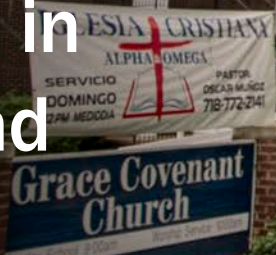


South End Land For Sale



1800 South Boulevard
Charlotte, NC 28203

Prominent
Infill Site in
South End
For Sale



Justin Holofchak
Senior Director of Land
(704) 248 2107
jholofchak@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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1800 South Boulevard

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Contact

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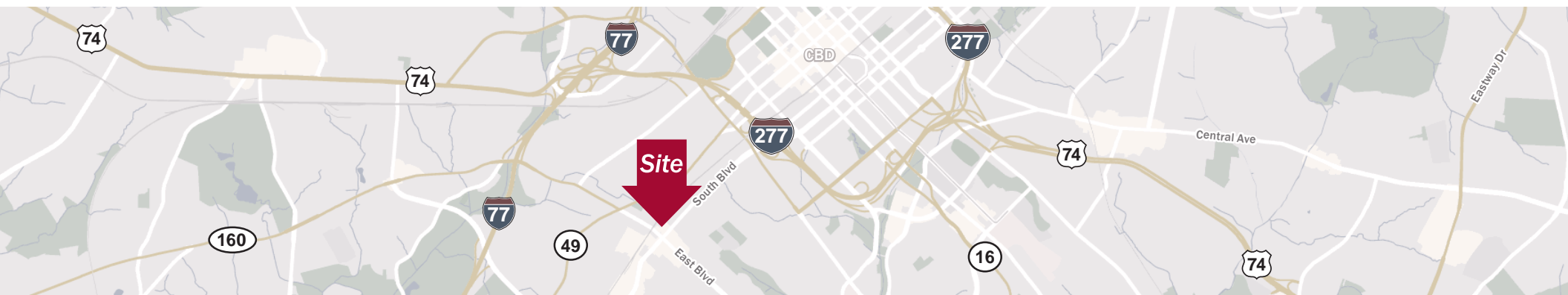
Executive Summary

Introduction

MPV Properties is pleased to exclusively represent Grace Covenant Church, the owner of a ± 0.571 acre parcel located at the corner of South Boulevard and East Boulevard in the heart of South End. This asset provides an unmatched opportunity for development at what can be considered the “main and main” intersection in South End.

The building was dedicated in 1910 as Chalmers Memorial, a church in the Associate Reformed Presbyterian. Its most famous member was young Billy Graham, whose family attended the Church and farmed near what is now Park Road Shopping Center (source: Historysouth.org).

Surrounded by new development, this property is sure to be considered for a variety of dense infill development future uses.



Executive Summary | Property Specifications

Property Details

BUILDING SIZE	±9,868 SF & ±4,876 SF
YEAR BUILT	1910 & 1930
PARCEL SIZE	±0.571 Acres
TAX PARCEL #	12101506
ZONING	TOD-UC
MUNICIPALITY	Charlotte
COUNTY	Mecklenburg

Notices

The sale of the Property is subject to a Right of First Refusal held by Stiles Corporation (and/or a subsidiary thereof), pursuant to the certain Memorandum of Access and Parking Agreement recorded as [Book 36901, Page 853 in the Mecklenburg County, NC Register of Deeds](#). Within three (3) days of the parties' execution of a contract, Seller shall present the same to Stiles Corp., who then has ten (10) days to accept or decline the terms as a purchaser under the contract. Seller shall promptly communicate Stiles Corp. election upon receipt thereof.

Seller further discloses that the sale of the Property is subject to the Negative (No Build) Easement Agreement recorded as [Book 36901, Page 835 in the Mecklenburg County, NC Register of Deed](#).



Executive Summary | Proposal Guidelines & Timing

SUBMITTAL REQUIREMENTS

The Seller invites prospective buyers to submit proposals for the purchase the entire Property in a single closing. The Seller reserves the right to terminate this Offering Memorandum at any time for any reason.

Respondents should direct all questions to Justin Holofchak of MPV Properties, Exclusive Agent to the Seller. No direct contact should be made with Seller. Please do not enter property due to ongoing church services and activities.

