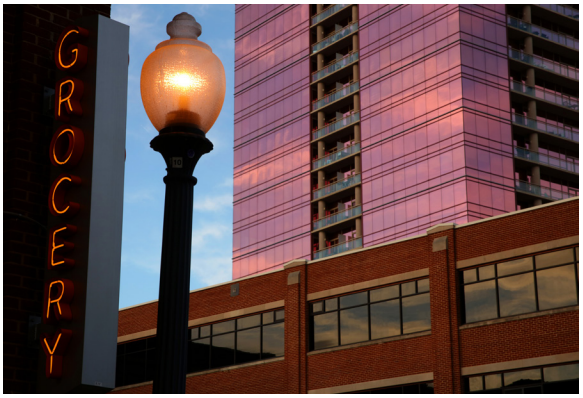

DEVELOPMENT REPORT

SOUTH END

October 2020

New, meet old.
Old, meet new.
CHARLOTTE, NC

Overview

South End Development Report

The South End Development Report highlights projects in Charlotte's South End that have been recently completed, are currently under construction, or have been announced and are in various stages of planning and development.

Charlotte Center City Partners is a 501(c)4 not-for-profit corporation. We boldly envision 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 South End is available at **SouthEndCLT.org.**

Historic
South End
JENI'S ICE CREAMS

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

3.5 MM SF existing office

1.9 MM SF existing retail

8,685 existing residential units

3.35 MM SF office planned/under construction

371 K SF retail planned/under construction

3,802 residential units planned/under construction

380 hotel rooms planned/under construction

South End

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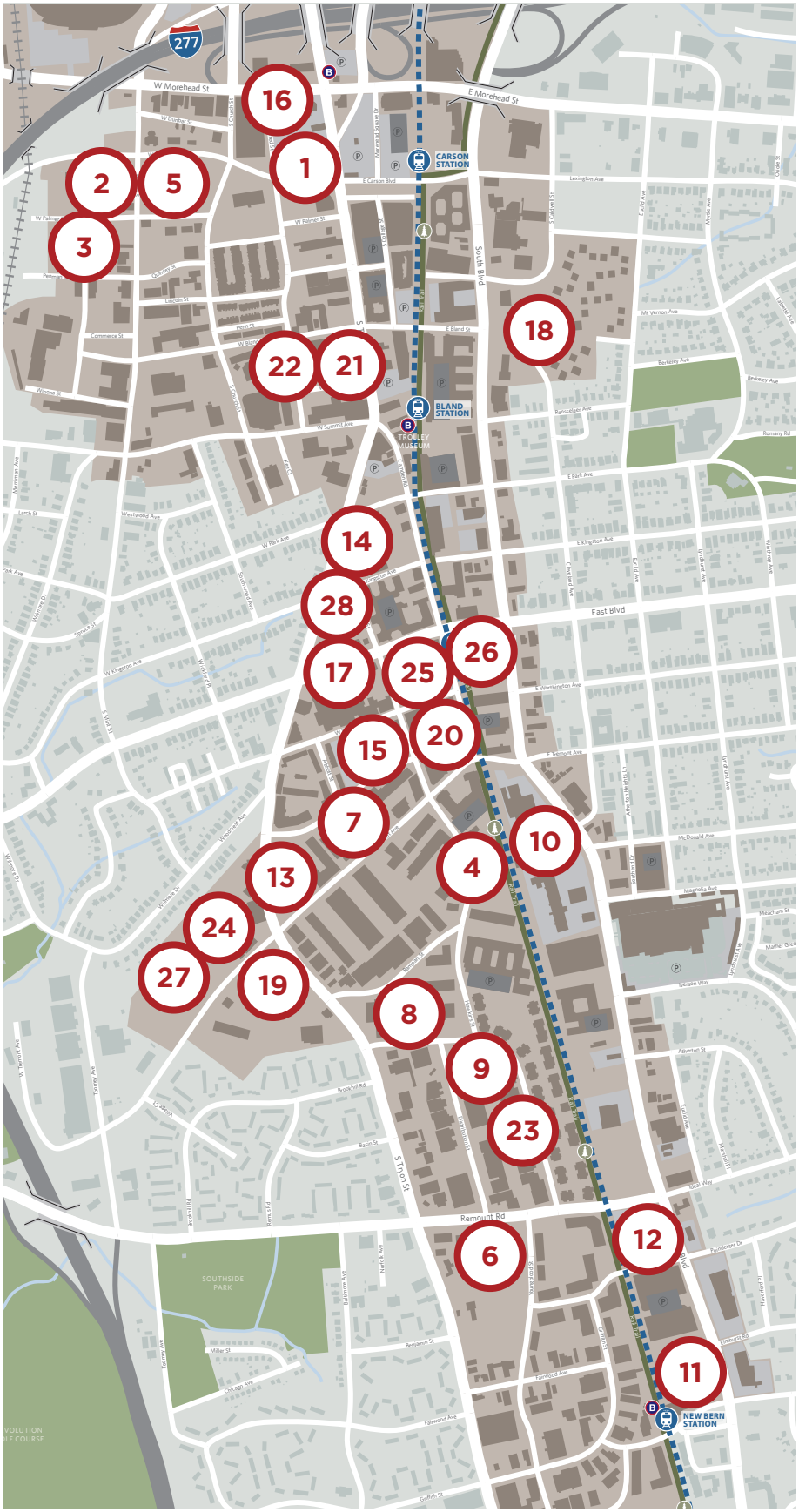
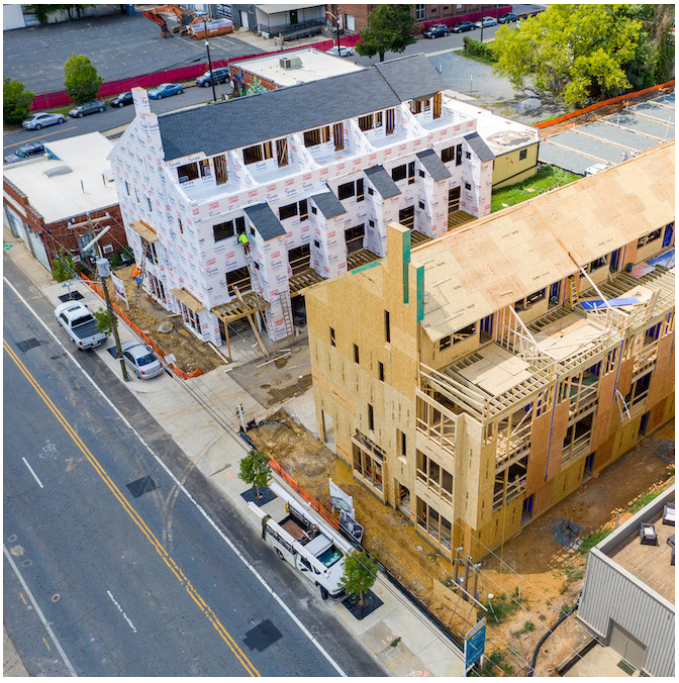


