

ZONED & ENTITLED LAND FOR SALE IN BEREWICK TOWN CENTER

+/-5.5 ACRE LAND - ZONED CC, GRADED,
SUITABLE FOR HOSPITALITY USE



20 MINUTE DRIVE
TO UPTOWN
CHARLOTTE

THE RIVER DISTRICT
UNDER CONSTRUCTION
1,400 ACRES, 8M SF OFFICE, 500K SF
RETAIL, 2,330 SINGLE FAMILY HOMES,
2,300 APARTMENT HOMES,
1,000 HOTEL ROOMS, 200 SENIOR LIVING

BEREWICK MASTER PLANNED
RESIDENTIAL COMMUNITY
3,500+ SINGLE FAMILY HOMES

KELTONWOOD
230 APARTMENTS

BEREWICK POINT
275 APARTMENTS

VILLAGE GREEN



TCBY, CLEAN JUICE, GREAT CLIPS,
THE UPS STORE PASSION NAIL
BAR, ISLAND FIN POKE

Harris Teeter
Neighborhood Food & Pharmacy

SHOPTON ROAD
19,000 AADP

ENRICOS DINER, NOVANT
HEALTH, PET PEOPLE, IDEAL
DENTAL, LAPELS DRY CLEANING

STEELE CREEK LANDING
UNDER CONSTRUCTION
15.5 ACRES, 50K SF OFFICE,
35K SF RETAIL,
180 HOTEL ROOMS

CHARLOTTE
PREMIUM OUTLETS

RAM REALTY
MIXED USE PROJECT
27 ACRES,
350 MULTIFAMILY UNITS,
MIXED USE RETAIL AND
RESTAURANTS

CHILDRESS KLEIN
MIXED USE PROJECT
185 ACRES, 1.2M OFFICE,
275 MULTIFAMILY UNITS,
200 SENIOR LIVING UNITS,
50 SINGLE FAMILY HOMES

NOVANT HOSPITAL
60 ACRES, 186K SF HOSPITAL
WITH 32 BEDS AND
2 OPERATING ROOMS

SHOPPES OF MADISON PLACE
TROPICAL SMOOTHIE CAFE,
NOTHING BUNDT CAKE, BOJAN-
GLES, CHICKEN SALAD CHICK,
MADISON PLACE APARTMENTS

MCALISTERS DELI,
MARGARITAS,
MOD PIZZA

UNDER
CONTRACT
TO BANK

HARRIS TEETER
FUEL

CONTACT FOR DETAILS

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PROJECT OVERVIEW

+/- 5 acre block (can be subdivided) land sale opportunity in southwest Charlotte. Zoned CC, this land opportunity is a part of Berewick Town Center, a 90+ acre mixed use Town Center that is anchored by a 53K square foot Harris Teeter and includes 188K square feet of retail and restaurants, 130 hotel rooms, over 800 multifamily units (walkable to the Town Center), and over 3,500 single family homes in the Berewick residential neighborhoods. Situated just off I-485, this land has great access in and out of the site.



