

## Uptown Charlotte Income Producing Land Offering

### ECLIPSE

S Tryon Street  
Charlotte, NC 28202



- UMUD Zoning Already in Place
- High Visibility and Unobstructed Views of Uptown
- Tremendous Mixed Use Tower Opportunity

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Gross Acres	0.64
Shape	Rectangular
Topography	Level

### ■ Long Term Potential, Current Short Term Income

Cross Street	Interstate 277	Tax Parcel Number	12512303
Market	Charlotte	Sub Market	Uptown
Corner	Yes	Electrical	Yes
Phone	Yes	Water	Yes
Sewer	Yes	Gas	Yes
Zoning	UMUD		

### ■ Property Descriptions

Land Improvements	Property is currently utilized as a paved surface parking lot with approximately 114 spaces.
Ingress/Egress	Property has frontage along Tryon Street and College Street and backs up to I-277, with current access point on Tryon Street.
Best Use	Mixed Use Tower, to include Office, Retail, and/or Residential.
Zoning	UMUD
Area	With 7.1 million people living within a 100-mile radius, Charlotte is the center of the nation's sixth largest urban region. Charlotte remains the second largest financial center in the nation behind only New York, and home to the nation's largest bank in Bank of America. Recent expansions and relocations from companies such as Husqvarna and Siemens shows the diversity and appeal that the region offers. Charlotte is tied for seventh in the nation with seven Fortune 500 companies headquartered here, and 326 of the Fortune 500 have facilities in the Charlotte region showing the importance of the area on a national level.

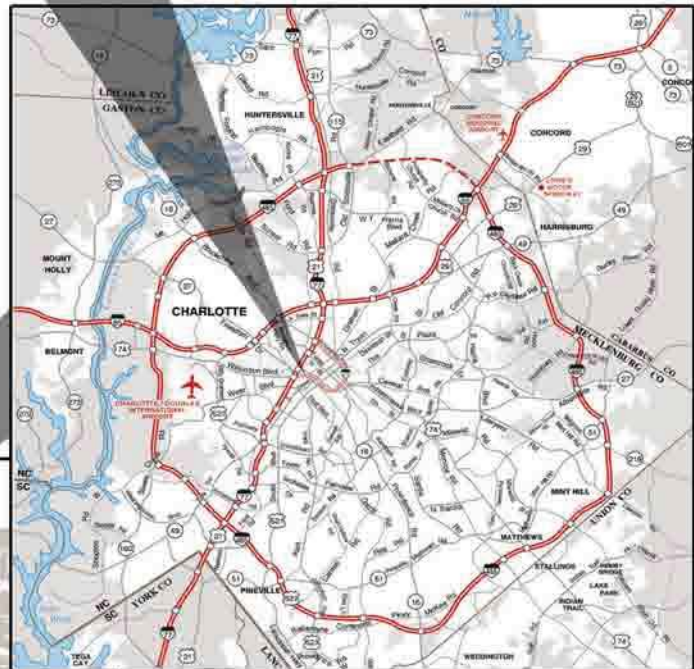
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Property

