

CHARLOTTE, NC | ±2.4 ACRES LOCATED AT McCULLOUGH MASS TRANSIT STATION IN UNIVERSITY CITY

8302 UNIVERSITY EXECUTIVE PARK DR | CHARLOTTE, NC 28262



West W.T. Harris Blvd

East W.T. Harris Blvd

Ken Hoffman Dr

University
Executive Park



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BUNKER
LAND
GROUP

Dennis N. Bunker, III, CCIM, MAI
BUNKER LAND GROUP, LLC

1140 Dilworth Crescent Row
Charlotte, NC 28203

704-351-9757

dnb@bunkerlandgroup.com

University
Executive Park Dr

±2.4
ACRES

N Tryon St

17,000 VPD

McCullough Dr

E McCullough Dr

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PROPERTY & SUBMARKET HIGHLIGHTS

- High density development opportunity
- High profile ±2.4 acre parcel at the signalized intersection of N Tryon St McCullough Dr
- Adjacent to recently developed apartment complex, Verde at McCullough Station
- Blue Line Light Rail Station, McCullough Station, is strategically placed in front of the site
- Over 15,000 residents and workers are within within a one-mile radius of the site
- Potential mix of uses: Apartments, Retail, Office, Hotel, etc.
- Charlotte CBD is a 22-minute light rail ride away; UNC Charlotte is 5 minutes away
- Population is over 200,000 people within a five-mile radius

NEARBY RETAILERS



DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
POPULATION	4,183	87,152	204,777
AVERAGE HH INCOME	\$65,355	\$67,674	\$71,109
MEDIAN HH INCOME	\$58,344	\$56,696	\$61,301
BUSINESS ESTABLISHMENTS	814	3,743	8,244
DAYTIME EMPLOYMENT	10,851	36,066	69,606



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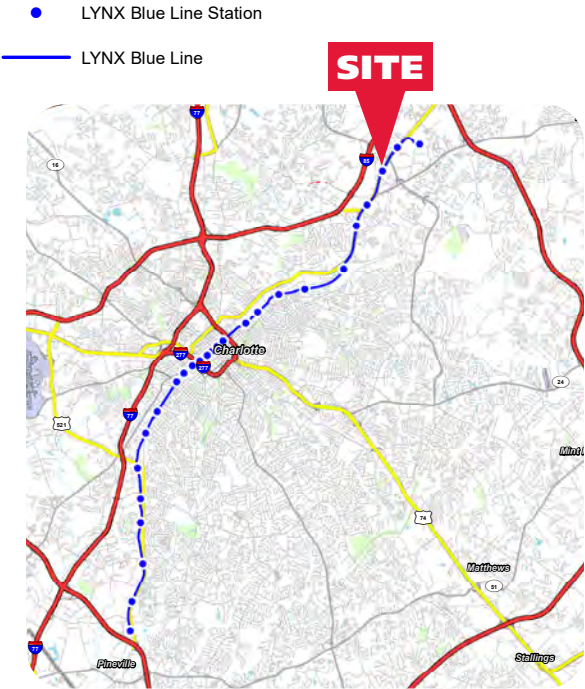
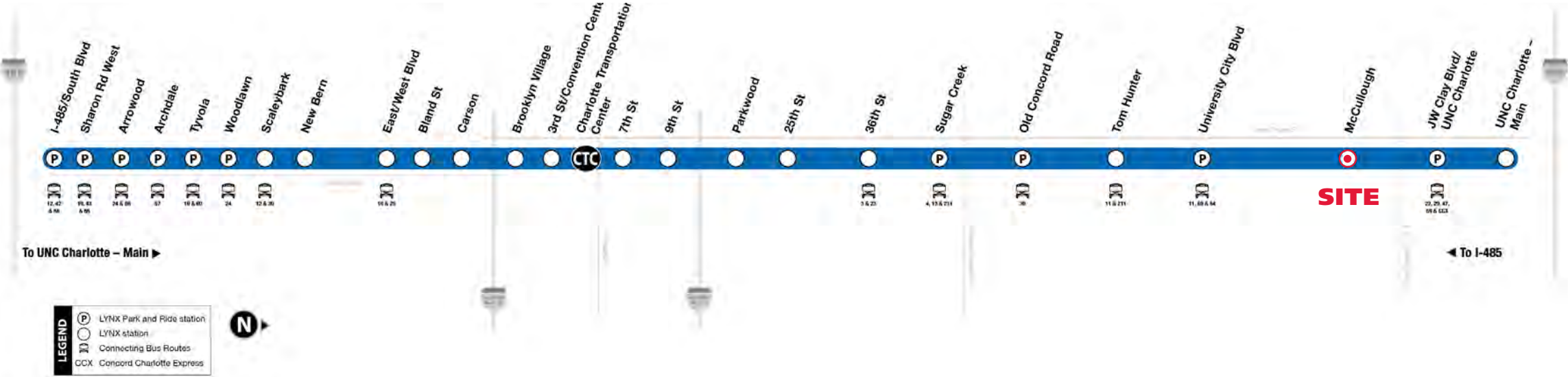