SITE PLAN

BEREWICK MASTER PLANNED
RESIDENTIAL COMMUNITY
3,500+ SINGLE FAMILY HOMES

BEREWICK POINTE
APARTMENTS

NOVANT
HEALTH

Wendy's

DENTAL
CARE

ZAXBY'S

McDonald's

Arby's

Walgreens

Hampton Inn & Suites
by Hilton

Starbucks

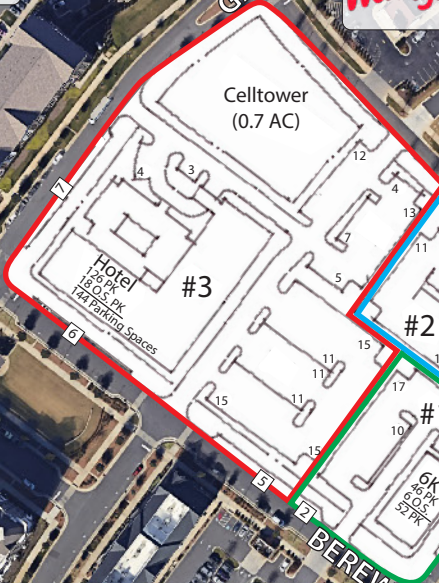
Subway

Wendy's

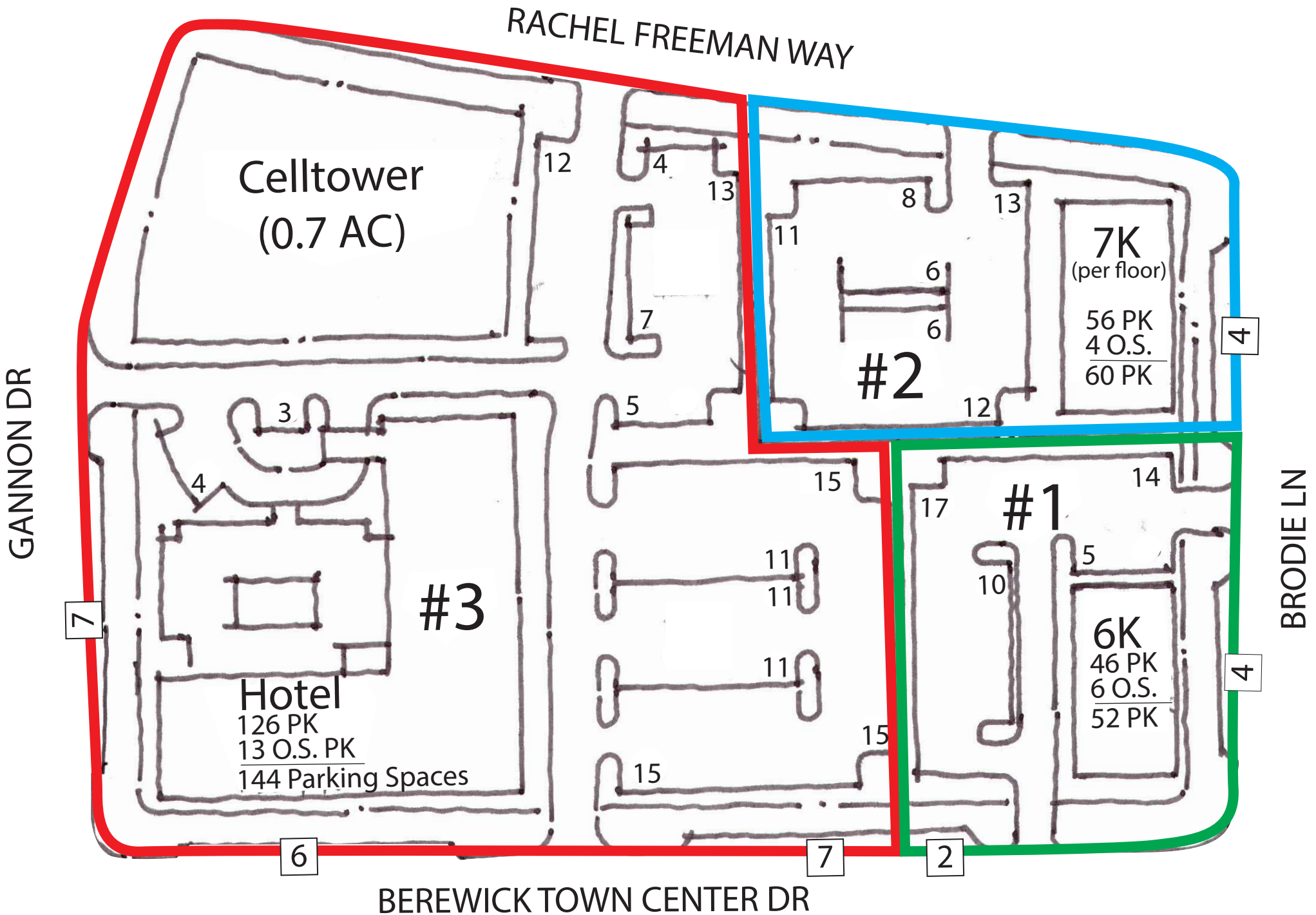
Harris Teeter
Neighborhood Food & Pharmacy

FIRST WATCH
THE HARTMAN DIST.

OUTBACK
STEAKHOUSE



SITE PLAN



DEVELOPMENT BOOM

THE RIVER DISTRICT
UNDER CONSTRUCTION
1,400 ACRES, 8M SF OFFICE, 500K SF
RETAIL, 2,330 SINGLE FAMILY HOMES,
2,300 MULTIFAMILY UNITS,
1,000 HOTEL ROOMS, 200 SENIOR LIVING

STEELE CREEK LANDING
UNDER CONSTRUCTION
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60 ACRES, 186K SF HOSPITAL
WITH 32 BEDS AND
2 OPERATING ROOMS



