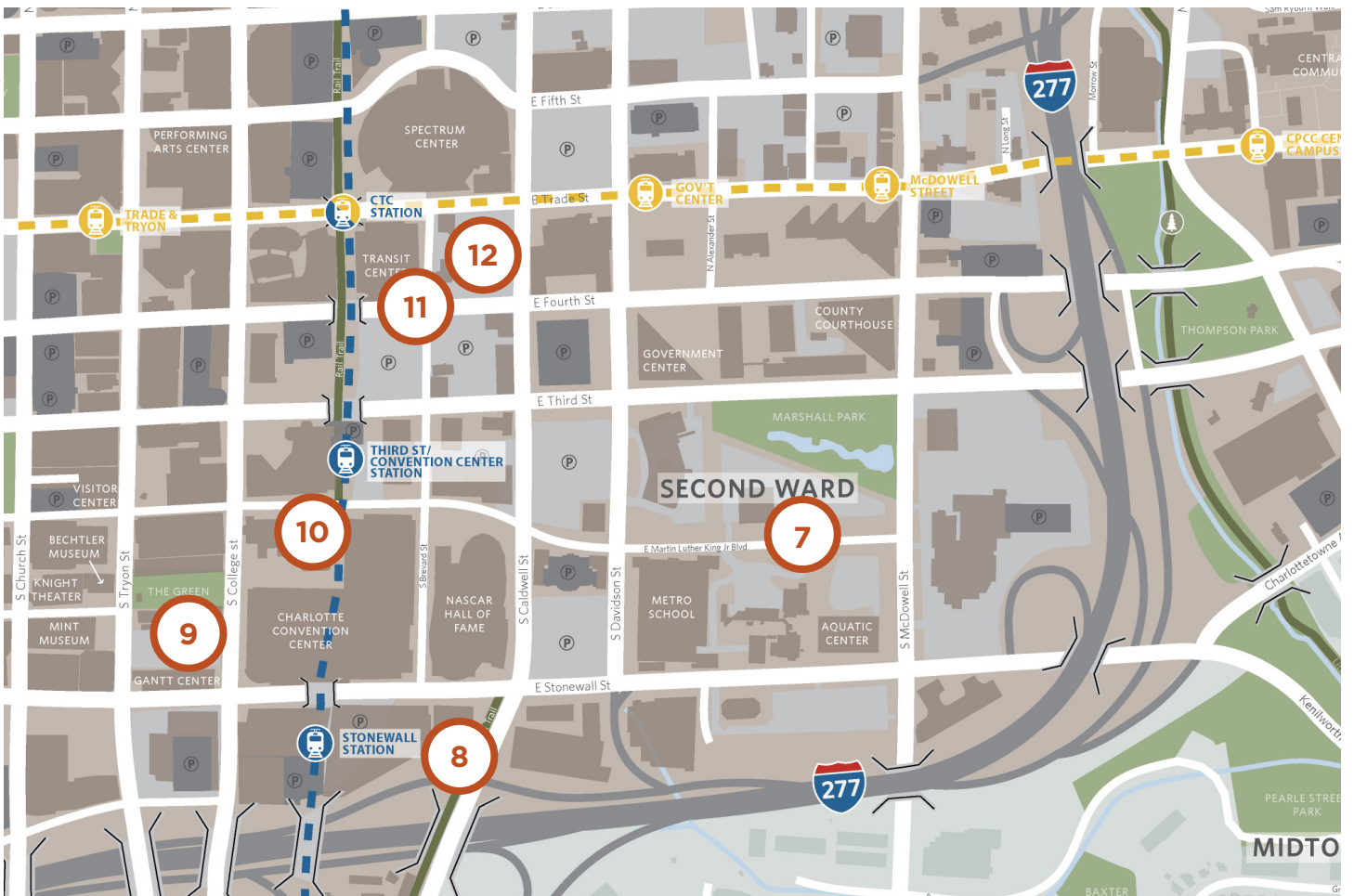
4,243 existing hotel rooms

384 hotel rooms under construction

227 K SF existing retail

11 K SF retail under construction

- 7** Brooklyn Village
- 8** Element Hotel
- 9** Duke Energy Plaza
- 10** College & MLK Development
- 11** Charlotte Transit Center Redevelopment
- 12** Moxy Hotel





Second Ward



7 Brooklyn Village

Location:	Stonewall, MLK & 3rd St
Use:	Mixed-use
Size:	TBD
Owner/Developer:	BK Partners, Mecklenburg County
Status:	Planning

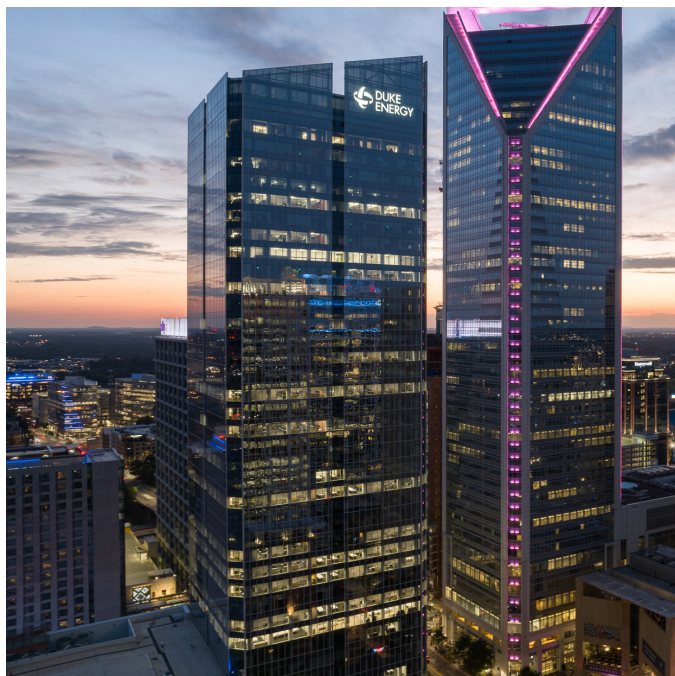
Mecklenburg County selected BK Partners as the master developer for the 17-acre Brooklyn Village site. Formerly part of the historically African-American Brooklyn neighborhood, this project is envisioned as a phased mixed-use development including retail, apartments, office, hotel, and open space. Site preparation for the first phases of the project are underway along Brooklyn Village Avenue. The development totals are subject to change and are not included in the “fast facts” on page 14.



8 Element Hotel

Location:	640 S Caldwell St
Use:	Hospitality
Size:	176 hotel rooms 8,000 SF retail
Owner/Developer:	Midas Hospitality
Status:	Under construction

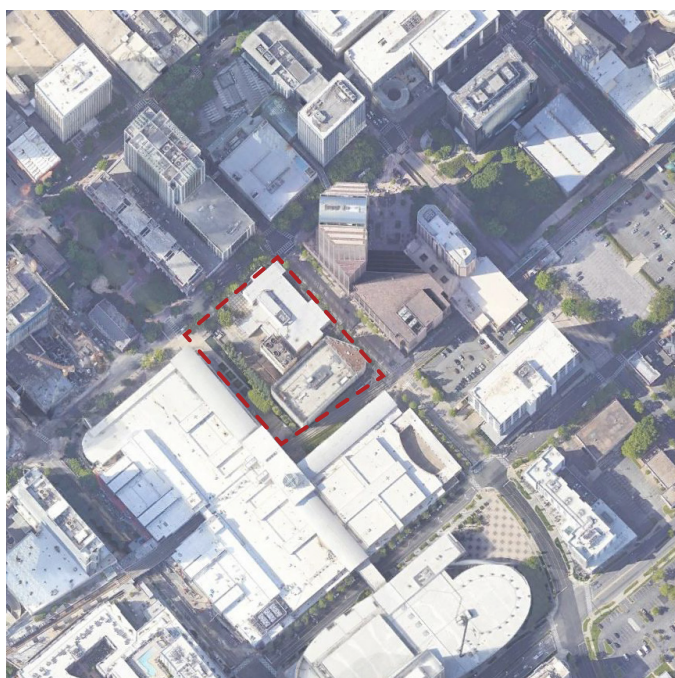
The former Even Hotel site, which stalled in 2019, has been purchased by St. Louis-based Midas Hospitality. Midas will complete the project under the Element flag, a Marriott international brand. The hotel represents the final phase of the Stonewall Station mixed-use project, which includes an adjacent hotel, apartments, anchored by Whole Foods. The resumed hotel is scheduled to open by the end of 2024.