South End

1 Vantage South End

Location:	South Tryon St & West Carson Blvd
Use:	Mixed use
Size:	580,000 SF office, 55,000 SF retail, 200 room hotel
Owner/Developer:	Spectrum & Invesco
Status:	Under Construction

The Spectrum Companies are constructing two 9-story buildings with 580,000 SF of office, 55,000 SF of retail, and a 200 room boutique hotel with a dedicated parking deck. The project will also feature a 1-acre urban park. The East tower is currently available for lease with the West tower slated for completion in January 2021.



2 Altura South End

Location:	West Palmer & West Carson
Use:	Residential
Size:	31 units
Height:	4 stories
Owner/Developer:	Cooper Builders
Status:	Under Construction

Charlotte-based custom homebuilder Cooper Builders is adding 31 1,800 square foot luxury townhomes to South End's Gold District. Each townhouse at Altura will include three bedrooms and three-and-a-half bathrooms. All units will have a two-car garage on the street level and three floors above of living space, including a rooftop terrace facing uptown.

3 South End Link

Location:	West Palmer, Mint Street, and South Graham Street
Use:	Residential
Size:	259 Units
Height:	7 stories
Owner/Developer:	Grubb Properties
Status:	Planning

Grubb Properties has purchased three contiguous parcels at South Mint, West Palmer and South Graham Street. The development proposes to build a seven-story, 259-unit project, which will accompany Grubb properties' existing two Link-branded developments.

4 2151 Hawkins

Location:	2151 Hawkins Street
Use:	Mixed use
Size:	289,000 SF office, 24,000 SF retail
Height:	16 stories
Owner/Developer:	Portman Holdings
Status:	Under Construction

Atlanta-based Portman Holdings is constructing an office building on 2.2 acres along Hawkins street with ground floor retail that activates the Rail Trail. Portman is developing the mixed-use project for 289,000 square feet of office space and 24,000 square feet of retail. The mixed use project is expected to be completed in 2021.

