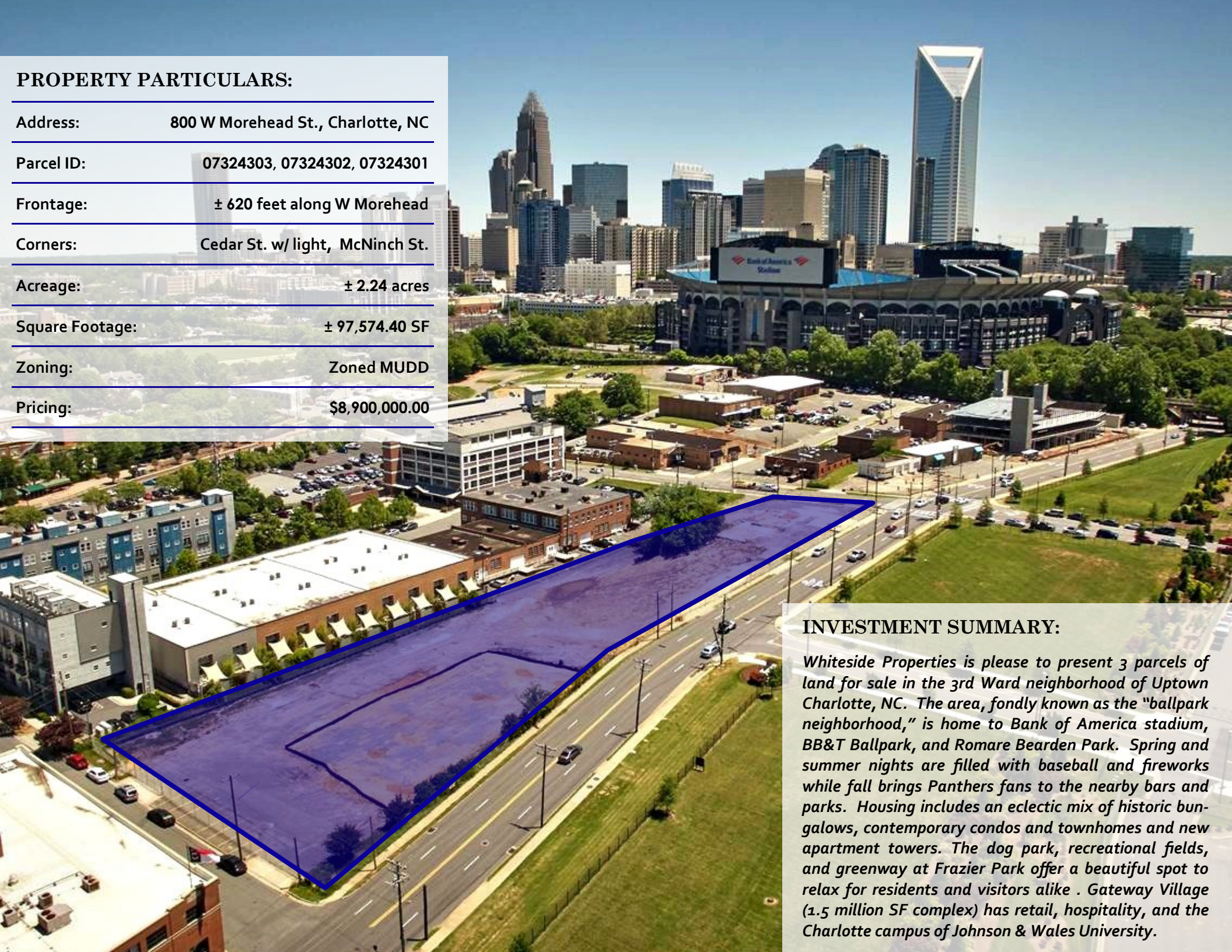




**W Morehead Land Assemblage • 2.24 acres • Uptown Charlotte**

**PROPERTY PARTICULARS:**

Address:	800 W Morehead St., Charlotte, NC
Parcel ID:	07324303, 07324302, 07324301
Frontage:	± 620 feet along W Morehead
Corners:	Cedar St. w/ light, McNinch St.
Acreage:	± 2.24 acres
Square Footage:	± 97,574.40 SF
Zoning:	Zoned MUDD
Pricing:	\$8,900,000.00