PROPOSALS MAY INCLUDE

Offer from principal of buyer expressing interest in the development and certifying sufficient resources in personnel, time, and capital available to be committed to the project.

As part of your offer, please answer the following questions if desired:

- 1) What is your timeline for acquiring the Property?
 - 2) What is your vision for the development of the Property?
 - 3) Please provide a statement of firm's general history with an overview of past projects including examples of specific work experience that is similar to the proposed development.
 - 4) Include a Letter of Intent outlining all major business terms, the contract timeline, and conditions to closing proposed based on a fee simple purchase of the entire Property.
 - 5) If desired, please provide a preliminary conceptual plan for the Property as an exhibit.
 - 6) Any other information deemed relevant to proposal.
-

Executive Summary | Proposal Guidelines & Timing

COSTS INCURRED IN RESPONDING

The Seller is not responsible for any pursuit costs by any individual, firm, partnership or corporation in the submission of this Offering Memorandum.

SELECTION CRITERIA

All proposals will be reviewed by the Seller and will be evaluated based on the following; purchase price and terms, qualifications and ability of the Buyer, the Buyer's vision for the Property, and the timeline of the project.

Any buyer's agent involved in a contemplated transaction shall be paid by the buyer. The Seller is only responsible for a commission paid to MPV Properties, Exclusive Listing Agent of the Seller.