South End

5 Spectrum Gold District

Location:	South Mint Street
Use:	Mixed use
Size:	2.2 acres, 303 units 11,500 SF Retail
Height:	8 stories
Owner/Developer:	Spectrum Cos/FCA Partners
Status:	Under Construction

The Spectrum Cos., in partnership with FCA Partners, is constructing 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. The project is expected to be completed in 2022.

6 Southpoint at South End Phase II

Location:	2821 Youngblood Street
Use:	Residential
Size:	3.2 acres, 33 units
Owner/Developer:	Hopper Communities
Status:	Phase I complete, Phase II under construction

Hopper Communities is building an additional 33 townhomes adjacent to the 53 units recently completed along Youngblood Street. The second phase shares a similar design to the first, with two and three-bedroom units starting in the high $300,000s. Leasing has begun, with nearly all of the first 53 units being sold prior to completion.

7 West Tremont Townhomes

Location:	West Tremont Street
Use:	Residential
Size:	.75 acres, 16 units
Height:	3 stories
Owner/Developer:	Frank Martin / New Carolina Properties
Status:	Planning

New Carolina Properties is developing a 16-unit townhome project along West Tremont Avenue a few blocks away from the Blue Line. The development will contain two, three-story buildings which began construction in 2018. The project fills within of a cluster of new construction expanding development toward the intersection of South Tryon and Tremont Ave.

8 Hub South End

Location:	Dunavant Street
Use:	Residential, Retail
Size:	2 acres, 265 units, 22,000 SF retail
Owner/Developer:	RAM Realty Advisors
Status:	Complete

A 265-unit apartment project was completed in South End at a former light industrial site on Dunavant Street. The development includes both retail and office space. The site was previously occupied by a few small warehouses.

South End

9 Dunavant Street Apartments

Location:	2306 Dunavant Street
Use:	Residential
Size:	2.5 acres, 400 Units
Owner/Developer:	Akridge and Kettler
Status:	Planning

A joint venture of Akridge and Kettler have acquired land in South End for a 400 unit upscale apartment development. Announced in April 2020, the project will likely postpone beginning construction for another 12 to 18 months, with an expected delivery in summer 2023.

10 Atherton Mill & Market

Location:	2140 South Boulevard
Use:	Retail, Residential
Size:	10 acres, 371 units, 65,000 SF retail
Owner/Developer:	Edens
Status:	Complete

Edens has completed a $100 MM investment in the Atherton Mill and Market adding an additional 65,000 SF of retail space and 371 residential units. This follows the well-received opening of Anthropologie in summer 2015. Construction began in early 2017 and the project was completed in 2019.

11 The Bradham

Location:	2820 South Boulevard
Use:	Residential, Retail, Office
Size:	4.5 acres, 375 units, 26,000 SF retail
Owner/Developer:	Lennar Multifamily
Status:	Complete

Lennar Multifamily has developed a mixed-use project that includes residential, office, and retail along South Boulevard. The site, previously the Pepsi Bottling, lies immediately adjacent to the New Bern light rail station, multiple recent multifamily projects, and across the street from the major Marsh Properties' Sedgefield Shopping Center redevelopment.

12 Maddox South End

Location:	Poindexter Drive & South Boulevard
Use:	Residential
Size:	1.6 acres, 200 units
Height:	7 stories
Owner/Developer:	Bainbridge Companies
Status:	Complete

Florida-based Bainbridge Companies completed a 7-story, 200-unit apartment project at the intersection of Poindexter Drive and South Boulevard across from Colonial Reserve at South End. This was firm's first project in the Charlotte area.

South End

13 Three 30 Five, Phase II

Location:	Tryon Street & Dogget Street
Use:	Mixed-use
Size:	30,000 SF office, 30,000 SF retail
Owner/Developer:	RAM Realty
Status:	Under construction

RAM Realty is constructing a new office and retail development at 2001 South Tryon Street, bounded by Dogget Street. The office portion is now complete while construction continues for retail component.

14 Holiday Inn Express

Location:	Kingston Avenue & South Tryon Street
Use:	Hotel
Size:	.9 acres, 120 rooms
Height:	5 stories
Owner/Developer:	Divine South End LLC
Status:	Complete

Divine South End LLC has completed a limited service hotel on the corner of Kingston Avenue and South Tryon Street. Located between the Bland and East/West Blue Line stations, this is the first hotel to be developed in South End.