9 Duke Energy Plaza

Location:	525 S Tryon St
Use:	Office
Size:	2.01 acres, 1,000,000 SF office, 25,000 SF retail
Height:	40 stories
Owner/Developer:	Childress Klein
Status:	Complete

Duke Energy has recently completed its new HQ. At 40 stories tall, it is the fifth-tallest building in Uptown Charlotte. Duke has consolidating much of its real estate holdings and office sites into this single building, projected to be the home of about 4,000 Duke employees. The site was previously home to a surface parking lot on South Tryon Street across from 550 South Tryon, the former Duke Energy Center.



10 College & MLK Development

Location:	401 S College Street
Use:	Mixed-use
Size:	TBD
Height:	TBD
Owner/Developer:	Millennium Venture Capital
Status:	Planning

Berlin-based Millennium Venture Capital recently purchased the former Duke Energy-owned property adjacent to the Charlotte Convention Center at the corner of College Street and MLK Jr. Boulevard. A multi-phased mixed-use development is planned. No development figures are set at this time however, demolition work is underway.



11 Charlotte Transit Center Redevelopment

Location: 525 S Tryon St
Use: Mixed-use
Size: TBD
Height: TBD
Owner/Developer: White Point Partners & DART Interests
Status: Planning

CATS and the City of Charlotte agreed to a partnership between Charlotte-based White Point Partners, and Dallas-based DART Interests on the redevelopment of the Charlotte Transit Center (CTC). Recently, the City voted to advance the design for an underground CTC to be incorporated into the design for this mixed-use development, The development totals are subject to change and are not included in the “fast facts” on page 14.



12 Moxy Hotel

Location: 125 S Brevard St
Use: Hotel
Size: 208 rooms
 3,000 SF retail
Height: 13 stories
Owner/Developer: TMGOC Ventures
Status: Under construction

After pausing during the early stages of the pandemic, TMGOC Ventures is underway with the 13-story millennial-focused Moxy Hotel at the corner of Brevard and Fourth Streets. Construction began in early 2023 and has an expected completion date of late-2024. The hotel will feature a 13th-floor sky lobby and ground-floor retail space.

THIRD WARD

In Third Ward new apartment towers surround Romare Bearden Park and Truist Field, with Bank of America stadium, home of the Carolina Panthers, two blocks away. Spring and summer nights are filled with baseball and fireworks, and in the fall neighborhood bars and nearby parking lots fill with Panthers fans. The west edge of the neighborhood is a mix of historic bungalows, contemporary condos and townhomes surrounding the dog park, recreational fields and greenway at Frazier Park. The 1.5 million square foot complex Gateway Village includes retail, hospitality, and the Charlotte campus of Johnson & Wales University.

FAST FACTS

8.5 MM SF existing office

440 K SF office under construction

2,698 existing residential units

450 residential units planned

808 existing hotel rooms

142 K SF existing retail

75 K SF retail planned/under construction

- 13** Charlotte Rescue Mission
- 14** Legacy Union - Phase IV
- 15** Brooklyn & Church
- 16** The Iron District



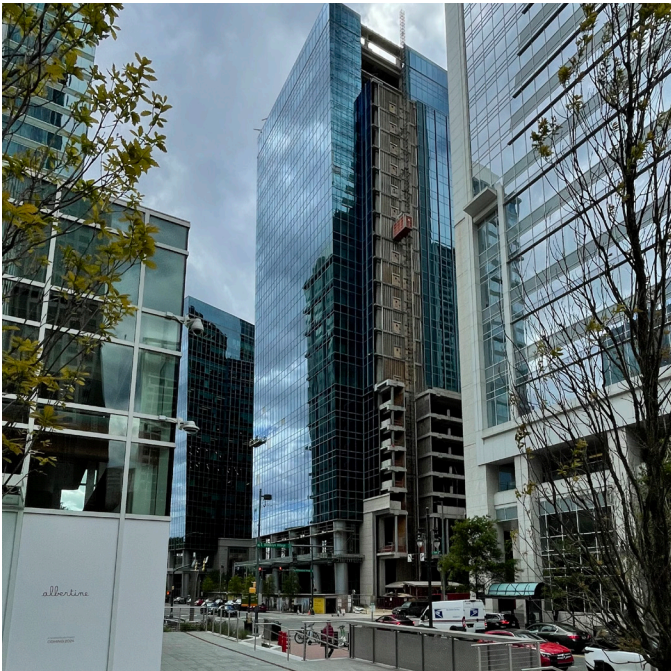
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13 Charlotte Rescue Mission New Dormitory

Location: 901 First Street
 Use: Dormitory
 Size: .6 acres, 100 rooms
 Height: 5 stories
 Owner/Developer: Charlotte Rescue Mission
 Status: Complete

Charlotte Rescue Mission (CRM) is completing construction on a new dormitory building on their campus in Third Ward at the corner of Cedar and First Streets. This new building will allow CRM to better serve the community they work with, moving some of our most vulnerable residents from addiction to recovery.



14 Legacy Union - Phase IV

Location: 600 S Tryon St
 Use: Mixed-use
 Size: 440,000 SF office, 20,000 SF retail
 Height: 24 stories
 Owner/Developer: Lincoln-Harris
 Status: Under construction

Construction has begun on the fourth office building at the Legacy Union site at the corner of South Tryon Street and Brooklyn Village Avenue. This new 24-story office building will be anchored by Robinson Bradshaw and is considered the “big sister” to the neighboring Six50 South Tryon, anchored by Deloitte.



15 Brooklyn & Church

Location: 526 South Church Street
Use: Mixed-use
Size: 3.86 acres, 450 residential units, 55,000 SF retail
Height: 14 stories
Owner/Developer: MRP Realty & ASANA Partners
Status: Planning

MRP Properties and ASANA Partners is planning a major adaptive reuse project at the former Duke Energy Headquarters at 526 South Church Street. Plans call for the conversion of a portion of the existing office building into residential units, and the addition of about 55,000 SF of ground-floor retail. Future phases could include additional residential units or office space.



16 The Iron District

Location: 905 W. Morehead Street
Use: Mixed-use
Size: 55 acres
Height: TBD
Owner/Developer: Charlotte Pipe & Foundry
Status: Planning

Charlotte Pipe and Foundry have begun marketing their 55-acre property along the border of Uptown and South End as they prepare to vacate the site for a new facility elsewhere in the region. No firm development plans are set, and will ultimately be determined by the future owner(s). However, last year the city proactively rezoned the land from Industrial to Mixed-use Urban Development which will allow for a diverse range and density of future uses including office/commercial, residential, and hospitality. The development totals are subject to change and are not included in the “fast facts” on page 20.

FOURTH WARD

Fourth Ward is known for its historic district of charming Victorians and quiet streets, a strong sense of community, and a diverse variety of housing choices. The neighborhood association has existed since 1976, but the neighborhood dates to the 1800s when it was home to prosperous merchants, ministers and physicians. It endured a period of decline until the 1970s, when the Junior League partnered with Bank of America to begin revitalizing the neighborhood home by home. Today, residents value the combination of neighborhood feel and proximity to all of Uptown's dining, cultural and employment offerings. Every December for more than 35 years, the neighborhood has organized its annual Holiday Home Tour, showcasing both its historic Victorians and modern high-rise condominiums. With the new SkyHouse towers rising this year, Fourth Ward will soon welcome new neighbors and retail.

