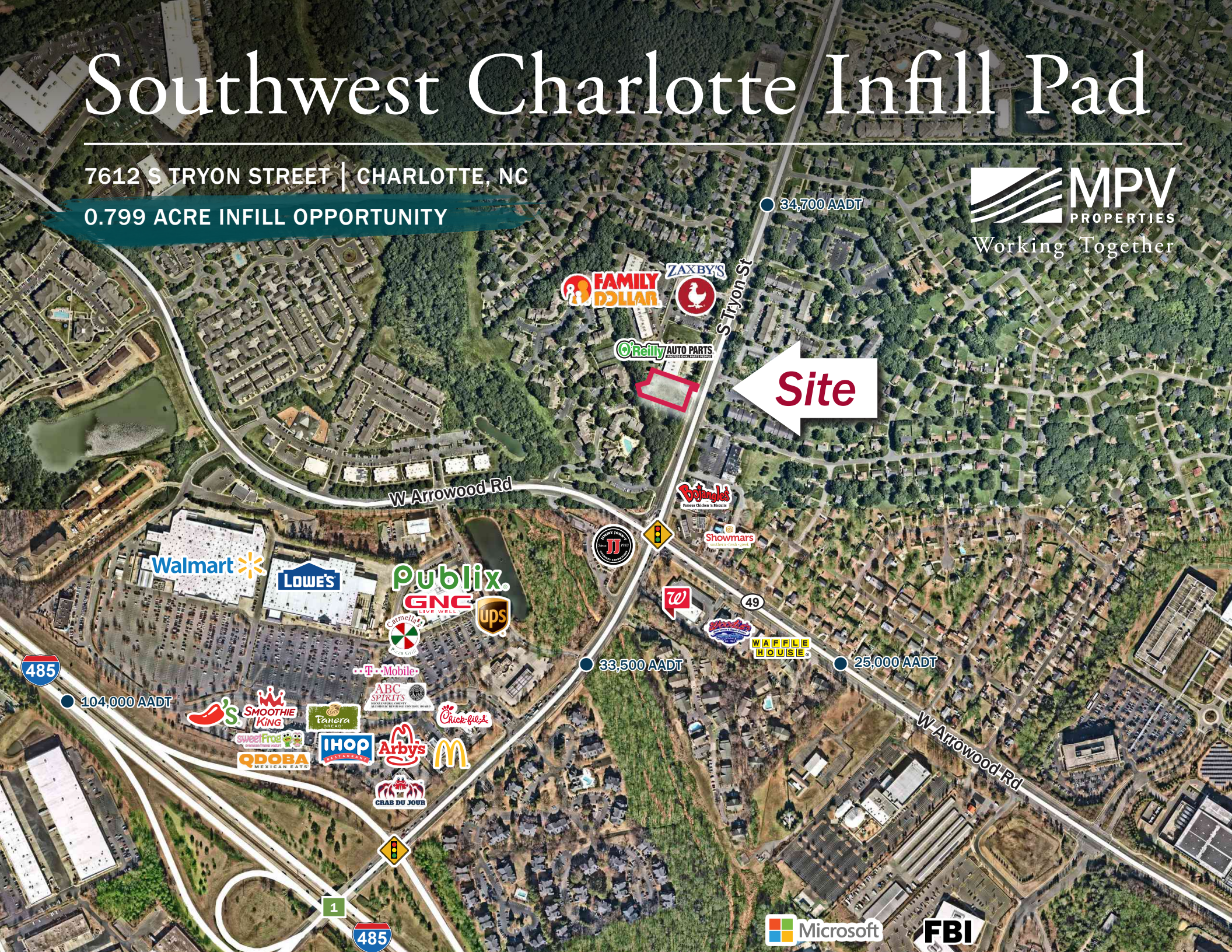


Southwest Charlotte Infill Pad

7612 S TRYON STREET | CHARLOTTE, NC
0.799 ACRE INFILL OPPORTUNITY

MPV
PROPERTIES
Working Together



Site

34,700 AADT

25,000 AADT

33,500 AADT

104,000 AADT

Microsoft

FBI

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7612 S TRYON STREET | CHARLOTTE, NC