15 Hawk

Location:	Hawkins & Doggett Streets
Use:	Residential, Retail
Size:	1.4 acres, 71 units, 6,200 SF retail
Height:	13 stories
Owner/Developer:	RAM Realty Services
Status:	Under Construction

Florida-based RAM Realty is constructing a residential project immediately behind the Design Center at the corner of Hawkins and Doggett Streets. The luxury apartments will feature studio, two bedroom and three bedroom layouts as well as a pedestrian bridge connecting residents to an adjacent parking deck. The project will begin welcoming residents in 2020.

16 Broadstone Queen City

Location:	West Morehead & South Tryon Streets
Use:	Residential
Size:	1.9 acres, 260 units
Height:	6 stories
Owner/Developer:	Alliance Residential
Status:	Complete

Alliance Residential has completed a 260-unit apartment complex at the corner of South Tryon and West Morehead Streets. The project is adjacent to the recently-opened Loft 135 apartments. The building opened in 2020 and features studio, one and two-bedroom units with on site bike storage, pool and a skyline-facing sun deck.

South End

17 The Square

Location:	South Tryon Street & West Boulevard
Use:	Mixed use
Size:	143,000 SF office 8,000 SF retail
Height:	10 stories
Owner/Developer:	Beacon Partners
Status:	Under Construction

Beacon Partners is constructing an ten-story mixed-use development featuring 143,000 SF of office with 8,000 SF of ground-floor retail, The project will feature a large outdoor plaza connecting West Boulevard to the future Wilmore Centennial Park at South End.

18 Centre South

Location:	South Boulevard
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:	Site preparation

Boston-based Fallon Company is the master developer for Centre South (previously named Strawn Cottages) site along South Boulevard. The site straddles Dilworth and South End. The project will include 145 residential units affordable for households earning 60% and 80% AMI mixed with market-rate development. The first phase will include an office tower on South Boulevard and housing to break ground in 2021.

19 2100 South Tryon

Location:	South Tryon & West Tremont Streets
Use:	Office
Size:	2.8 acres, 83,000 SF office 15,000 SF retail
Height:	4 stories
Owner/Developer:	Vision Ventures
Status:	Complete

Vision Ventures has completed a 4-story, 83,000 square foot office building at the corner of South Tryon and West Tremont Avenue. The building includes 15,000 square feet ground floor retail space with views of the Uptown skyline from the offices above.

20 Design Center Renovation

Location:	South Tryon & West Tremont Streets
Use:	Retail
Size:	4.5 acres, 100,000 SF retail
Height:	2 stories
Owner/Developer:	Asana Partners
Status:	Ongoing

Asana Partners purchased the Design Center of the Carolinas along Camden Road and has committed to convert nearly 100,000 square feet of space to retail and restaurant uses over the next few years. The Design Center houses restaurants such as Barcelona Wine Bar, Superica, Hawkers, Jeni's Ice Creams, Shake Shack, and others. Recent retail additions to the site include Marine Layer, Paddywax Candle Bar, and Fit Atelier.

South End

21 The RailYard South End

Location:	South Tryon & Bland Streets
Use:	Office, Retail,
Size:	3.5 acres, 290,000 SF office 30,000 SF retail, 100 units
Height:	8 stories
Owner/Developer:	Beacon Partners
Status:	Completed

Beacon Partners has completed the 3.5-acre mixed use project in the heart of South End at South Tryon and Bland Streets. The RailYard South End includes two 8-story office towers with ground floor retail fronting South Tryon Street and four stories of residential wrapping a 1,000 space central parking deck. There is central courtyard between the two towers as well as a rooftop park for tenants and residents.