SHOPPES OF MADISON PLACE
16.6 ACRES, 32K SF RETAIL,
230 MULTIFAMILY UNITS

STEELE CREEK ROAD
33,500 AADP



BEREWICK TOWN CENTER DR
17,000 AADT

MIDBLOCK
+/-5 ACRE



9.2 M

TOTAL
NEW OFFICE

582 K

TOTAL
NEW RETAIL

3,155

TOTAL
NEW MULTIFAMILY

2,380

TOTAL NEW
SINGLE FAMILY

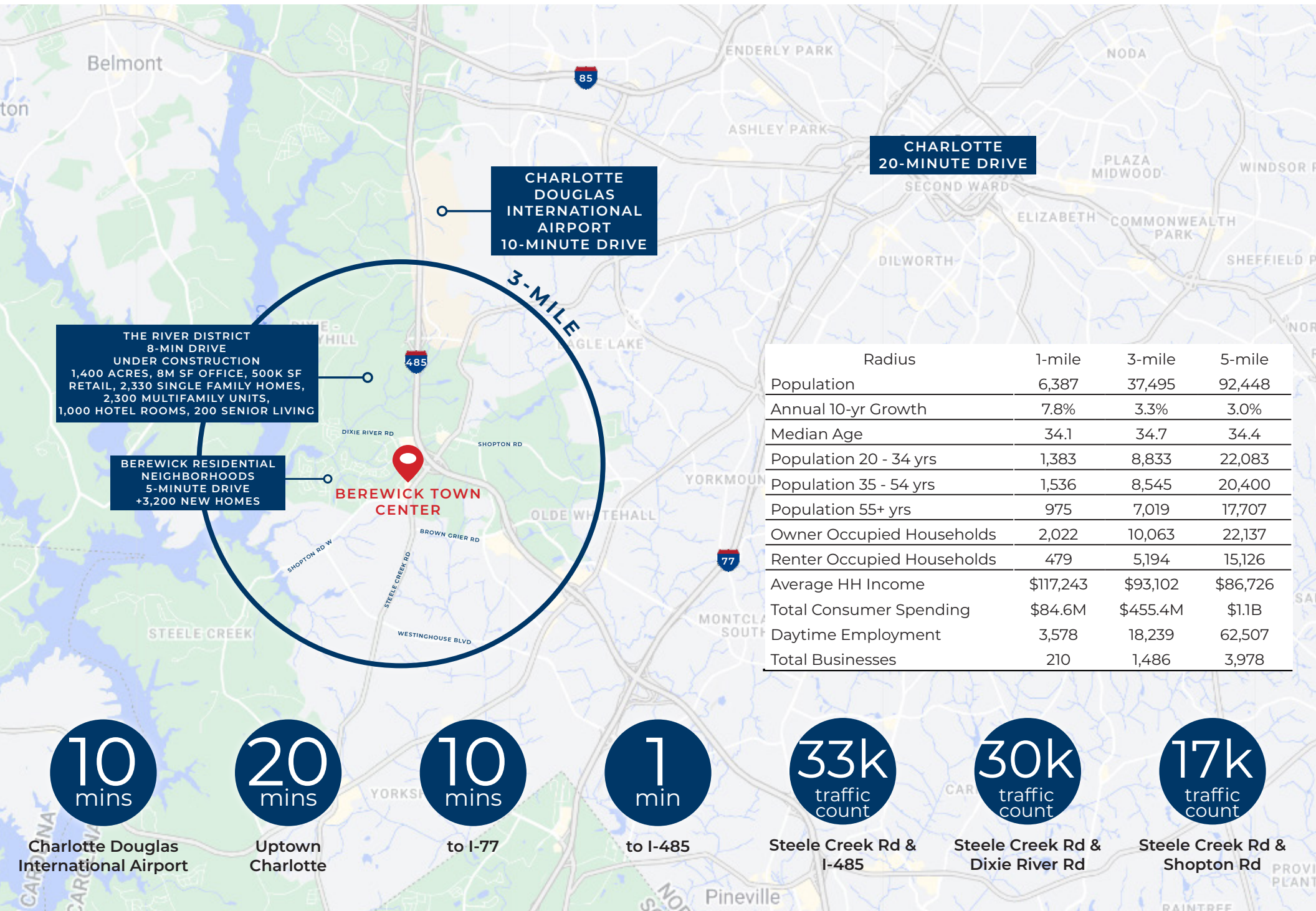
168K

TOTAL NEW
HOSPITAL SPACE

400

TOTAL NEW
SENIOR LIVING

DEMOGRAPHICS



LARGEST EMPLOYERS

- 1

American Airlines
12,100 total employees
- 2

Spectrum
3,000 total employees
- 3

Belk Corporate Offices
2,800 total employees
- 4

Carowinds
2,400 total employees
- 5

Compass Group
2,000 total employees
- 6

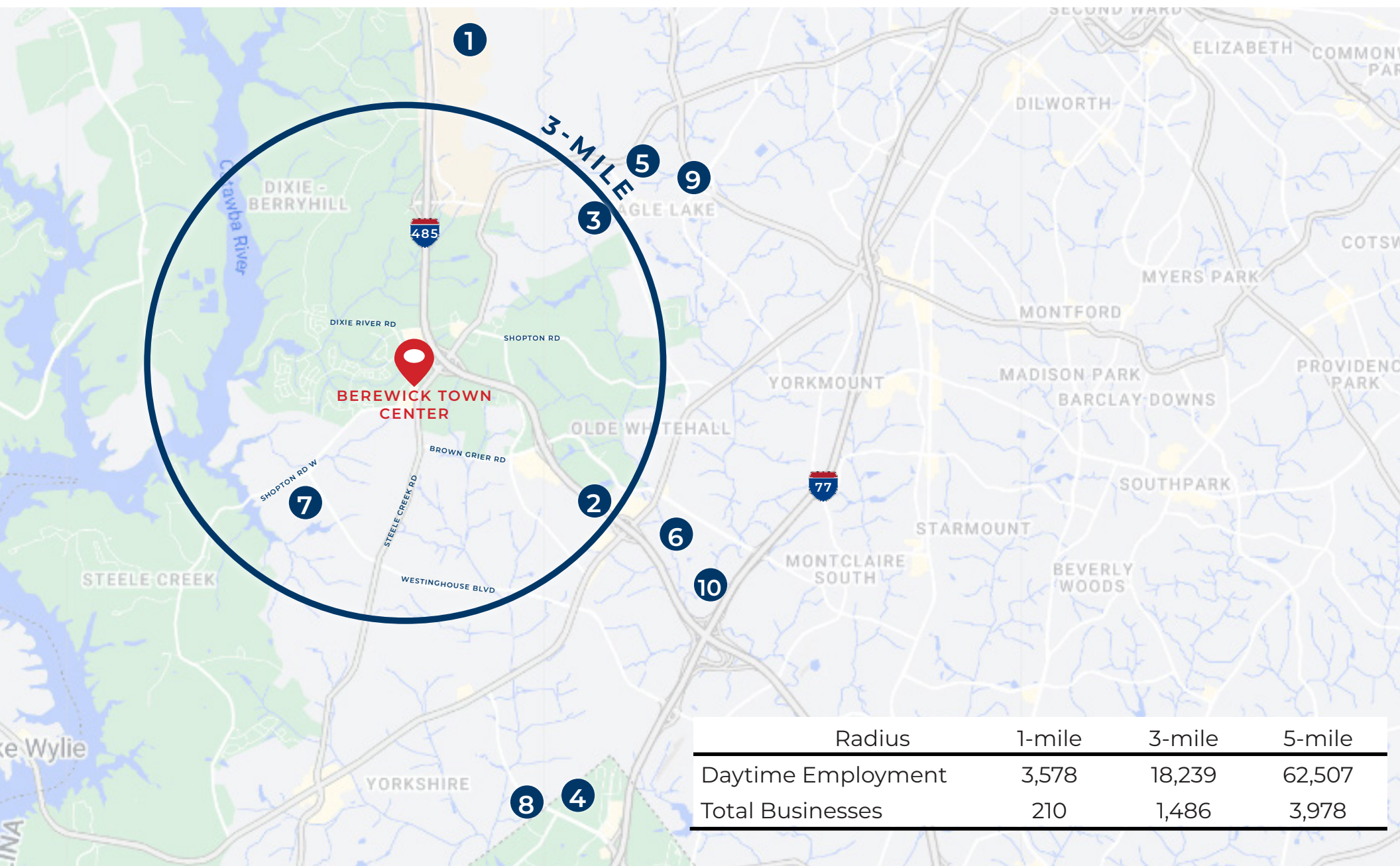
Microsoft
1,800 total employees
- 7

Seimens
1,800 total employees
- 8

TJ Maxx Distribution Center
1,800 total employees
- 9

United Technologies
600 total employees
- 10

Toshiba
200 total employees



Radius	1-mile	3-mile	5-mile
Daytime Employment	3,578	18,239	62,507
Total Businesses	210	1,486	3,978

CORRIDOR MAP



MIDBLOCK PARCEL

PARCEL SIZE

+/- 5 ACRES

ZONED

CC - Entitled for +/- 125k Retail, 200k of Office,
170 Hotel Rooms, can be subdivided

BEREWICK TOWN CENTER DR
17,000 AADT

UNDER CONTRACT
TO BANK

STEELE CREEK ROAD
33,500 AADP

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This information has been obtained by sources deemed reliable. While we do not doubt its accuracy, we make no guarantee or warranty. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.