FAST FACTS

3.7 M SF existing office

3,279 existing residential units

602 residential units planned

553 existing hotel rooms

291 K SF existing retail

41.5 K SF retail planned

- 17 312 Graham St
- 18 10 Tryon
- 19 Smith Street Apartments





17 312 N. Graham St

Location: 312 N. Graham St
Use: Residential
Size: 1.6 acres, 240 units
 1,500 SF retail
Height: 8 stories
Owner/Developer: Daniel Corporation
Status: Planning

Birmingham-based Daniel Corp. is planning a mixed-use development for the site that contains the former home of Fourth Ward Bread Co. The development group plans to preserve the front of the revamped warehouse that housed the bakery, constructing up to 240 apartments and about 1,500 square feet of commercial space around it. The project is planning for a summer 2024 start date.



18 10 Tryon

Location: 600 N Tryon St
Use: Mixed-use
Size: 1.4 acres, 40,000 SF retail
Height: TBD
Owner/Developer: Armada Hoffler Properties
Status: Planning

Armada Hoffler Properties is planning the 10 Tryon project, which will be anchored by a 40,000 SF grocer with an additional, to-be-determined, mix of uses on top of the retail base. Designed as a phased project, office space, residential, or other uses like hospitality could be added at a later date.



19 Smith Street Apartments

Location:	N Smith & W 10th St
Use:	Residential
Size:	362 units, 5,000 SF office
Height:	37 stories
Owner/Developer:	Carolina Development Group
Status:	Planning

The proposed residential tower on the Fourth Ward edge of uptown projects a 362 multifamily unit, 32-story building on North Smith Street, on a portion of the block bounded by Smith, 10th, and Graham streets. The tower concept includes commercial-grade indoor grow cabinets allowing for the cultivation of organic fruits and vegetables in each unit, 5,000 square feet of commercial space with Organic-focused retail outlets, along with recreation, wellness, & fitness facilities.

MIDTOWN

Midtown lies just east of Uptown, serving as a gateway between the downtown area and the residential neighborhoods of Cherry, Elizabeth and Dilworth. The Little Sugar Creek Greenway connects Midtown to Freedom Park and Dilworth, and future plans call for additional greenway connections into First Ward, Uptown and the Cross-Charlotte Trail. The Metropolitan, which opened in 2011, is anchored with some of Center City's best destination retail—including Target, West Elm, Trader Joe's and Best Buy. The Metropolitan also features unique apparel retail, upscale condominiums, restaurants and Class A office space. When the first phase of the Gold Line streetcar opened in 2015, it connected Midtown with the Transit Center in the heart of Uptown, the main campus of Central Piedmont Community College, and Novant Presbyterian Hospital. Once the second phase of the Gold Line streetcar, now under construction, is complete in 2020, it will connect Plaza Midwood through Midtown and Uptown all the way to the Johnson C. Smith University in the Historic West End.

FAST FACTS:

1.2 MM SF existing office

990 K MM SF office planned/under construction

2,935 existing residential units

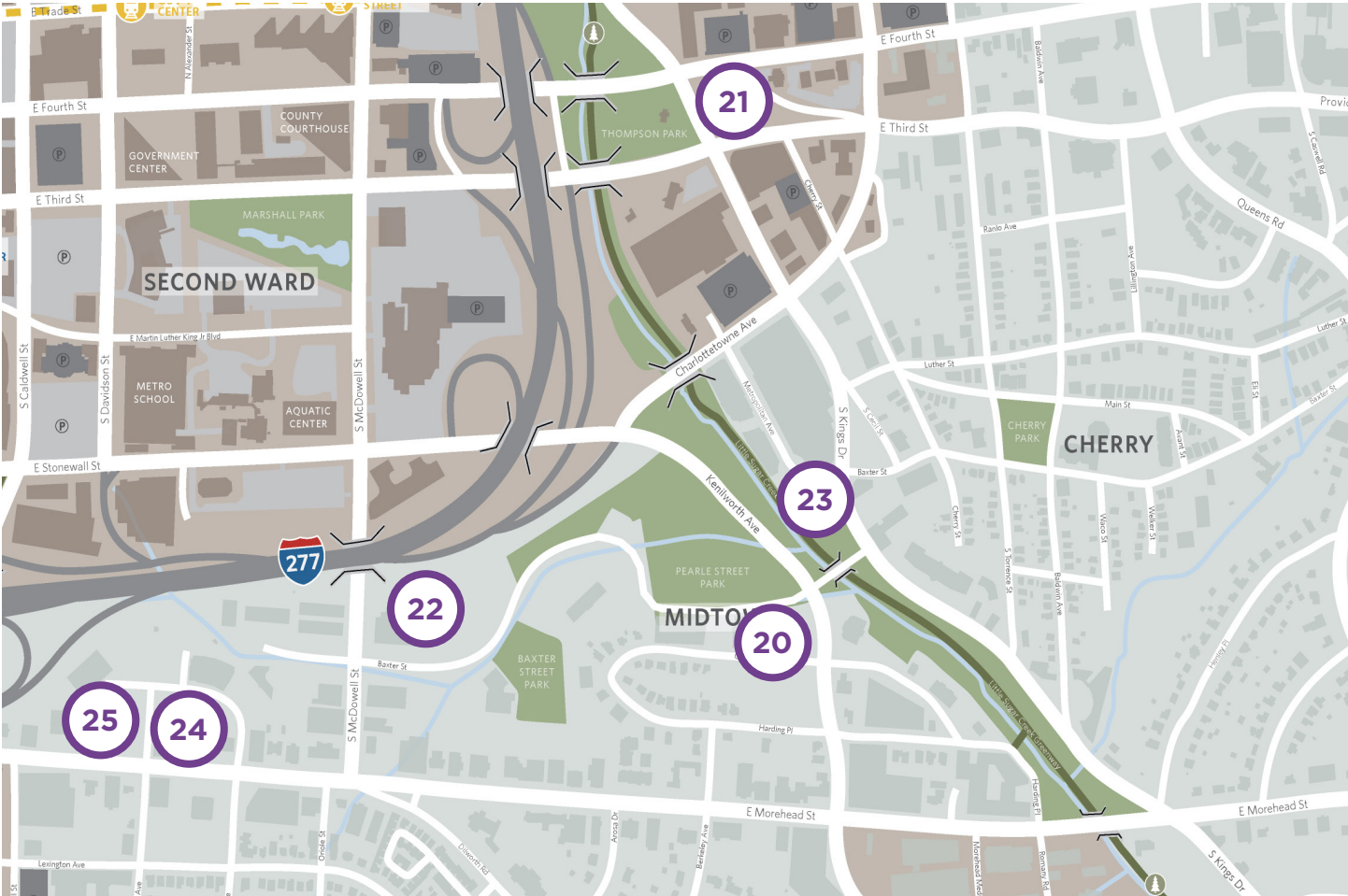
1,533 residential units planned / under construction

150 hotel rooms planned

680 K SF existing retail

40 K SF retail planned/under construction

- 20** Pappas Midtown - Phase IV
- 21** Tribek Tower
- 22** The Pearl
- 23** Metropolitan Apartment Tower
- 24** Village on Morehead
- 25** Radius Dilworth





20 Pappas Midtown - Phase IV

Location: 1133 Harding Pl
Use: Residential
Size: 425 units, 100,800 sf office, 35,000 sf retail 150 hotel rooms
Height: Between 4 to 20 stories
Owner/Developer: Pappas Properties
Status: Planning

Following the completion of Pearl Street Park, and earlier phases of the larger development, Pappas Properties is well into the planning stage of phase four. Recent approval was given for an additional 425 residential units, a 150-room hotel, 100,000 sf of office and 35,000 sf of retail. 10 residential units across the site have been reserved for residents making 80% and 60% of area medium income.



21 Tribek Tower

Location: 101 S. Kings Dr
Use: Office
Size: 890,000 SF office, 2.1 acres
Height: 28 stories
Owner/Developer: Tribek Properties
Status: Planning

Tribek Properties has proposed an 890,000-square-foot tower at 101 S. Kings Drive, The tower, across from Thompson Park at the southwest corner of Central Piedmont Community College's campus, is planned include a mixture of uses, including commercial, residential and hotel space, with ground-floor retail.