22 Centro RailYard

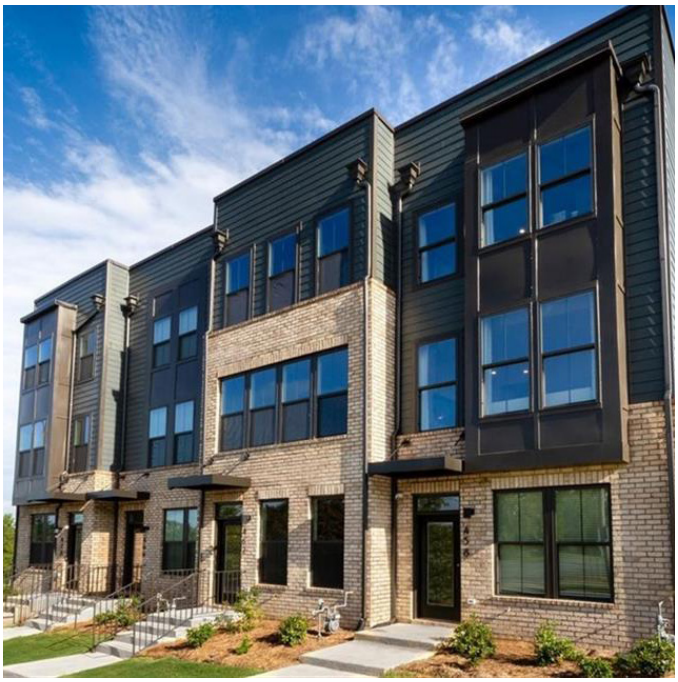
Location:	South Tryon & Bland Streets
Use:	Mixed Use
Size:	91 Units, 12,000 SF office
Owner/Developer:	Centro Cityworks
Status:	Completed

Centro Cityworks and Ascent Real Estate Capital have completed 91 units on a 0.7-acre adjoining The RailYard South End. The “micro” units are a mix of 400-square-foot studios in addition to some approximately 800-square-foot roommate plans. The ground-floor features commercial space, as small as 375 square feet in some cases, serving as incubators and small businesses.

23 Domain Townhomes

Location:	2418 Dunavant Street
Use:	Residential
Size:	.6 acres, 20 units
Height:	3 stories
Owner/Developer:	Revolve Residential
Status:	Completed

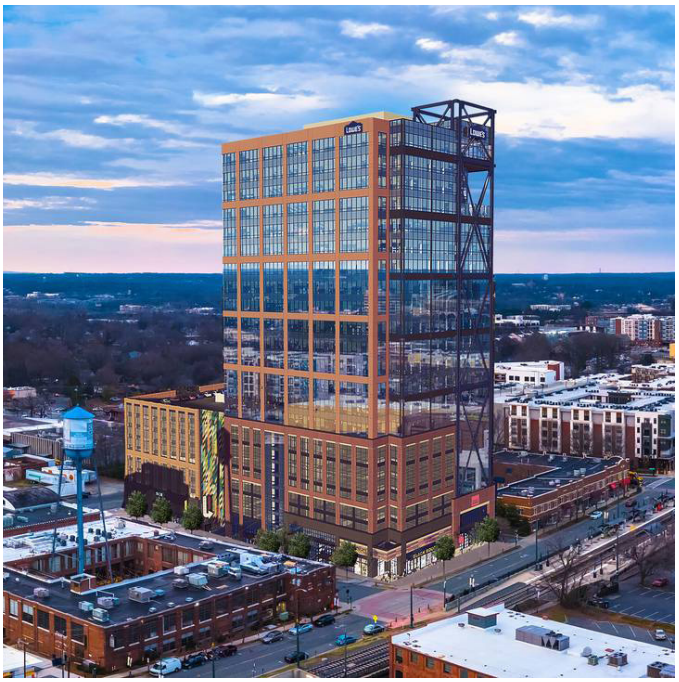
Revolve Residential completed 20 townhomes along Dunavant Street on a site previously marked for a boutique office development. The 2-bedroom units will average 1,200 sf with prices start at $274,900, and will include single car garages and private rear courtyards.



24 Tremont Square

Location:	West Tremont Street
Use:	Residential
Size:	4.4 acres, 74 units
Height:	3-4 stories
Owner/Developer:	Carolina Capital Investment Partners
Status:	Under construction

Carolina Capital Investment Partners are constructing a 74-unit townhome development on the site of the former Tremont Music Hall. This project has a density of 17 units per acre.