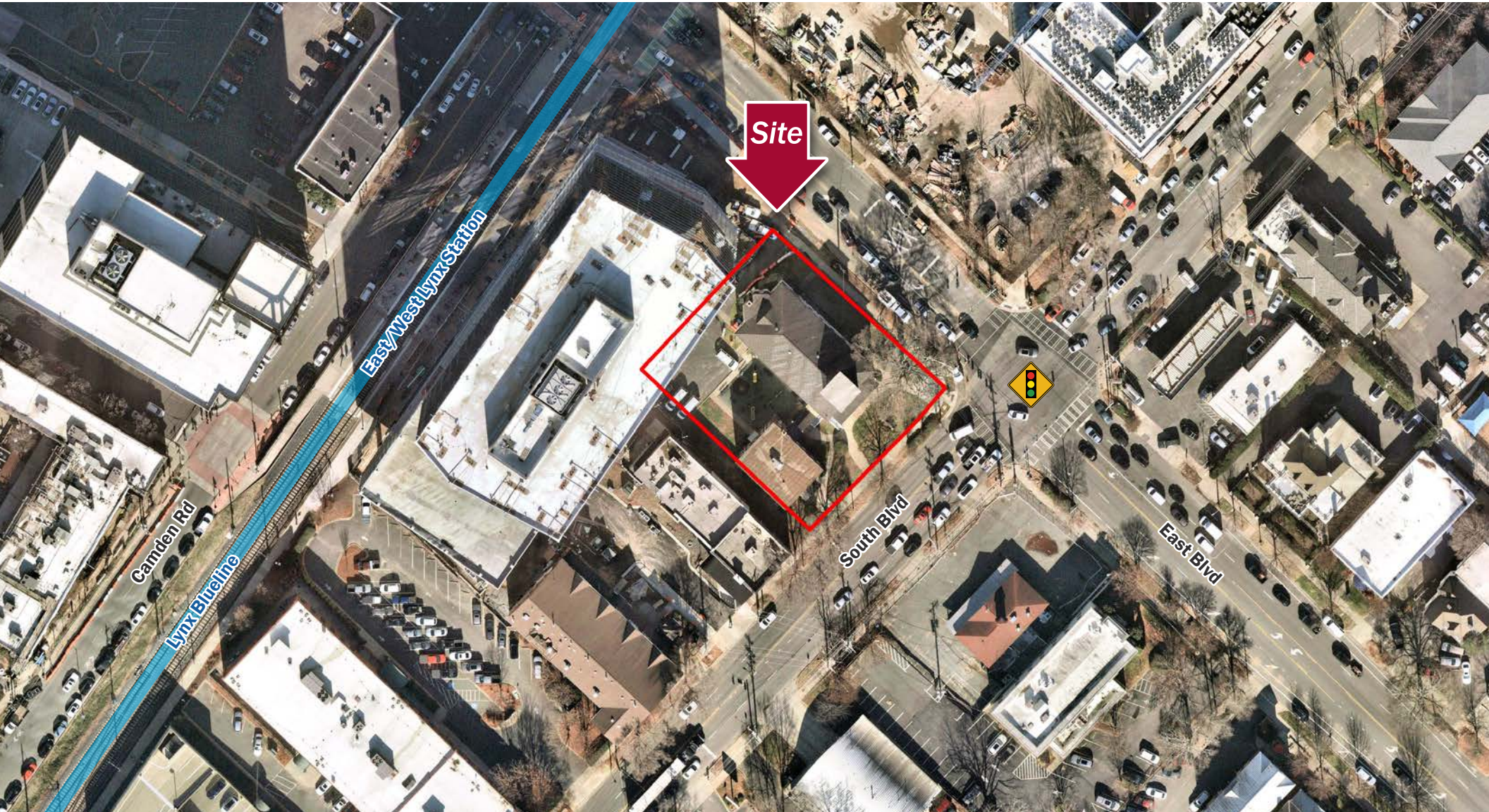
PROPOSAL SUBMISSION

**Respondents should mail or email proposals to:

Justin P. Holofchak
MPV Properties
2400 S. Boulevard, Suite 300
Charlotte, NC 28203

jholofchak@mpvre.com

Property Overview | Site Aerial



Property Overview | Property Photos



Five-year-old Billy Graham, second from left, graduates from the beginners department at Chalmers Memorial in 1924 *source: BillyGraham.org



Property Overview | site Aerial



Property Overview | site Aerial



Property Overview | Site Aerial



Property Overview | Site Aerial



Market Overview

Nearby Office Developments



#	DEVELOPMENT	OFFICE TENANT	SF OFFICE
1	VANTAGE SOUTH END	LENDING TREE	577,000 SF
2	RAILYARD	ALLSTATE	320,000 SF
3	DIMENSIONAL PLACE	DIMENSIONAL FUND ADVISORS	282,000 SF
4	SQUARE AT SOUTH END	USAA	150,000 SF

#	DEVELOPMENT	OFFICE TENANT	SF OFFICE
5	LOWE'S GLOBAL TECH CENTER	LOWE'S HOME IMPROVEMENT	375,000 SF
6	110 EAST	TBD	385,000 SF
7	2151 HAWKINS	TTX	280,000 SF

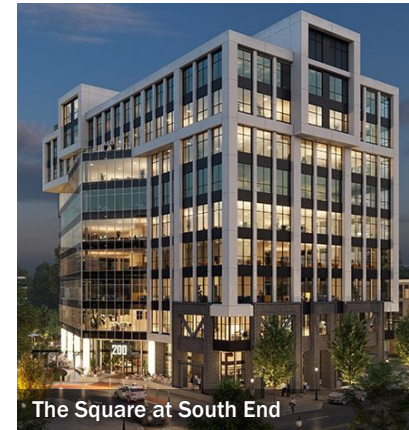


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Market Overview | Nearby Office Developments