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Contact

Chad Pyke
Broker

(704) 561 5238
cpyke@mpvre.com

Josh Suggs
Director of Investment Sales

(704) 248 2140
jsuggs@mpvre.com

Ferris Edwards
Investment Sales Associate

(704) 367 5022
fedwards@mpvre.com

Site
0.799 Acre

SOUTHWEST CHARLOTTE INFILL PAD

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Property Overview | Location

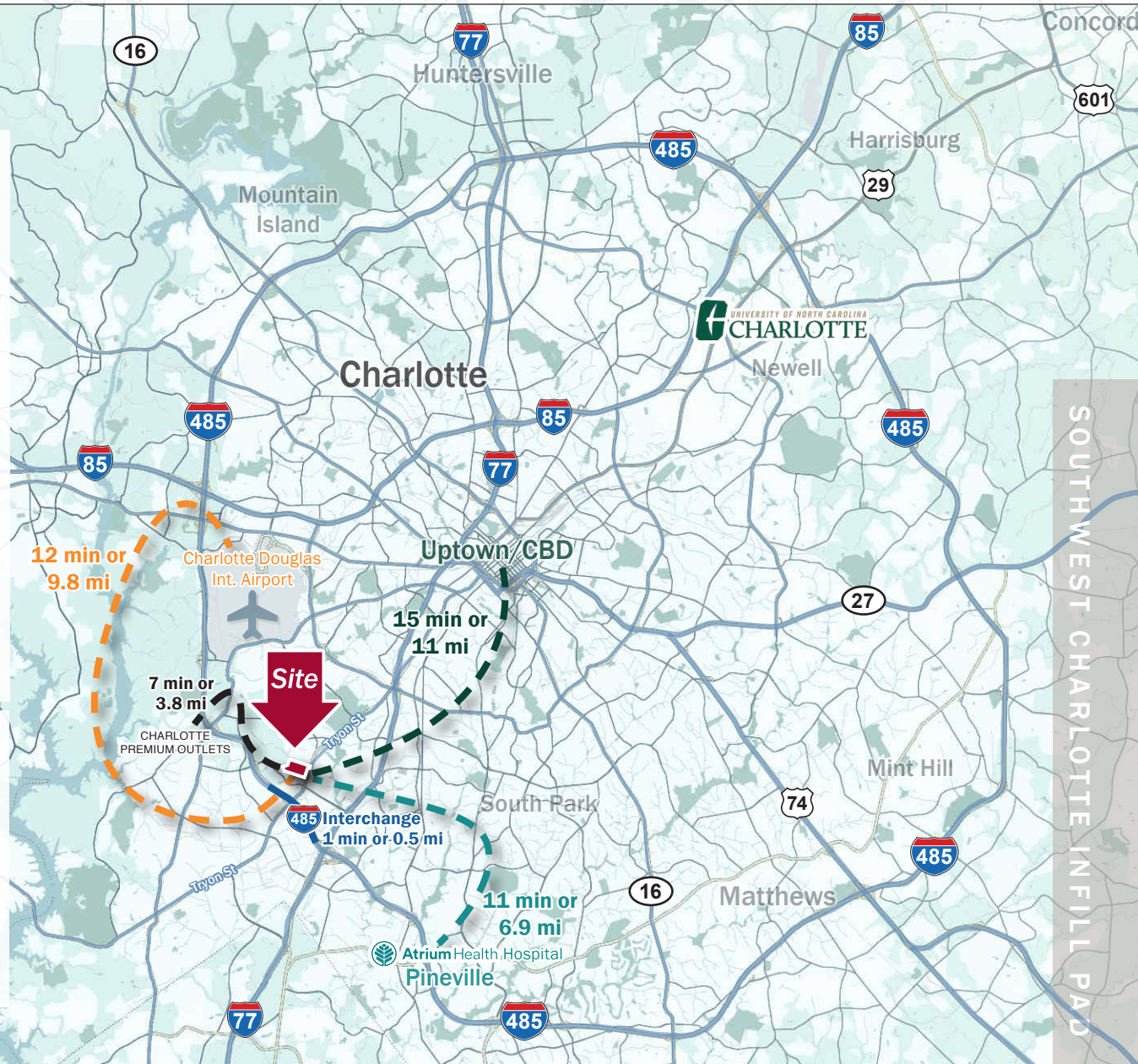
Site Distance To

Charlotte Uptown CBD	15 min or 11 miles
Charlotte Douglas Int. Airport	12 min or 9.8 miles
I-485 Interchange (Outer)	3 min or 0.9 mile
I-485 Interchange (Inner)	1 min or 0.5 mile
Whitehall Commons	2 min or 0.5 mile
Ayrley Town Center	5 min or 1.2 miles
Atrium Health Pineville Hospital	11 min or 6.9 miles
Charlotte Premium Outlets	7 min or 3.8 miles
Microsoft	4 min or 1 mile