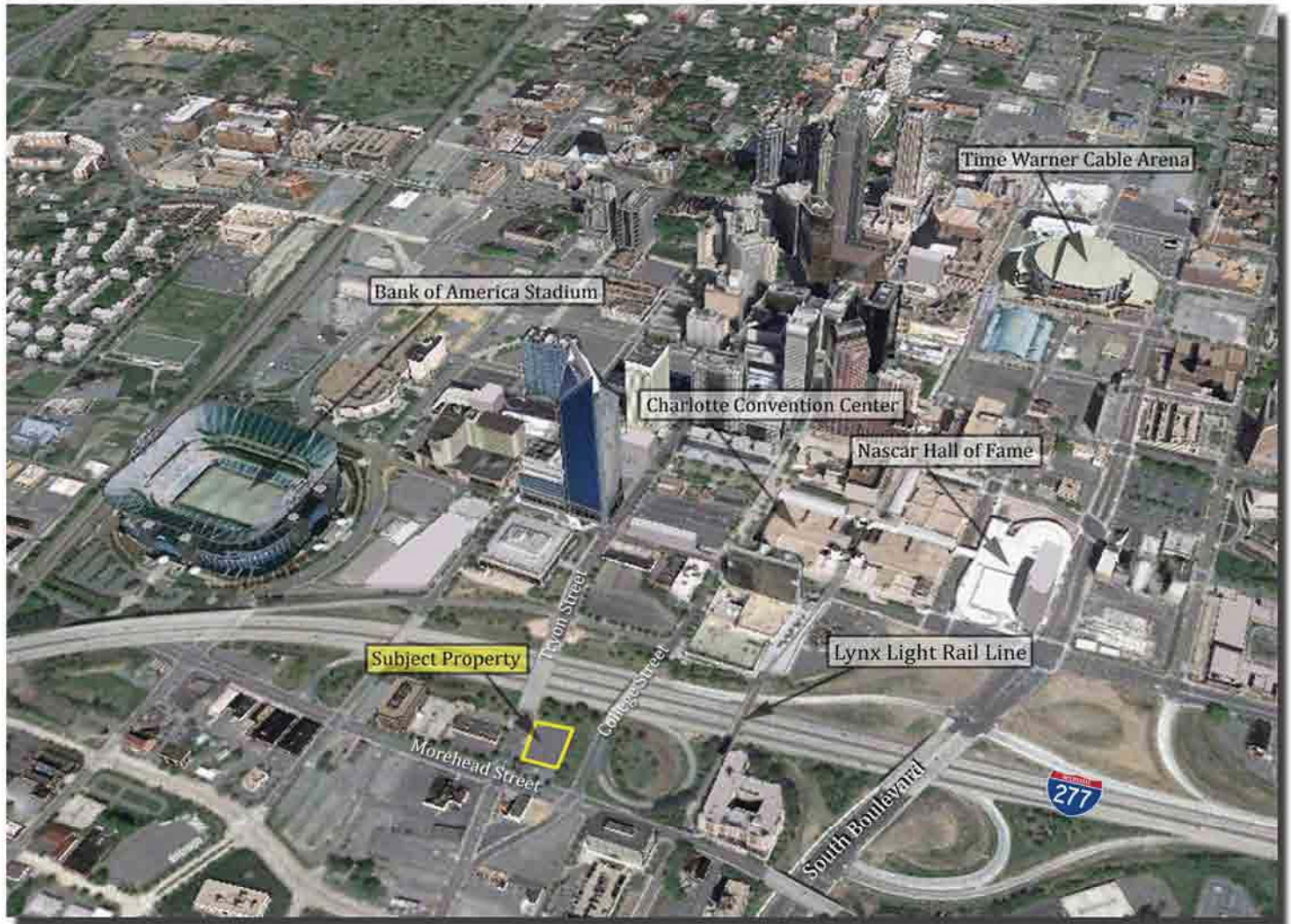
Site backs up to the Inner Loop of Interstate 277 and offers unobstructed views of the Uptown Charlotte skyline. Just blocks from Bank of America Stadium, the Lynx light rail line, and the new NASCAR Hall of Fame, the site offers access to all the amenities and entertainment that both Uptown and Southend have to offer. Original Eclipse development concept is a spectacular Cap Park that spans I-277 and creates connectivity between Uptown and Southend, while maximizing the development potential of the site with up to 2.3 million square feet of Mixed Use space in multiple building envelopes.