Market Overview

Transportation Stats

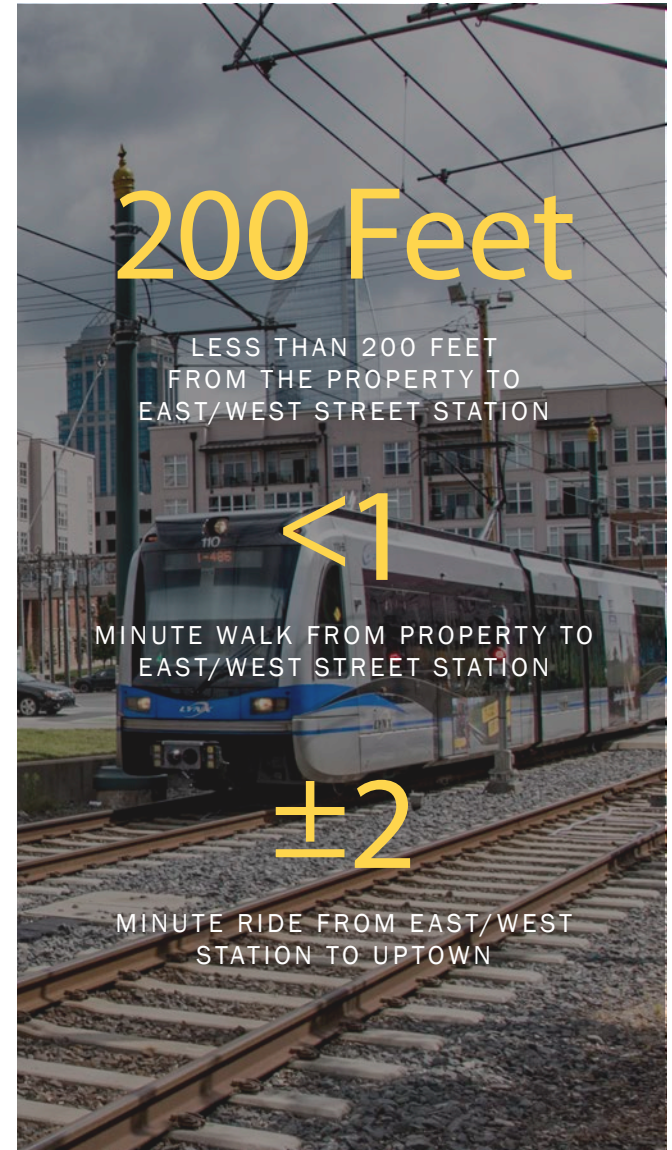
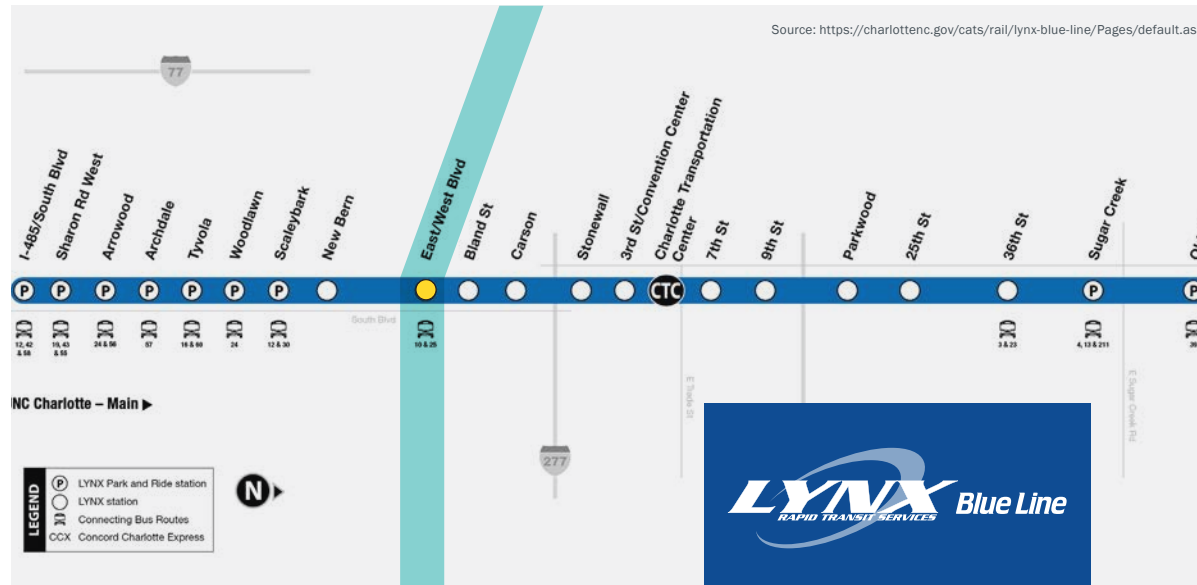
LYNX BLUE LINE

The LYNX Blue Line is the Charlotte region's first light rail service. It is 18.9 miles long and operates from I-485 at South Boulevard to UNC Charlotte's main campus in University City.

With 26 existing stations, including 11 park and ride locations, the LYNX Blue Line provides a congestion free commute with a consistent travel time. An additional station is planned for South End between New Bern & East/West Blvd.

LYNX operates seven days a week. Weekday service operates from 5:26 a.m. to 1:26 a.m. and service is available every 7.5 minutes during weekday rush hour and every 15 minutes during non-peak hours. Weekend service operates every 20 minutes during the day and every 30 minutes during late night hours.