Demographics

	1 mile	3 mile	5 mile
Population	11,760	58,544	168,221
Avg. HH Income	\$89,294	\$95,219	\$113,651

Source: Esri® 2024



SOUTHWEST CHARLOTTE INFILL PAD

Market Aerial



Property Overview

TENANT	Infill Pad
ADDRESS	7612 S. Tryon Street Charlotte, NC 28273



DEMOGRAPHIC SNAPSHOT

\$113,979	—	Average household income within 5 miles (2024)
1.99%	—	Annual increase in population within 3 miles (2024-2029)
167,005	—	Population within 5 miles (2024)

Property Highlights

0.799 acre Southwest Charlotte infill site

Tax Parcel # 20137147 (Mecklenburg County)

Zoning B-1 SCD

No flood plane

Excellent visibility and shared access via S. Tryon Street
(32,500 CPD 2022)

Robust demographics

Cleared and rough graded

Utilities to site

Dense retail and residential Whitehall corridor

Nearby retailers include Walmart, Lowes Home Improvement,
Publix, Chick-fil-a, Walgreens, Showmars, Zaxby's, IHOP,
Bojangles, and dozens more

\$675,000

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.

COMPANIES HEADQUARTERED IN CHARLOTTE



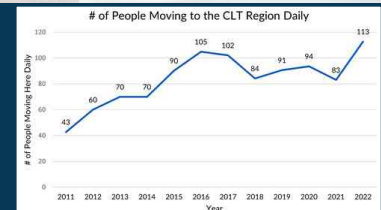
Charlotte Douglas International Airport is now ranked the 5th busiest airport in the world.