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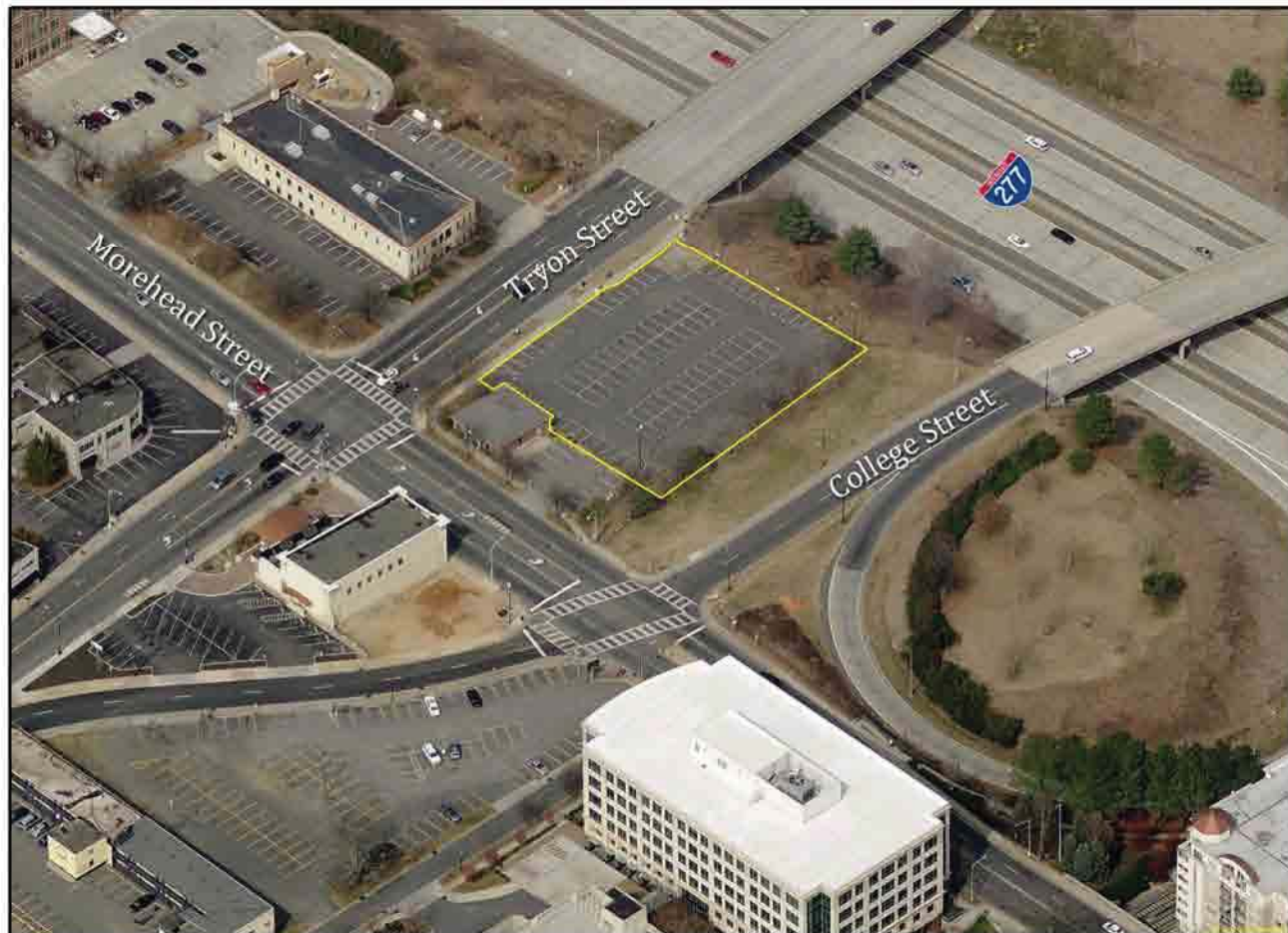
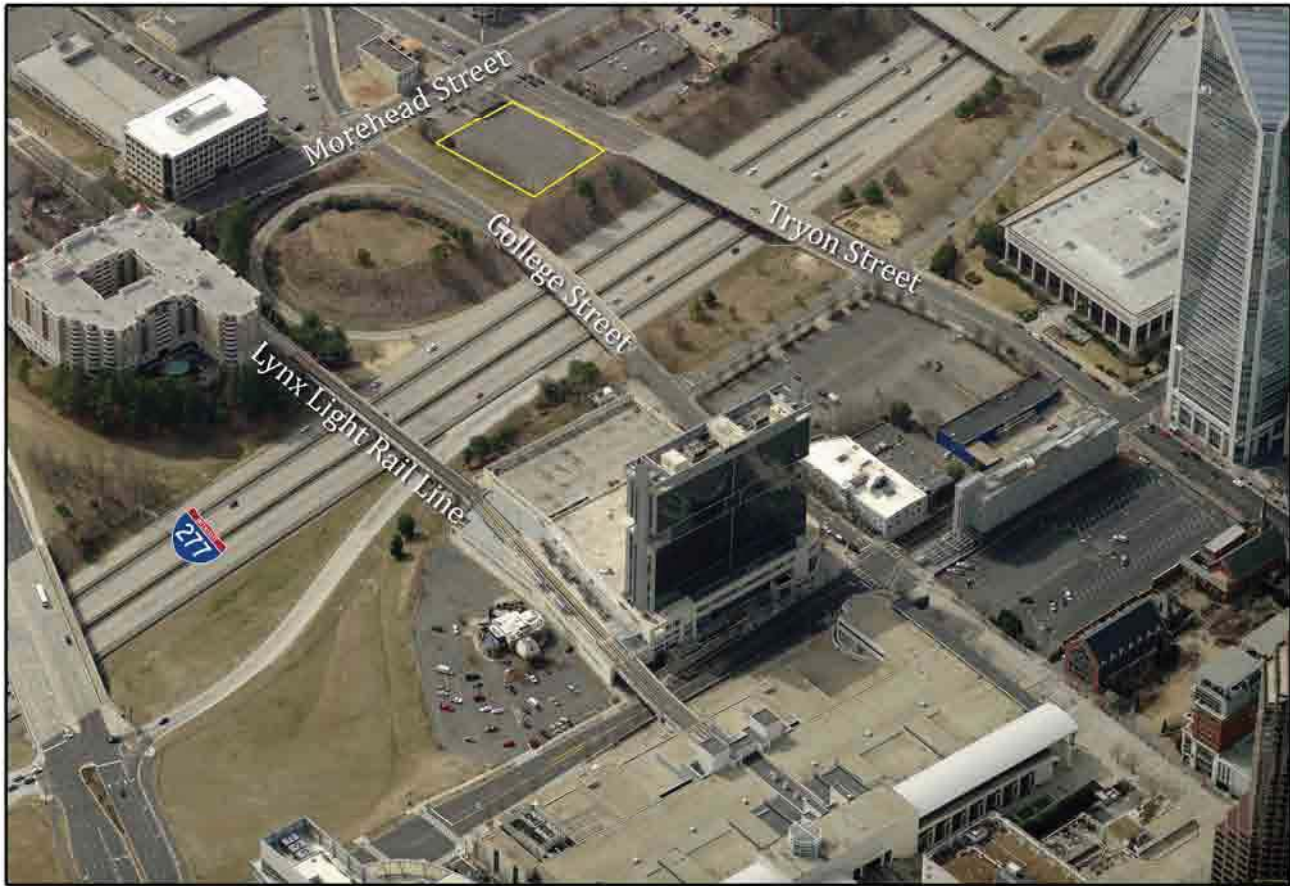
# Location Map