In 2023 ridership increased to 4 million per year (source: wfae.org)



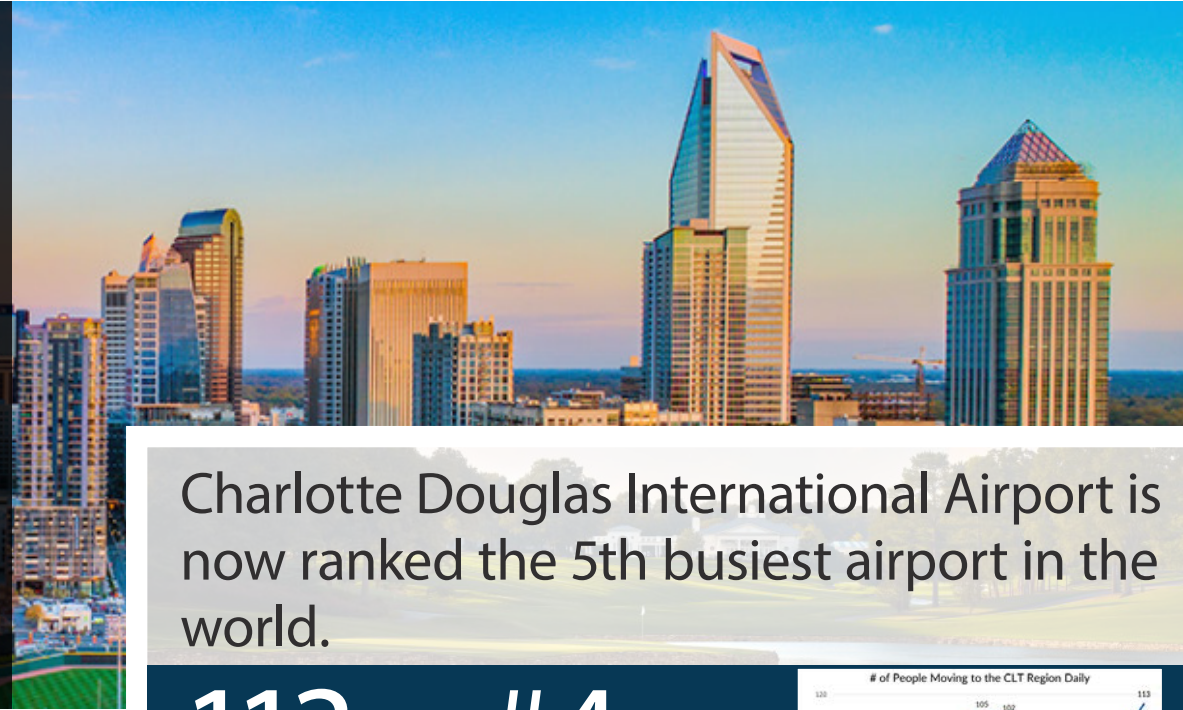
Market Overview

Economic Growth

Charlotte Market

"People keep coming to the Charlotte Region. Nearly 100 people a day, in fact. Why do they come here? They come for jobs in a healthy and growing economy with thriving health care, finance and professional services sectors, and a tech talent pool growing twice as fast as the national average. They come to start and grow businesses in a region with an educated, talented and innovative workforce, regularly ranked in the top three places to start a business. They come for lower cost of living and affordable real estate in neighborhoods fit for any lifestyle - from vibrant urban centers, to suburban cul-de-sac to quaint small towns and rural areas. And 226 days of sunshine a year doesn't hurt either."

Source: charlotteregion.com/pages/global-hub/



Charlotte Douglas International Airport is now ranked the 5th busiest airport in the world.