22 The Pearl

Location: Baxter & McDowell Streets
Use: Mixed-use
Size: Multi-phase TBD mixed-use
Owner/Developer: Atrium Health / Wexford Science & Technology
Status: Under construction

Atrium Health, in partnership with Wexford Science & Technology, is leading the development of the Pearl innovation district. A mixed-use development featuring education, retail, apartments, a hotel, open/community space, and cutting edge research and development facilities. The medical school tower and 330,000 sf research building are underway and will house Wake Forest University School of Medicine and IRCAD, a French research and training institute for surgeons. As a large, multi-phase project, total development figures are not known at this time, and are not included in the summary figures on page 30.



23 Metropolitan Apartment Tower

Location: 500 S. Kings Dr
Use: Residential
Size: 283 units,
1.3 acres
Height: 27 stories
Owner/Developer: Northwood Ravin
Status: Under construction

The Charlotte-based multifamily developer has begun site preparation for a building of up to 283 units at the corner of Metropolitan Avenue and South Kings Drive. The greenway-adjacent development is expected to include a parking deck under the 27 story tower and ground-floor retail.



24 Village on Morehead

Location: 727 E. Morehead Street
Use: Age-restricted residential
Size: 199 units,
1.3 acres
Height: 12 stories
Owner/Developer: Bridgewood Property Co.
& Harrison Street
Status: Under construction

Work is underway on an age-restricted residential apartment building in Midtown at the corner of Morehead Street and Royal Court. The 12-story building will include both independent- and assisted-living spaces. Amenities for residents will include casual dining options, a fitness center, a cinema, an indoor pool, a lecture hall, libraries, and a room for card games.



25 Radius Dilworth

Location: 615 Morehead Street
Use: Residential
Size: 626 units, 5,000 SF retail
1.3 acres
Height: 26 stories
Owner/Developer: Spandrel Development
Partners
Status: Under construction

Spandrel Development Partners is building Radius Dilworth, a two-building project featuring the “Overlook” a 26-story tower, and the “Enclave” an eight-story tower. A groundbreaking was held in May 2022, and construction is expected to be complete in 2024.

SOUTH END

South End is located immediately south of Uptown and is well-served by the Blue Line light rail line with four stations at the heart of the neighborhood. Initially a bustling industrial zone trafficked by multiple freight lines and populated with textile factories and other warehouses, today South End is a dynamic urban neighborhood with a mix of rehabbed historic structures and new transit-oriented development first sparked by the re-introduction of the Charlotte Trolley in the 90's and subsequent opening of the light rail line in 2007. South End is home to a burgeoning craft brewery scene, multiple art galleries and beloved local shops, restaurants and is emerging as a regional employment center.

FAST FACTS:

5.25 MM SF existing office

2.86 MM SF office planned/under construction

8,630 existing residential units

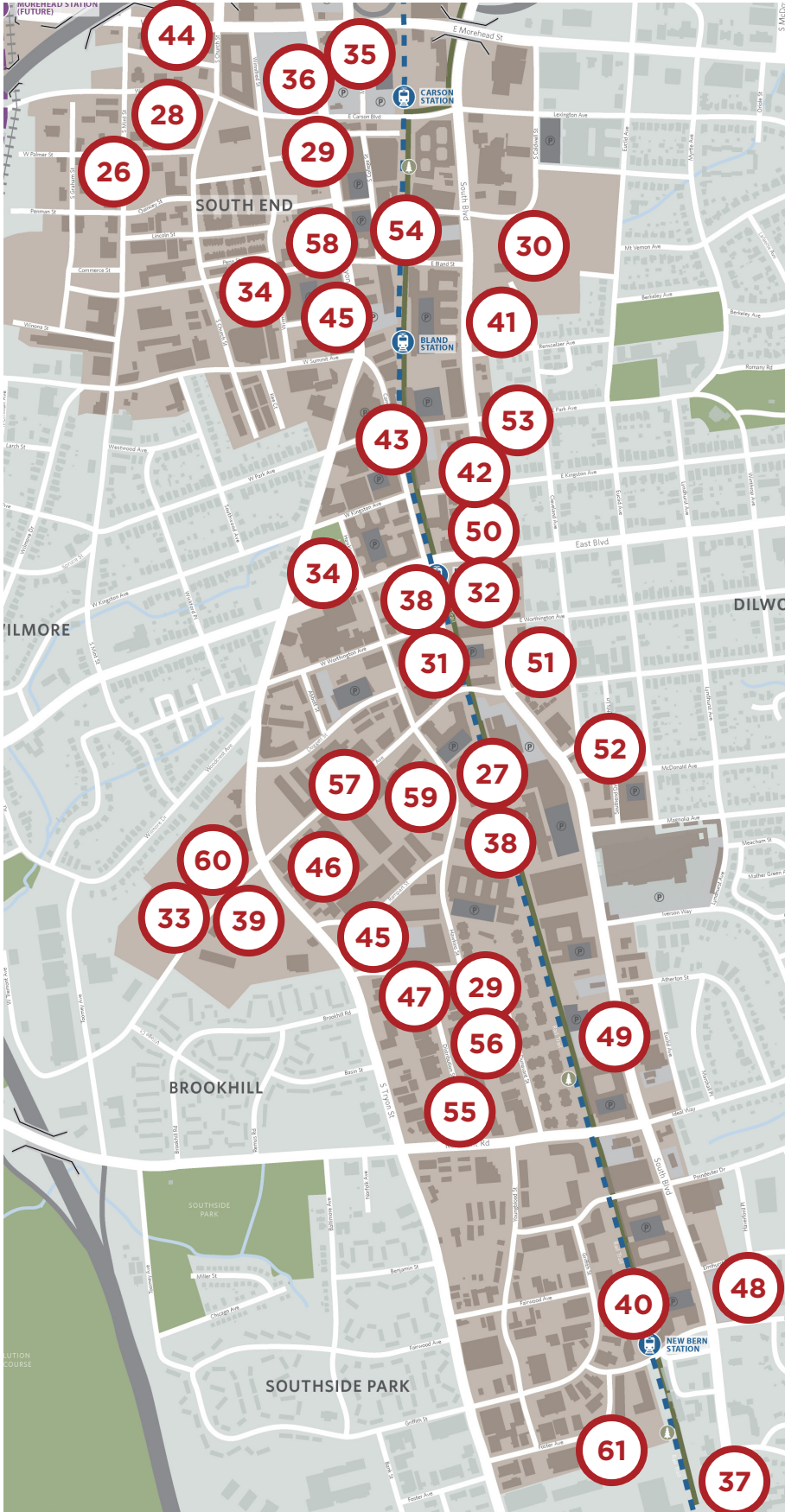
6,891 residential units planned/under construction

123 existing hotel rooms

506+ hotel rooms planned

1.32 MM SF existing retail

238 K SF retail planned/under construction



- 26** Link Mint Street
- 27** The Line
- 28** The Prospect
- 29** Hawkins Press
- 30** Centre South
- 31** Design Center Tower
- 32** 110 East
- 33** The Raven at Tremont
- 34** The Paces South End
- 35** Queensbridge Collective
- 36** Carson South End
- 37** The Platform
- 38** Linea
- 39** Everly
- 40** 2915 Griffith
- 41** 1427 South Blvd
- 42** Ascent South End
- 43** 1600 Camden
- 44** 315 W Morehead
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- 53** South Blvd. & Park Ave.
- 54** 205 E. Bland Street
- 55** 2500 Distribution St
- 56** 2401 Distribution St
- 57** Tremont Alley
- 58** White Lodging Hotel
- 59** Omshera Group Hotel
- 60** 510 West Tremont
- 61** Foster Flats



26 Link Mint Street

Location: 1200 S. Mint Street
Use: Residential
Size: 259 Units
Height: 7 stories
Owner/Developer: Grubb Properties
Status: Complete

Grubb Properties has built the Link Mint Street apartments in the Gold District of South End at the corner of South Mint & West Palmer Streets. The project consists of a seven-story, 259-unit apartment building and includes many resident amenities including a co-working space, a dog run, and bike parking.