# Aerial



# Property Views



**E Morehead St and S Tryon St, Charlotte, NC  
28202**

Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
<b>2009 Population</b>			
Total Population	10,760	95,242	212,051
Male Population	51.9%	47.8%	48.5%
Female Population	48.1%	52.2%	51.5%
Median Age	37.4	34.8	34.8
<b>2009 Income</b>			
Median HH Income	\$43,474	\$42,870	\$45,343
Per Capita Income	\$37,185	\$29,832	\$28,603
Average HH Income	\$71,302	\$67,894	\$66,153
<b>2009 Households</b>			
Total Households	5,435	41,048	90,410
Average Household Size	1.79	2.21	2.28
<b>2009 Housing</b>			
Owner Occupied Housing Units	33.0%	38.3%	39.9%
Renter Occupied Housing Units	56.1%	51.1%	50.4%
Vacant Housing Units	11.0%	10.6%	9.7%
<b>Population</b>			
1990 Population	7,481	90,063	185,729
2000 Population	7,540	87,082	190,759
2009 Population	10,760	95,242	212,051
2014 Population	12,589	102,424	229,987
1990-2000 Annual Rate	0.08%	-0.34%	0.27%
2000-2009 Annual Rate	3.92%	0.97%	1.15%
2009-2014 Annual Rate	3.19%	1.46%	1.64%

In the identified market area, the current year population is 212,051. In 2000, the Census count in the market area was 190,759. The rate of change since 2000 was 1.15 percent annually. The five-year projection for the population in the market area is 229,987, representing a change of 1.64 percent annually from 2009 to 2014. Currently, the population is 48.5 percent male and 51.5 percent female.