25 Lowe's Technology Center

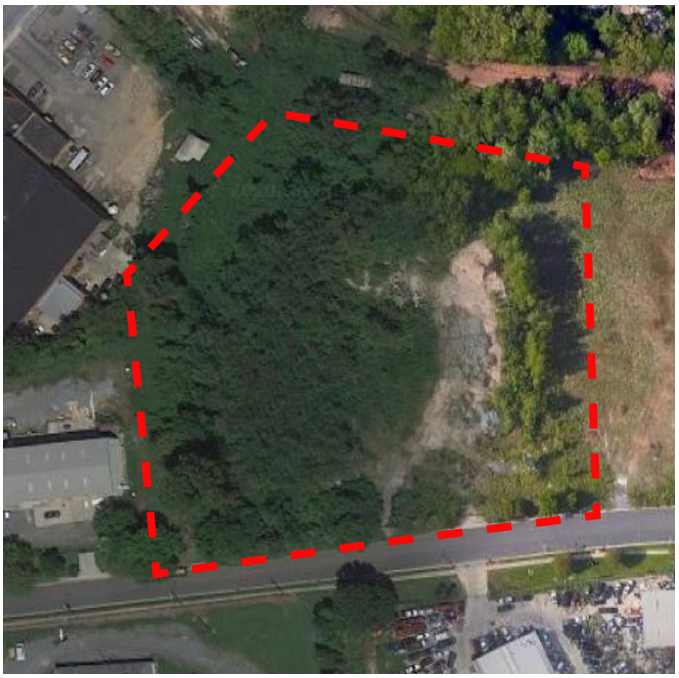
Location:	Camden Rd. & W Worthington Ave.
Use:	Office
Size:	1.3 acres, 375,000 SF
Height:	23 stories
Owner/Developer:	Childres Klien/ RAM Realty
Status:	Under Construction

A joint venture between Childress Klein and Ram Realty Advisors is investing $153 million to budling a 23-story tower along Camden Road and West Worthington anchored by Lowe's. The tower will house 2,000 tech employees createing 1,600 jobs and bringing about another 400 over from its headquarters office. The developers broke ground in August 2019 with the goal to the open the facility in late 2021.

26 East/West Tower

Location:	South Blvd & East Blvd
Use:	Mixed Use
Size:	23 stories, 370,000 SF office 7,000 SF retail
Owner/Developer:	Stiles / Shorenstein Properies
Status:	Planning

Cushman & Wakefield will oversee the leasing for a 23-story office tower at the the intersection of East and South boulevards connecting Southe th End to Dilworth neighborhoods. The project, located at the East/West Boulevard Lynx Blue Line Station proposes 370,000 square feet of office space, 7,000 square feet of street-level retail and an 8,000-square-foot amenity center. The tower is slated for completion in Fall 2022.



27 536 West Tremont

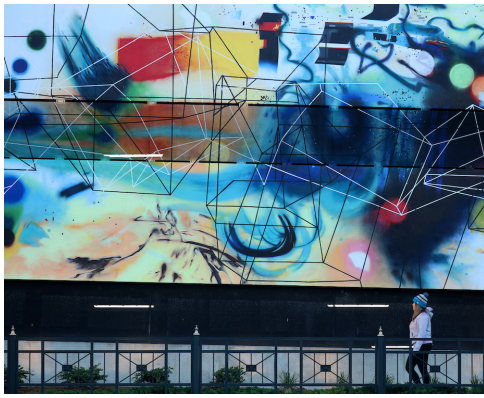
Location:	536 West Tremont Avenue
Use:	Residential
Size:	3.5 acres, 300 units
Height:	6 stories
Owner/Developer:	RangeWater
Status:	Planning

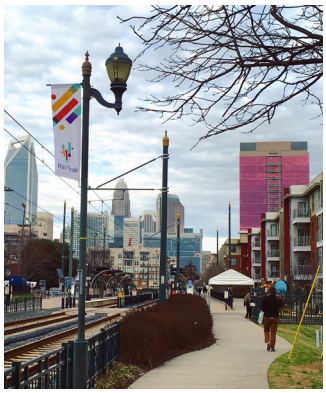
Atlanta-based RangeWater Real Estate, formerly Pollack Shores Real Estate Group, has filed a rezoning petition for a 3.5 acre site with plans to build as many as 300 apartments and 5,000 square feet of nonresidential space at West Tremont Ave. The project accompanies two adjacent development projects bridging new construction in South End across South Tryon.

28 Wilmore Centennial Park at South End

Location:	South End
Use:	Recreation
Size:	1.5 acres
Owner/Developer:	Mecklenburg County
Status:	Planning

Mecklenburg County Parks and Recreation has master-planned a $1 million park at South Tryon and Kingston to be called Wilmore Centennial Park at South End. The 1.5-acre park will be constructed concurrently with Beacon's The Square development. The public park, acting as somewhat of a plaza between the two adjacent buildings, will feature multi-purpose lawns spaces and areas for stages and food trucks. The park is slated to open in the summer 2021.





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