113

People moving to Charlotte daily

#4

Fastest growing city for young professional



Source: Charlotte Regional Business Alliance

COMPANIES HEADQUARTERED IN CHARLOTTE



Charlotte, North Carolina

- Average home sale price: \$420,000
- Average apartment rent: \$1,500 per month
- Average cost living: 2% lower than the national average
- Unemployment rate: 3.4%, as of June 2023
- Diversity grade: A-plus



South End Land For Sale

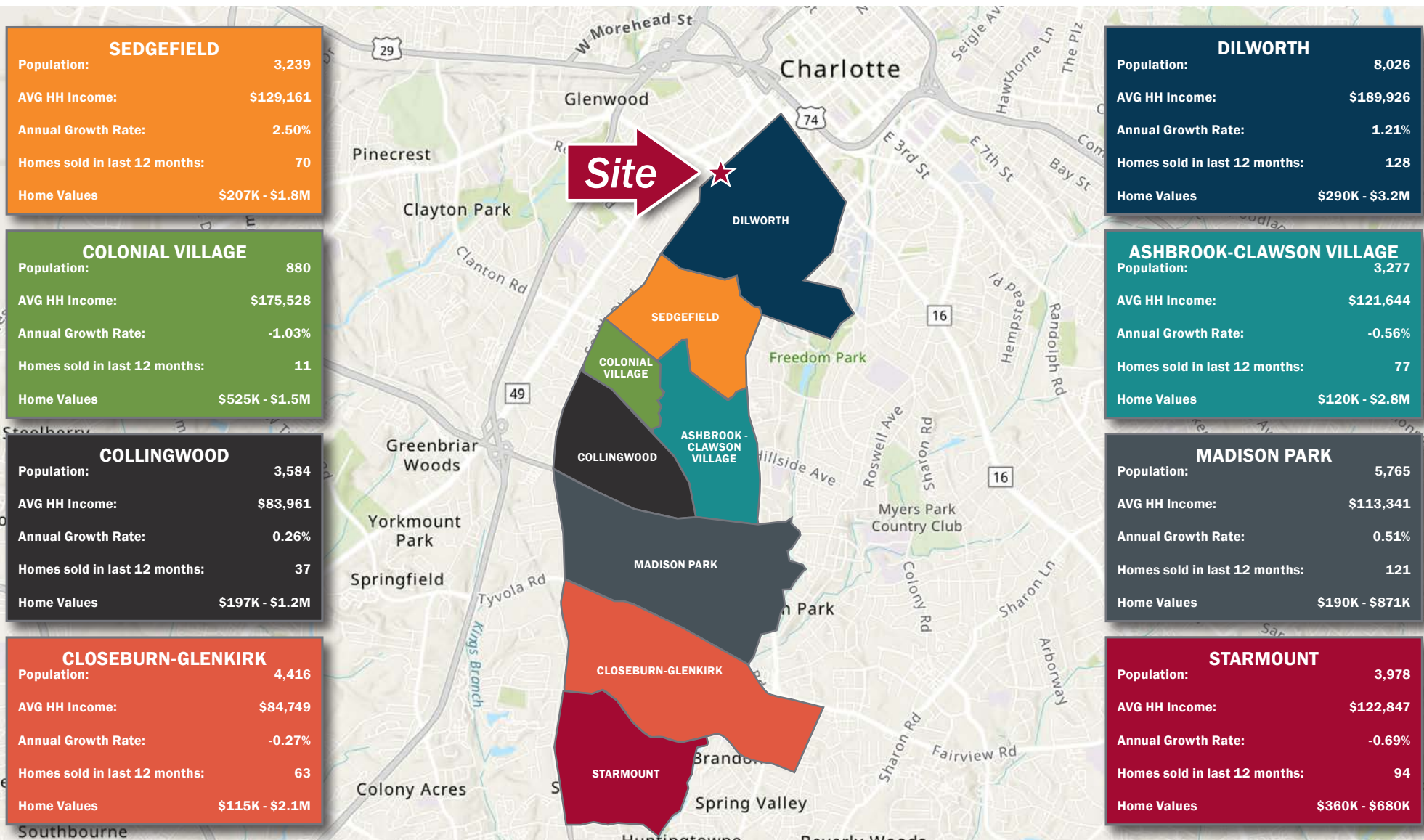
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Market Overview

South End & LoSo Stats

Source: ESRI & Zonda



Market Overview

Demographics

Source: ESRI

	1 mile	3 miles	5 miles
Population			
2010 Population	9,861	86,760	190,902
2020 Population	19,785	112,450	232,991
2023 Population	22,315	121,375	247,740
2028 Population	31,431	147,556	281,124
2010-2020 Annual Rate	7.21%	2.63%	2.01%
2020-2023 Annual Rate	3.77%	2.38%	1.91%
2023-2028 Annual Rate	7.09%	3.98%	2.56%
2020 Male Population	51.0%	49.1%	48.9%
2020 Female Population	49.0%	50.9%	51.1%
2020 Median Age	29.3	32.4	33.3
2023 Male Population	50.2%	49.0%	49.1%
2023 Female Population	49.8%	51.0%	50.9%
2023 Median Age	34.9	34.9	35.6