27 The Line

Location: 2151 Hawkins St
Use: Office
Size: 289,000 SF office,
24,000 SF retail
Height: 16 stories
Owner/Developer: Portman Holdings
Status: Complete

Atlanta-based Portman Holdings has completed an office building on a 2.2 acre site along Hawkins street with ground floor retail activation along the Rail Trail. Portman developed the mixed-use project with 289,000 square feet of office space and 24,000 square feet of retail anchored by the new location of Sycamore Brewing. The mixed use project was completed in mid 2022.



28 The Prospect

Location:	1115 South Mint St
Use:	Residential
Size:	2.2 acres, 303 units 11,500 SF retail
Height:	8 stories
Owner/Developer:	Spectrum Companies, FCA Partners
Status:	Complete

The Spectrum Cos., in partnership with FCA Partners, has constructed an eight-story apartment project on South Mint Street, between Carson Boulevard and West Palmer Street. The 2.2 acre site features 303 units, a 4,000 SF indoor and outdoor rooftop terrace, and 11,500 SF of ground-floor retail.



29 Hawkins Press

Location:	2306 Dunavant St
Use:	Residential
Size:	2.5 acres, 426 Units
Height:	8 stories
Owner/Developer:	Akridge & Kettler
Status:	Under construction

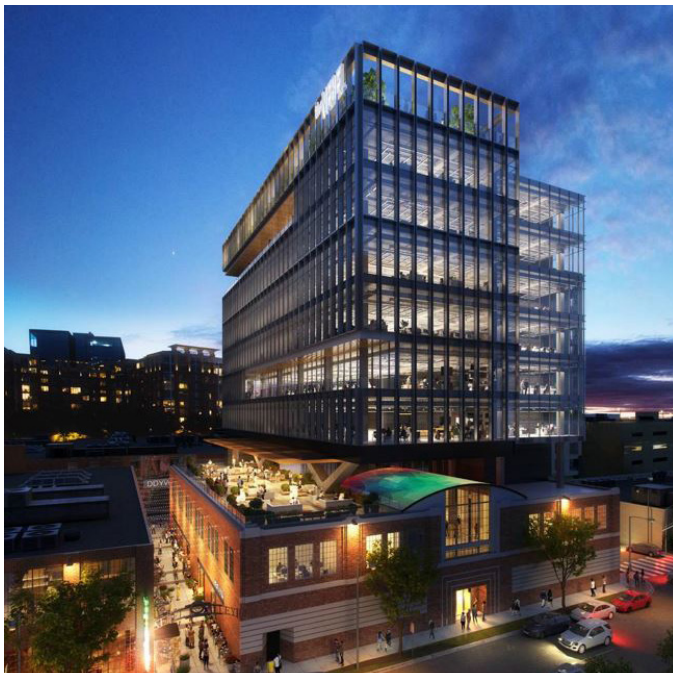
A joint venture of Akridge and Kettler have acquired land in South End at the corner of Hawkins and Dunavant Streets and are under construction on a 426 unit upscale apartment development. The development will include two outdoor courtyards with a pool, roof terrace, double-height lobby, fitness center and a dog park. Construction is planned to wrap in 2024.



30 Centre South

Location: 1301 South Blvd
Use: Mixed-use
Size: 16.2 acres, 745 units, 57,000 SF retail, 330,000 SF office, 180 hotel rooms
Owner/Developer: Charlotte Housing Authority, Horizon Development Properties, The Fallon Group
Status: Planning

Boston-based Fallon Company is the master developer for the Centre South (previously named Strawn Cottages) site along South Boulevard. Phase one is expected to begin construction this year, with 329 apartments, 66 of which will be reserved for residents making 60 - 80% below AMI. The overall development totals are subject to change and are not included in the “fast facts” on page 34.



31 Design Center Tower

Location: Camden Road & Worthington Avenue
Use: Mixed-used
Size: TBD
Height: 7 stories
Owner/Developer: Asana Partners
Status: Planning

Asana Partners is planning a modern office tower, at the Charlotte Design Center site. The new building would be built on top of an existing two-story Nebel Knitting Mill Annex. The exterior facades of the existing mill building are designated historic landmarks and will be preserved and incorporated into the new building



32 110 East

Location: South Blvd & East Blvd
Use: Office
Size: 23 stories, 370,000 SF office
 7,000 SF retail
Height: 23 stories
Owner/Developer: Stiles / Shorenstein
 Properties
Status: Under construction

Construction is underway on this 23-story office tower at the intersection East and South boulevards. The project is located immediately adjacent to the East/West Boulevard Blue Line Station and Rail Trail, and includes 370,000 square feet of office space, 7,000 square feet of street-level retail and an 8,000 square foot amenity center. Construction is expected to wrap up in mid 2024.



33 The Raven at Tremont

Location: 536 W Tremont Ave
Use: Residential
Size: 3.5 acres, 261 units
Height: 5 stories
Owner/Developer: RangeWater & Park Property
 Capital
Status: Complete

Atlanta-based RangeWater Real Estate, formerly Pollack Shores Real Estate Group, is under construction on a 3.5 acre site on West Tremont on The Raven, a mixed-use residential project featuring 261 apartment units and 10,000 square feet of ground floor amenity space. The project accompanies two adjacent development projects bridging new construction in South End across South Tryon Street.



34 The Paces South End

Location: 225 W. Bland Street
Use: Residential
Size: 1.9 acres, 304 units
 3,153 sf retail
Height: 7 stories
Owner/Developer: Haven Communities and
 Wheelick Street Capital
Status: Under construction

Atlanta-based Haven Communities and Wheelick Street Capital, acquired the 1.9-acre site at the corner of South Church and Bland Streets. The team is underway on a 304 unit apartment project and plan to deliver the first units by mid-2024.



35 Queensbridge Collective

Location: 1111 S Tryon St.
Use: Mixed-use
Size: 600,000 SF office
 40,000 SF retail
 409 units
Height: 42 stories residential
 35 stories office
Owner/Developer: Riverside Investment
 Development
Status: Under construction (Phase 1)

Chicago-based Riverside has started construction on a large mixed use project linking South End and Uptown. Known as the Queensbridge Collective, the development will feature an office tower and residential tower, 40,000 square feet of retail, 1 acre of green outdoor space. Once complete, this project will be the tallest building outside of the Uptown central business district.



36 Carson South End

Location: 1102 S Tryon St
Use: Mixed-use
Size: 560,000 SF office
 10,000 SF retail
 100 units, 200 hotel units
Owner/Developer: Crescent Communities & Nuveen Real Estate
Status: Planning

Crescent Communities and Nuveen Real Estate announced plans for a 31-story tower at the edge of Carson and South Tryon, on the property where the Enterprise Rent-A-Car currently sits. The project plans to begin construction later this year and deliver sometime in 2026 and includes a mix of office, residential units, and a hotel.



37 The Platform

Location: 3232 South Blvd
Use: Retail
Size: 38,000 SF retail
 1.7-acre
Owner/Developer: Investicore Holdings USA LLC
Status: Complete

South Africa-based Investicore Holdings has wrapped up the conversion of a former manufacturing warehouse along South Blvd. into 38,000 square feet of retail and entertainment space adjacent to the Rail Trail. The project features a large plaza opening to the trail with a proposed tenant mix could of taprooms, music venues and restaurants.



38 Linea

Location: 2161 Hawkins Ave
Use: Residential
Size: 364 units
18,000 SF retail
Height: 22 stories
Owner/Developer: Portman Residential
Status: Under construction

Atlanta-based Portman Residential is developing a 22 story luxury apartment project along the Rail Trail. Now known as Linea, this development is immediately adjacent to Portmans' the Line, a 16-story office building which recently completed construction. Designed to complement the adjacent tower, the project plans for an outdoor plaza space between the office and residential towers and possibly a small retail outlet. The project is planned for delivery in mid 2024.