**INVESTMENT SUMMARY:**

*Whiteside Properties is please to present 3 parcels of land for sale in the 3rd Ward neighborhood of Uptown Charlotte, NC. The area, fondly known as the "ballpark neighborhood," is home to Bank of America stadium, BB&T Ballpark, and Romare Bearden Park. Spring and summer nights are filled with baseball and fireworks while fall brings Panthers fans to the nearby bars and parks. Housing includes an eclectic mix of historic bungalows, contemporary condos and townhomes and new apartment towers. The dog park, recreational fields, and greenway at Frazier Park offer a beautiful spot to relax for residents and visitors alike . Gateway Village (1.5 million SF complex) has retail, hospitality, and the Charlotte campus of Johnson & Wales University.*

## DEVELOPMENT DETAILS:

- ◇ 5.3M Square Feet of Office Space Planned or Under Construction
- ◇ 777,392 Square Feet of Retail Space Planned or Under Construction
- ◇ 9,725 Housing Units Planned or Under Construction
- ◇ 2,671 Hotel Rooms Planned or Under Construction
- ◇ 1.31M Square Feet of Retail Space in Uptown
- ◇ 1.4M Square Feet of Retail Space in South End
- ◇ 18M Regional Visitors to Uptown Per Year
- ◇ 95% Out of Town Visitors Would Recommend Center City to Visitors
- ◇ 54% Multifamily Units Planned or Under Construction are in Center City
- ◇ 59% Square Feet of Office Space Under Construction is in Center City
- ◇ 7.4% Office Vacancy Rate in Uptown
- ◇ \$22.78 Average Rent Per Square Foot in South End
- ◇ \$29.23 Average Rent Per Square Foot in Uptown
- ◇ 27,200 Estimated Population in Center City
- ◇ 16,500 Estimated Population in Uptown
- ◇ 9,113 Estimated Population in South End



\* Information taken from "The State of the Center City" presented by Charlotte Center City Partners in 2017



## **ON THE GO:**

Charlotte Center City is at the heart of a robust transportation network. Charlotte Douglas International Airport offers 160 non-stop destinations. A robust public transportation network links 40% of the county's population to Uptown. Pedestrians find Uptown and South End walkable. For drivers, there is plentiful parking and easy access via two major interstates. Major investments are being made to transit, bikeability and walkability. These investments will link more people to the most employment and amenity rich center in North Carolina.



## **WELL CONNECTED:**

800 W Morehead is walking distance to Uptown Charlotte and Historic South End. The site sits roughly a quarter mile from both interstate 77 and highway 277 which provides easy transportation and prime visibility for out-of-towners. In fact, the Charlotte Douglas International Airport is only a 15 minute drive. With more than 45,000 professionally managed parking spaces in center city, the potential daily, monthly and event parking revenue adds to the desirability of the location. An increased market share is sure to result from the daily 1,256 pedestrians on the Rail Trail in South End. Furthermore, 800 W Morehead is only a few blocks from the Lynx Blue Line Light Rail which boasts a ridership of 15,247 each day.

Interstate 77

NFL Practice Field

**800 W Morehead St.**  
**Charlotte, NC**

BB&T Ballpark

Romare  
Bearden  
Park

Bank of America Stadium

Highway 277

Duke Energy  
Building

Historic South End

33 Story Lincoln Harris  
Office Tower shared with BofA

Charlotte  
Convention  
Center

**For More Information:**

Brooks Whiteside | 704-347-4676 ext. 210 | Brooks@WhitesideIndustrial.com

Jim Whiteside | 704-347-4676 ext. 204 | Jim@WhitesideIndustrial.com