113

People moving to Charlotte daily

#4

Fastest growing city for young professional



Source: Charlotte Regional Business Alliance

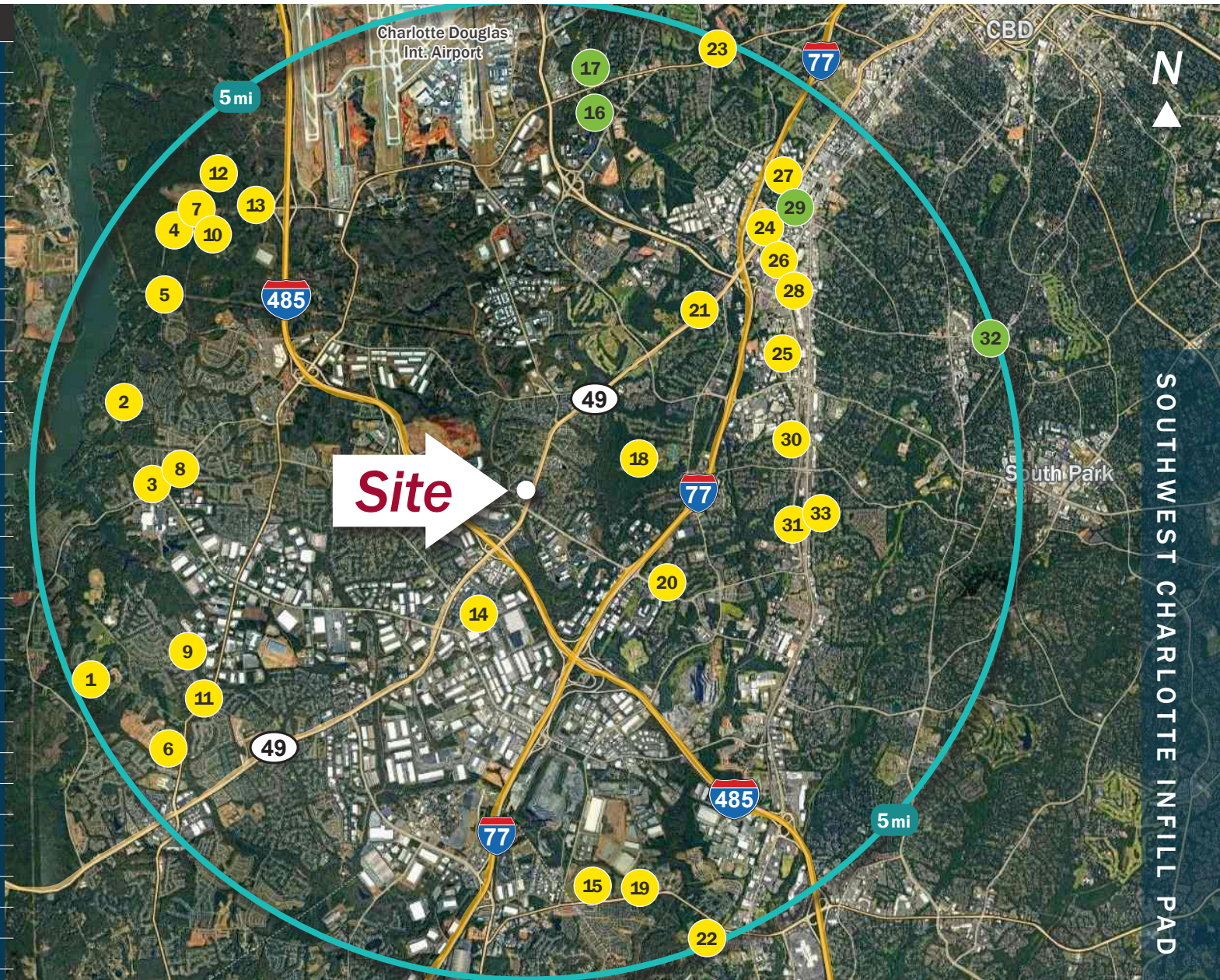
Charlotte, North Carolina

- 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



Market Overview | Residential Activity

#	Sub. Name	Status	Total
1	Steele Creek Park TH	Future	54
2	Windygap Rd SF	Future	14
3	Shopton Rd W MF	Future	61
4	River District/River Point SF/TH	Future	193
5	Dixie River SF	Future	33
6	Parkside Crossing TH	Future	169
7	River District/Preserve E SF/TH	Future	124
8	Madhuban Village TH	Future	184
9	12300 Sam Neely Rd TH	Future	24
10	River District/Westrow SF/TH	Future	129
11	MS Square at Steele Creek SF	Future	28
12	River District/River N SF/TH	Future	167
13	River District/Master Plan SF/TH	Future	1,804
14	Ayrsley TH	Future	90
15	Miller Farms SF/TH	Future	340
16	Edenbrook TH	Active	115
17	Aurora TH	Active	29
18	Barneswood Village SF	Future	440
19	Coventry TH	Future	166
20	Archer Row TH	Future	33
21	Kingman TH/DU	Future	75
22	Pineville Cone Mill SF/TH	Future	73
23	Carver TH	Future	55
24	LoSo Tract 3 TH	Future	68
25	Rountree TH	Future	41
26	Verbena Village TH	Future	15
27	Chambray at Loso TH	Future	82
28	LoSo Springs TH	Future	77
29	Freeland Townes at LoSo TH	Active	15
30	Magnolia Pines TH	Future	34
31	Southmont TH	Future	165
32	Selwyn Walk TH	Active	34
33	Wisteria Dr TH	Future	33



Demographics | Executive Summary

	1 mile	3 miles	5 miles
Population			
2010 Population	8,328	40,534	123,162
2020 Population	11,087	51,423	154,541
2024 Population	11,760	58,544	168,221
2029 Population	12,406	62,802	183,837
2010-2020 Annual Rate	2.90%	2.41%	2.30%
2020-2024 Annual Rate	1.40%	3.10%	2.02%
2024-2029 Annual Rate	1.08%	1.41%	1.79%
2020 Male Population	48.9%	49.3%	48.0%
2020 Female Population	51.1%	50.7%	52.0%
2020 Median Age	32.6	32.1	33.9
2024 Male Population	49.8%	49.9%	48.8%
2024 Female Population	50.2%	50.1%	51.2%
2024 Median Age	33.4	33.0	34.6