39 Everly

Location: 421 W Tremont Ave
Use: Residential
Size: 253 units
2.6-acre
Owner/Developer: Ram Realty Advisors
Status: Under construction

Ram Realty Advisors is developing a 2.6-acre project located at the southwest intersection of South Tryon and Tremont ave. the new multifamily community will include 253 units. Home options range from studio apartments up to large three-bedroom residences. This project marks the seventh investment in the South End by the development group totaling over \$500 million invested or committed to the district by the firm.



40 2915 Griffith

Location: 2915 Griffith St
Use: Mixed-use
Size: 297,250 SF office
 63,918 SF retail
 19 stories,
Owner/Developer: Stream Realty
 The Durban Group
Status: Planning

Stream Realty Partners and joint venture partner The Durban Group is planning a mixed-use project located at 2833 and 2905 Griffith St. The development will be sit on 1.7 acres adjacent to Suffolk Punch Brewing; which will include the 7,500-square-foot events facility, Norfolk Hall, managed by the Durban Group.



41 1427 South Blvd

Location: 1427 South Blvd
Use: Residential
Size: .93 acres, 446 units
 4,050 sf retail
Height: 31 stories
Owner/Developer: Akridge
Status: Planning

1427 South Blvd is a one-acre site with plans to develop a residential tower including 5,000 square feet of retail beneath 446 residential units. The project is located in the heart of South End, one block from the Bland Street light rail station and is planned for delivery in 2027.



42 Ascent South End

Location: 1714 South Blvd
Use: Residential
Size: 324 units, 10,238 SF retail
Height: 24 stories
Owner/Developer: Greystar / White Point
Status: Under construction

Charlotte-based White Point Partners, in a joint venture with apartment developer Greystar, is constructing a 24-story apartment tower at 1714 South Blvd. The site is the former locations of the Rosemont building. The project will feature 15,000 square feet of ground floor retail and 20,000 square feet of rooftop “amenity space”. Construction is planned to be completed sometime in 2024.



43 1600 Camden

Location: 1600 Camden Rd
Use: Mixed-use
Size: 315 units
 9,633 SF office
 10,149 SF retail
Owner/Developer: Catalyst Capital Partners
 Stiles Corp.
Status: Planning

Catalyst Capital Partners and Stiles Corp. are partnering to develop a 30-story tower that will cover both 1600 and 1614 Camden Road (the former Price’s Chicken Coop site). In addition to apartments, the project will include a small amount of office space and ground-floor retail. .



44 315 W Morehead St

Location: 315 W Morehead Street
Use: Residential
Size: 1.4 acres, 393 units
Height: 12 stories
Owner/Developer: Aspen Height Partners
Status: Under construction

Texas-based Developer Aspen Heights Partners is building a mix of 393 townhome and apartment units, at the southeast corner of Mint and Morehead Streets, facing Interstate 277 and Bank of America Stadium. Construction began in mid-2022 and the developer expects to begin leasing by late 2024.



45 1426 S Tryon

Location: 1426 South Tryon Street
Use: Mixed-use
Size: 1.3 acres, 300,000 SF office
 250 units
Height: TBD
Owner/Developer: Highwoods Properties
Status: Planning

Raleigh-based Highwoods property have purchased the site located at the corner of South Tryon and Winona Streets, currently the home of an ABC store, and other businesses. A major mixed-use project is planned with significant residential and office space across the site.



46 Portman Residential Project

Location: 2103 South Tryon Street
Use: Residential
Size: 1.9 acres, 284 units, 6,000 sf retail
Height: TBD
Owner/Developer: Portman Holdings
Status: Site preparation

Atlanta-based Portman Holdings purchased a series of properties located at the corner of South Tryon Street and West Tremont Avenue, formerly the site of several single story buildings. Site preparation work has begun to make way for a mixed-use residential project with ground floor retail.



47 Hanover South End

Location: 2311 South Tryon Street
Use: Residential
Size: 4.1 acres, 350 units
Height: TBD
Owner/Developer: Providence Group Capital & Hanover Co
Status: Under construction

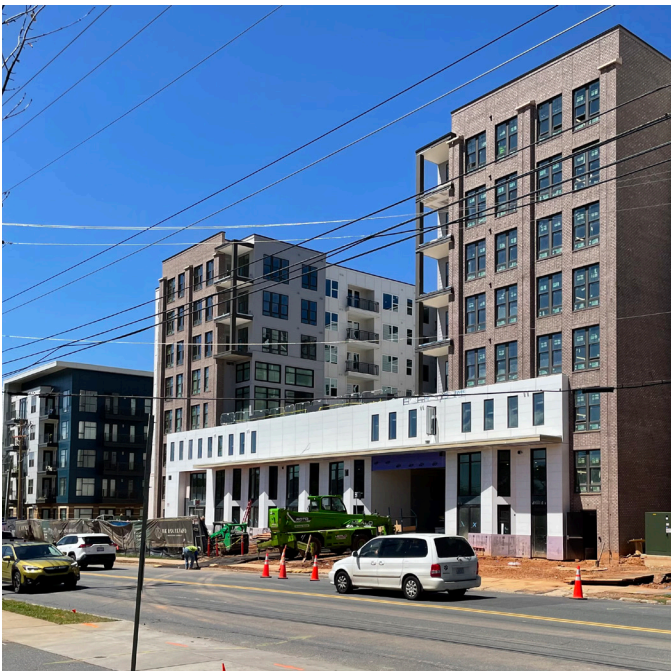
Charlotte-based Providence Group, and Houston-based Hanover are partnering on a large multi-family development on a 4.1 acre site bound by South Tryon, Dunavant, and Distribution Streets. Multiple smaller parcels with single story buildings were assembled for this large development site.



48 2825 South

Location:	2825 South Boulevard
Use:	Office
Size:	1.9 acres, 138,780 SF office, 20,440 SF retail
Height:	6 stories
Owner/Developer:	Marsh Properties & Aston Properties
Status:	Complete

Marsh Properties partnered with Aston Properties to build 2825 South, a mixed-use office building featuring ground floor retail and restaurant space. This project represents one of the final phases of the larger former Sedgefield Shopping Center redevelopment, which includes the adjacent Harris Teeter-anchored shopping center and apartment community.



49 The Boulevard

Location:	2408 South Boulevard
Use:	Residential
Size:	2.16 acres, 283 units
Height:	6 stories
Owner/Developer:	Alliance Residential
Status:	Under construction

Construction is underway on this luxury apartment project on South Boulevard. The 283-unit project will include a mix of studio, on and to-bedroom units and will complete a long missing segment of the Rail Trail. Plans also call for a resident speakeasy lounge on site.



50 East South Crossing

Location: 1728 South Boulevard
Use: Office
Size: 1.2 acres, 396,737 sf office
12,725 sf retail
Height: TBD
Owner/Developer: White Point Partners,
MRP Realty, & Barrings
Status: Planning

A partnership between White Point Partners, MRP Realty, and Barrings are working on a spec office project planned for the corner of East and South Boulevards at the site of the former Walgreens pharmacy. The project includes nearly 400,000 sf of office space and 12,725 sf of ground floor retail.



51 1933 South Boulevard

Location: 1933 South Boulevard,
Use: Mixed-use
Size: 1 acres, 300 units,
5,737 SF retail
Height: TBD
Owner/Developer: Southern Land Co,
Status: Site preparation

Southern Land Company has begun work on a high-rise apartment project on the former site of the Tyber Creek Pub at the corner of South Boulevard and Tremont Avenue. Tyber Creek is relocating to a new purchased site on Mint Street. Demolition has begun with this project is expected to be complete in late 2025.



52 The Campbell

Location:	2025 Cleveland Avenue
Use:	Residential
Size:	.75 acres, 117 units
Height:	12 stories
Owner/Developer:	Abacus Capital, JE Dunn Capital, L & B Realty Advisors
Status:	Under construction

Construction is underway on this new apartment building on the edge of Dilworth and South End at the site of the former Campbell's Greenhouses. 7 floors of residential units will be built atop a 5-story parking deck on this narrow infill site. A small amount of street-facing retail will be included along the adjacent McDonald Avenue.