Households	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
1990 Households	3,276	36,619	77,034
2000 Households	3,569	36,238	79,390
2009 Households	5,435	41,048	90,410
2014 Households	6,512	44,733	98,799
1990-2000 Annual Rate	0.86%	-0.1%	0.3%
2000-2009 Annual Rate	4.65%	1.36%	1.42%
2009-2014 Annual Rate	3.68%	1.73%	1.79%

The household count in this market area has changed from 79,390 in 2000 to 90,410 in the current year, a change of 1.42 percent annually. The five-year projection of households is 98,799, a change of 1.79 percent annually from the current year total. Average household size is currently 2.28, compared to 2.33 in the year 2000. The number of families in the current year is 46,398 in the market area.

## Housing

Currently, 39.9 percent of the 100,102 housing units in the market area are owner occupied; 50.4 percent, renter occupied; and 9.7 percent are vacant. In 2000, there were 86,003 housing units—43.4 percent owner occupied, 48.9 percent renter occupied and 7.7 percent vacant. The rate of change in housing units since 2000 is 1.65 percent. Median home value in the market area is \$132,573, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 1.92 percent annually to \$145,813. From 2000 to the current year, median home value changed by 2.45 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.

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Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
<b>Median Household Income</b>			
1990 Median HH Income	\$18,534	\$21,745	\$25,214
2000 Median HH Income	\$34,427	\$34,084	\$36,031
2009 Median HH Income	\$43,474	\$42,870	\$45,343
2014 Median HH Income	\$46,286	\$45,350	\$48,285
1990-2000 Annual Rate	6.39%	4.6%	3.63%
2000-2009 Annual Rate	2.55%	2.51%	2.52%
2009-2014 Annual Rate	1.26%	1.13%	1.27%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,797	\$13,557	\$14,433
2000 Per Capita Income	\$32,352	\$25,007	\$23,813
2009 Per Capita Income	\$37,185	\$29,832	\$28,603
2014 Per Capita Income	\$39,904	\$31,723	\$30,230
1990-2000 Annual Rate	9.72%	6.31%	5.13%
2000-2009 Annual Rate	1.52%	1.93%	2%
2009-2014 Annual Rate	1.42%	1.24%	1.11%
<b>Average Household Income</b>			
1990 Average Household Income	\$28,384	\$32,718	\$34,382
2000 Average Household Income	\$65,123	\$58,386	\$55,812
2009 Average HH Income	\$71,302	\$67,894	\$66,153
2014 Average HH Income	\$74,872	\$71,273	\$69,412
1990-2000 Annual Rate	8.66%	5.96%	4.96%
2000-2009 Annual Rate	0.98%	1.64%	1.85%
2009-2014 Annual Rate	0.98%	0.98%	0.97%

### Households by Income

Current median household income is \$45,343 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$48,285 in five years. In 2000, median household income was \$36,031, compared to \$25,214 in 1990.

Current average household income is \$66,153 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$69,412 in five years. In 2000, average household income was \$55,812, compared to \$34,382 in 1990.

Current per capita income is \$28,603 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$30,230 in five years. In 2000, the per capita income was \$23,813, compared to \$14,433 in 1990.

### Population by Employment

Total Businesses	3,557	8,924	16,951
Total Employees	67,211	120,379	219,052

Currently, 81.7 percent of the civilian labor force in the identified market area is employed and 18.3 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 88.1 percent of the civilian labor force, and unemployment will be 11.9 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 67.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 59.6 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 18.1 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 22.3 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 71.7 percent of the market area population drove alone to work, and 2.7 percent worked at home. The average travel time to work in 2000 was 23.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 20.1 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 24.9 percent were high school graduates only (29.8 percent in the U.S.)
- 5.7 percent had completed an Associate degree (7.2 percent in the U.S.)
- 20.1 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 9.9 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)