In the identified area, the current year population is 168,221. In 2020, the Census count in the area was 154,541. The rate of change since 2020 was 2.02% annually. The five-year projection for the population in the area is 183,837 representing a change of 1.79% annually from 2024 to 2029. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 34.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	22.1%	22.8%	39.4%
2024 Black Alone	38.5%	32.6%	28.7%
2024 American Indian/Alaska Native Alone	0.9%	1.8%	1.1%
2024 Asian Alone	10.1%	9.0%	6.8%
2024 Pacific Islander Alone	0.1%	0.0%	0.1%
2024 Other Race	18.8%	22.4%	14.1%
2024 Two or More Races	9.6%	11.4%	9.9%
2024 Hispanic Origin (Any Race)	29.5%	36.2%	24.1%

Persons of Hispanic origin represent 24.1% of the population in the identified area compared to 19.6% 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 82.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	51	56	81
2010 Households	3,395	15,408	50,546
2020 Households	4,898	20,911	66,010
2024 Households	5,198	24,066	72,503
2029 Households	5,574	26,005	79,883
2010-2020 Annual Rate	3.73%	3.10%	2.71%
2020-2024 Annual Rate	1.41%	3.36%	2.23%
2024-2029 Annual Rate	1.41%	1.56%	1.96%
2024 Average Household Size	2.26	2.43	2.31

The household count in this area has changed from 66,010 in 2020 to 72,503 in the current year, a change of 2.23% annually. The five-year projection of households is 79,883, a change of 1.96% annually from the current year total. Average household size is currently 2.31, compared to 2.33 in the year 2020. The number of families in the current year is 39,926 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality. **Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Demographics | Executive Summary

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	25.0%	27.7%	30.6%
Median Household Income			
2024 Median Household Income	\$71,505	\$73,062	\$81,861
2029 Median Household Income	\$79,898	\$82,724	\$95,052
2024-2029 Annual Rate	2.24%	2.52%	3.03%
Average Household Income			
2024 Average Household Income	\$89,294	\$95,219	\$113,651
2029 Average Household Income	\$101,728	\$110,697	\$131,269
2024-2029 Annual Rate	2.64%	3.06%	2.92%
Per Capita Income			
2024 Per Capita Income	\$39,311	\$38,922	\$49,008
2029 Per Capita Income	\$45,471	\$45,661	\$57,081
2024-2029 Annual Rate	2.95%	3.25%	3.10%
GINI Index			
2024 Gini Index	32.2	36.9	38.3
Households by Income			
Current median household income is \$81,861 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$95,052 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$113,651 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$131,269 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$49,008 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$57,081 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	99	90	81
2010 Total Housing Units	3,687	17,290	55,673
2010 Owner Occupied Housing Units	1,595	6,671	27,333
2010 Renter Occupied Housing Units	1,800	8,738	23,213
2010 Vacant Housing Units	292	1,882	5,127
2020 Total Housing Units	5,193	22,195	70,339
2020 Owner Occupied Housing Units	1,658	7,352	31,291
2020 Renter Occupied Housing Units	3,240	13,559	34,719
2020 Vacant Housing Units	309	1,252	4,327
2024 Total Housing Units	5,479	25,600	77,128
2024 Owner Occupied Housing Units	1,807	8,446	34,064
2024 Renter Occupied Housing Units	3,391	15,620	38,439
2024 Vacant Housing Units	281	1,534	4,625
2029 Total Housing Units	5,883	27,581	84,870
2029 Owner Occupied Housing Units	1,861	9,002	35,313
2029 Renter Occupied Housing Units	3,713	17,002	44,570
2029 Vacant Housing Units	309	1,576	4,987
Socioeconomic Status Index			
2024 Socioeconomic Status Index	45.3	45.4	49.3

Currently, 44.2% of the 77,128 housing units in the area are owner occupied; 49.8%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 70,339 housing units in the area and 6.2% vacant housing units. The annual rate of change in housing units since 2020 is 2.19%. Median home value in the area is \$399,826, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.88% annually to \$460,899.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality. **Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Office | Medical | Industrial | Retail | Land | Investment

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2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com