53 South Blvd. & Park Ave.

Location:	1601 South Boulevard,
Use:	Residential
Size:	.5 acres, 371 units, 6,459 sf retail
Height:	TBD
Owner/Developer:	Sterling Bay
Status:	Planning

Chicago-based Sterling Bay has recently closed on the corner parcel at South Boulevard and Park Avenue along the edge of Dilworth and South End. No timeline is known at this time, but the project is currently envisioned as a 371-unit high rise residential tower with ground floor retail space.



54 205 E. Bland Street

Location: 205 E. Bland Street
Use: Residential
Size: .9 acres, 300 units, 12,000 retail sf
Height: TBD
Owner/Developer: Cousins Properties
Status: Planning

Originally announced as a speculative office project, Cousins has since entered the development process with the City for a mixed-use residential development featuring 300 units and a generous amount of ground floor retail oriented towards the adjacent Rail Trail.



55 2500 Distribution St

Location: 2500 Distribution St
Use: Residential
Size: 2.175 acres, 328 units
Height: 7 stories
Owner/Developer: Hoffman & Associates
Status: Planning

Hoffman & Associates are planning two major residential development projects. The 2500 distribution site is set to be the location of 330 units with an anticipated groundbreaking in 2024.



56 2401 Distribution St

Location:	2401 Distribution St
Use:	Residential
Size:	1.18 acres, 410 units, 5,000 sf retail
Height:	TBD
Owner/Developer:	Hoffman & Associates
Status:	Planning

2401 Distribution is the second project planned by Hoffman & Associates planned for South End. This development is still in the planning phases with construction not to begin until spring 2025 after the first project is complete. The project is expected to be complete in summer 2027.



57 Tremont Alley

Location:	306 W. Tremont Ave
Use:	Mixed use
Size:	328,099 sf office, 300 units 18,042 sf retail
Height:	17 office, 19 stories residential
Owner/Developer:	Cousins Properties
Status:	Planning

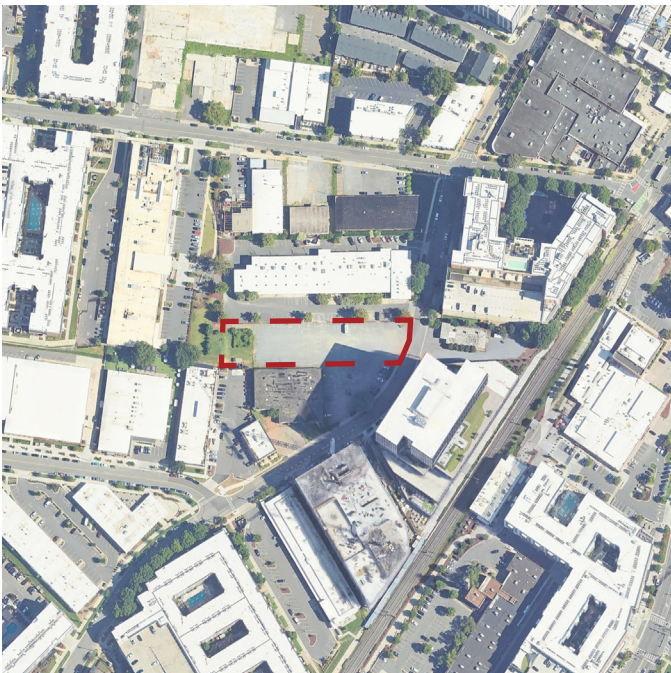
Cousins Properties have announced a mixed use project including office, residential, retail and parking that is connected via a pedestrian bridge. “Tremont Alley” as the area is being called will attract pedestrian foot traffic from Doggett Street to W Tremont Ave.



58 White Lodging Hotel

Location: 1320 South Tryon Street
Use: Hotel
Size: .63 acres, TBD rooms
Height: TBD
Owner/Developer: White Lodging
Status: Planning

White Lodging, the development group behind the recently-opened JW Marriott in Uptown, closed on the purchase of the .63-acre site at the corner of Bland and South Tryon Street in late 2023. No development figures are known at this time.



59 Omshera Group Hotel

Location: 2132 Hawkins Street
Use: Hotel
Size: .93 acres, 306 rooms, 4,839 sf retail
Height: TBD
Owner/Developer: Omshera Group
Status: Planning

After purchasing the .93-acre site in 2019, Omshera Group has received approval for a hotel project along Hawkins Street. The site lies across from the recently-completed Line office development, and the under construction Linea apartment development.



60 510 West Tremont

Location:	510 West Tremont Street
Use:	Residential
Size:	1.9 acres, 151 units
Height:	7 stories
Owner/Developer:	Northwood Ravin
Status:	Under construction

Northwood Ravin has recently broken ground on a new multifamily development at 510 West Tremont Avenue. This project will include 151 residential units, and joins the growing list of projects underway along Tremont Avenue which together are adding over 1,000 residential units to this 3-block stretch of street.



61 Foster Flats

Location:	205 Foster Avenue
Use:	Residential
Size:	.93 acres, 113 units, 1,444 sf retail
Height:	6 stories
Status:	Under construction

Foster Flats is a midsize residential project under construction on Foster Avenue, one block from the New Bern light rail station. This project will include 113 units and 1,444 sq ft of ground floor retail space. Construction is expected to be complete in 2024.

PUBLIC PROJECTS

Several prominent projects are under construction or well into the planning process in Center City. These include major transit/infrastructural projects, new and remodeled public parks, and new public amenities. Each contributes to the quality of life in Center City and follow an established pattern of the City and County investing in public projects that in turn spur private development.

FAST FACTS:

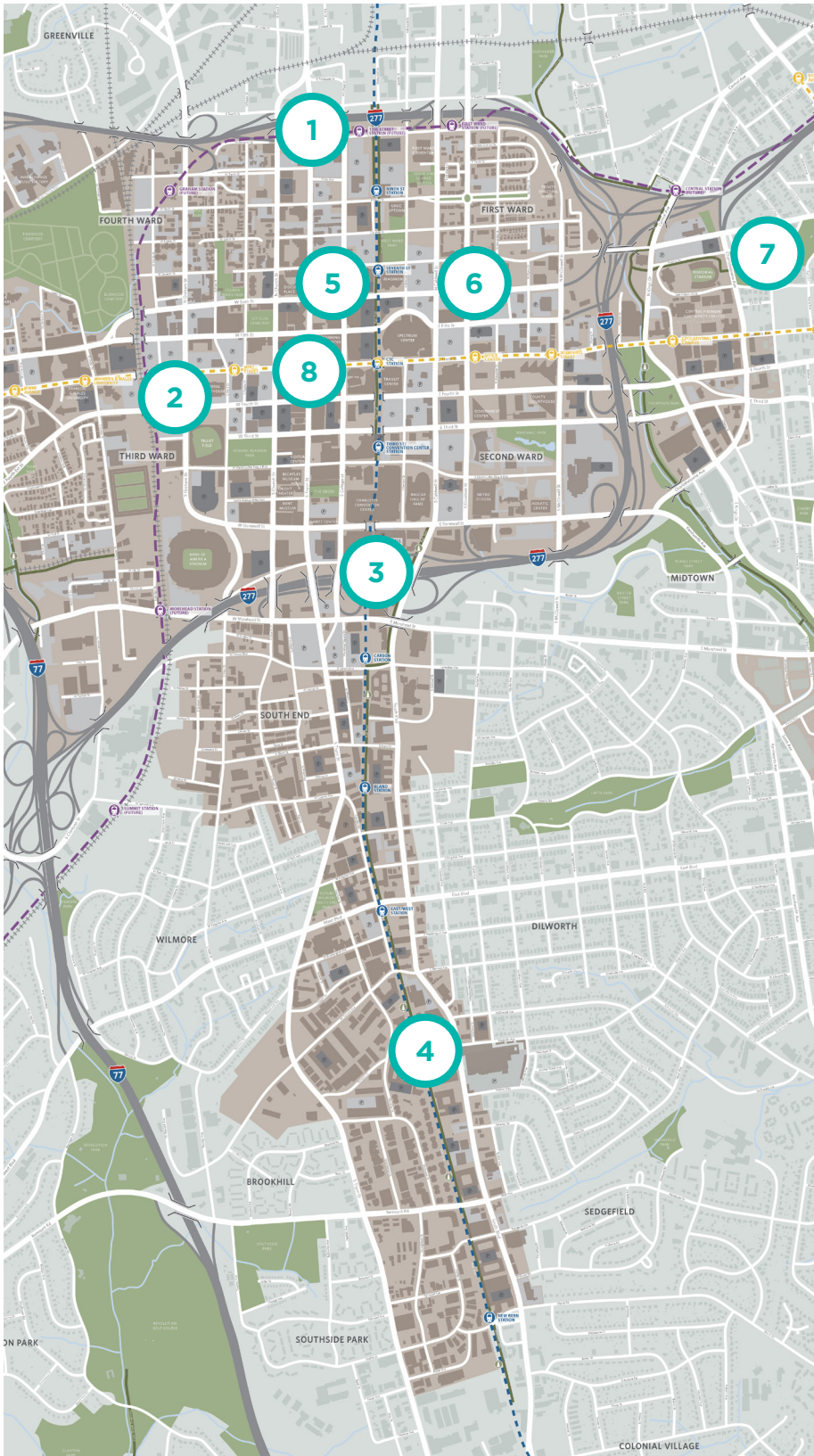
24 acres of renovated park space underway