In the identified area, the current year population is 247,740. In 2020, the Census count in the area was 232,991. The rate of change since 2020 was 1.91% annually. The five-year projection for the population in the area is 281,124 representing a change of 2.56% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 39.1.

Race and Ethnicity

	1 mile	3 miles	5 miles
2023 White Alone	75.2%	57.0%	49.8%
2023 Black Alone	11.2%	28.3%	30.6%
2023 American Indian/Alaska Native Alone	0.1%	0.4%	0.6%
2023 Asian Alone	4.9%	4.3%	4.9%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	1.8%	3.6%	7.1%
2023 Two or More Races	6.7%	6.3%	6.9%
2023 Hispanic Origin (Any Race)	6.2%	8.0%	12.6%

Persons of Hispanic origin represent 12.6% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.4 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2023 Wealth Index	90	94	88
2010 Households	5,390	38,605	81,443
2020 Households	11,950	56,634	109,157
2023 Households	13,745	62,657	117,747
2028 Households	19,379	76,921	135,093
2010-2020 Annual Rate	8.29%	3.91%	2.97%
2020-2023 Annual Rate	4.40%	3.16%	2.36%
2023-2028 Annual Rate	7.11%	4.19%	2.79%
2023 Average Household Size	1.62	1.87	2.06

The household count in this area has changed from 109,157 in 2020 to 117,747 in the current year, a change of 2.36% annually. The five-year projection of households is 135,093, a change of 2.79% annually from the current year total. Average household size is currently 2.06, compared to 2.09 in the year 2020. The number of families in the current year is 53,395 in the specified area.

Market Overview

Demographics

Source: ESRI

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	34.4%	33.6%	33.1%
Median Household Income			
2023 Median Household Income	\$102,259	\$84,004	\$74,618
2028 Median Household Income	\$108,802	\$95,632	\$86,741
2023-2028 Annual Rate	1.25%	2.63%	3.06%
Average Household Income			
2023 Average Household Income	\$142,801	\$132,457	\$121,251
2028 Average Household Income	\$158,628	\$147,012	\$137,588
2023-2028 Annual Rate	2.12%	2.11%	2.56%
Per Capita Income			
2023 Per Capita Income	\$88,556	\$68,171	\$57,658
2028 Per Capita Income	\$98,472	\$76,160	\$66,131
2023-2028 Annual Rate	2.15%	2.24%	2.78%
GINI Index			
2023 Gini Index	35.9	41.0	42.7

Households by Income
 Current median household income is \$74,618 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$86,741 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$121,251 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$137,588 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$57,658 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$66,131 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	73	73	74
2010 Total Housing Units	6,944	44,604	93,664
2010 Owner Occupied Housing Units	2,055	18,155	38,183
2010 Renter Occupied Housing Units	3,335	20,449	43,264
2010 Vacant Housing Units	1,554	5,999	12,221
2020 Total Housing Units	13,625	62,955	119,838
2020 Owner Occupied Housing Units	2,625	20,821	43,182
2020 Renter Occupied Housing Units	9,325	35,813	65,975
2020 Vacant Housing Units	1,682	6,351	10,696
2023 Total Housing Units	15,785	69,927	130,334
2023 Owner Occupied Housing Units	2,841	21,209	44,856
2023 Renter Occupied Housing Units	10,904	41,448	72,891
2023 Vacant Housing Units	2,040	7,270	12,587
2028 Total Housing Units	21,230	84,000	147,965
2028 Owner Occupied Housing Units	2,899	21,899	46,246
2028 Renter Occupied Housing Units	16,480	55,022	88,847
2028 Vacant Housing Units	1,851	7,079	12,872
Socioeconomic Status Index			
2023 Socioeconomic Status Index	61.2	53.7	49.5



Working Together

Office | Medical | Industrial | Retail | Land | Investment

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