1 new Blue Line station under design

115 SF of new public library space in the works

7 miles of protected cycle track underway

29 miles new light rail planned



- 1 CATS Silver Line
- 2 Gateway District & Station
- 3 I-277/Rail Trail Pedestrian Bridge
- 4 New South End Station
- 5 Charlotte Main Library
- 6 Uptown Cycle Link
- 7 Independence Park
- 8 McColl Park



1 CATS Silver Line Light Rail

Location:	East - West corridor
Use:	Transit
Size:	26 miles, 27 Stations
Cost:	\$4 BB estimate
Owner/Developer:	City of Charlotte / CATS
Status:	Planning

The Silver Line is a proposed 29-mile, 31-station east/west running light rail line that would run from the City of Belmont in Gaston County, to the airport, through Uptown and on to the Town of Matthews, with a potential extension into Union County. Advanced planning and design is ongoing as the city prepares to compete for federal funding and map out local funding options. If all proceeds as planned, service would begin in 2036-2038.



2 Gateway District & Station

Location:	W. Trade & Graham Streets
Use:	Multi-modal transit station
Cost:	\$200 MM estimate
Owner/Developer:	NCDOT / City of Charlotte
Status:	Site preparation

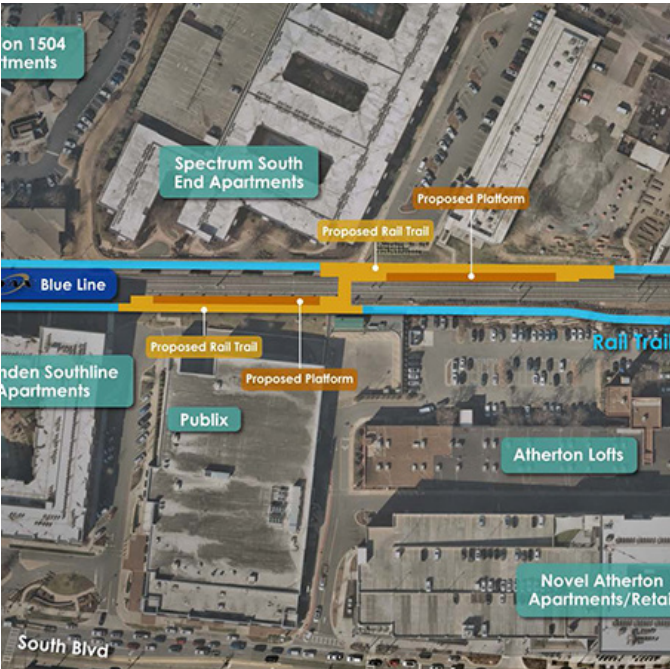
The multi-modal Charlotte Gateway Station will be a regional transportation hub with service from Greyhound buses, city buses, Amtrak high speed train, commuter rail, and streetcar. The station will anchor a multi-phase development intended to create a vibrant new employment center in Third Ward. Recently NCDOT Rail completed work on the parallel tracks, bridges and passenger platform needed to allow passenger rail to stop in Uptown. Design work on the station and adjacent development is well underway.



3 I-277/Rail Trail Pedestrian Bridge

Location:	Uptown & South End
Use:	Transportation & Recreation,
Cost:	\$11.5 MM
Owner/Developer:	City of Charlotte
Status:	Planning

In partnership with the City, Charlotte Center City Partners has been leading efforts for the past few years securing public and private funds to build the I-277 Rail Trail Pedestrian Bridge, connecting Uptown and South End. The vision is for this bridge to be iconic 21st century infrastructure that will better connect Uptown and South End and is a distinguishing part of the city’s image and culture.



4 New South End Blue Line Station

Location:	South End
Use:	Transit
Cost:	\$1.9 MM (Design)
Owner/Developer:	City of Charlotte
Status:	Planning

CATS recently confirmed design details for the future South End Blue Line light rail station planned for the gap between the East/West and New Bern Stations, in a fast-growing part of the neighborhood around Atherton Mill, Hawkins Street and the Tremont Avenue area. In response to the tight constraints presented by existing buildings and the Rail Trail, this station will be a “split platform” design, with the two boarding platforms offset from one another with a single, wider crossing in between. Construction on the station is expected to begin in 2024 and open in 2026.



5 Charlotte Main Library

Location:	Uptown
Use:	Municipal Service
Size:	115,000 SF 5 stories
Cost:	\$100 MM
Owner/Developer:	Mecklenburg County
Status:	Under Construction

The new Main Library project is a public-private partnership for a 115,000-square-foot development in Uptown Charlotte. The 5-story structure will feature striking architecture designed by Snøhetta and Clark Nexsen and is connected to the Seventh & Tryon redevelopment. The project will feature flexible spaces to meet demands for print and digital information and reading materials, public co-working spaces, and meetings, events gatherings, and other specialized uses.



6 Uptown CycleLink

Location:	Uptown
Use:	Transportation & Recreation
Size:	7 miles
Owner/Developer:	City of Charlotte
Status:	Ongoing

Protected bicycle lanes along 5th/6th Street in Uptown have recently opened, the first leg of seven miles of planned bicycle lanes in Uptown that will provide critical connectivity to cyclists, walkers, joggers and drivers alike. It will eventually connect to the 40-mile network of bike lanes and greenways across Charlotte. The \$7.15 million Uptown CycleLink project stretches from the Little Sugar Creek Greenway to the Irwin Creek Greenway.



7 Independence Park

Location:	Midtown
Use:	Recreation
Size:	24 acres
Cost:	\$5.9 MM
Owner/Developer:	Mecklenburg County Park & Recreation
Status:	Complete

Work is complete on a major renovation Independence Park, Charlotte's first public park. Mecklenburg County Park and Recreation has worked with Agency Landscape & Planning to restore and enhance this significant Center City green space straddling the Elizabeth and Midtown neighborhoods.



8 McColl Park

Location:	Uptown
Use:	Recreation
Size:	.33 acres
Cost:	\$7 MM
Owner/Developer:	City of Charlotte
Status:	Planning & design

Charlotte City Council recently approved a proposal to redesign the current Polk Park at the intersection of Trade and Tryon Streets and rename it for Hugh McColl, a longtime Charlotte business leader and civic champion. A private coalition of fundraisers and civic leaders has raised \$7 MM to fund the redesign and construction of the new park. Hood Design Studios and Bolton & Menk will be leading the design process. Following construction, the City of Charlotte will continue to own and maintain the space.



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