 	Adult	Seniors 62 or Medicare Card	ADA - Disabled	K-12
One-Way	\$2.20	\$1.10	\$1.10	\$1.10
Weekly Unlimited Rides	\$30.80	\$30.80	\$30.80	\$30.80
Monthly Unlimited Rides	\$88.00	\$44.00	\$44.00	\$88.00
10-Ride	\$22.00	\$9.35	\$9.35	\$22.00

Ridership was nearly 13,000 trips per weekday in March 2022 — up 86% from March 2021

Source: City of Charlotte

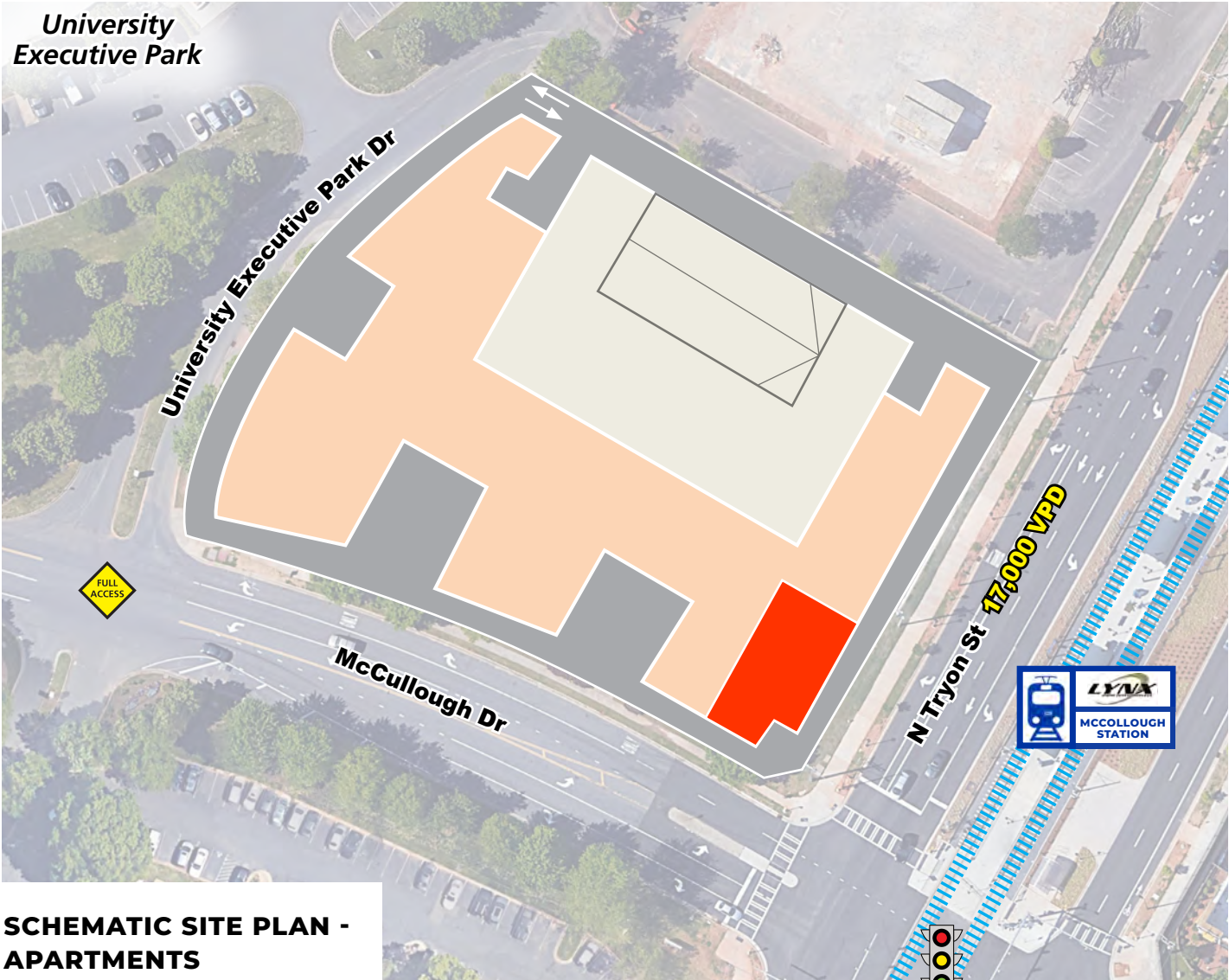
<https://charlottenc.gov/cats/rail/Pages/Stations-Park-and-Rides.aspx>



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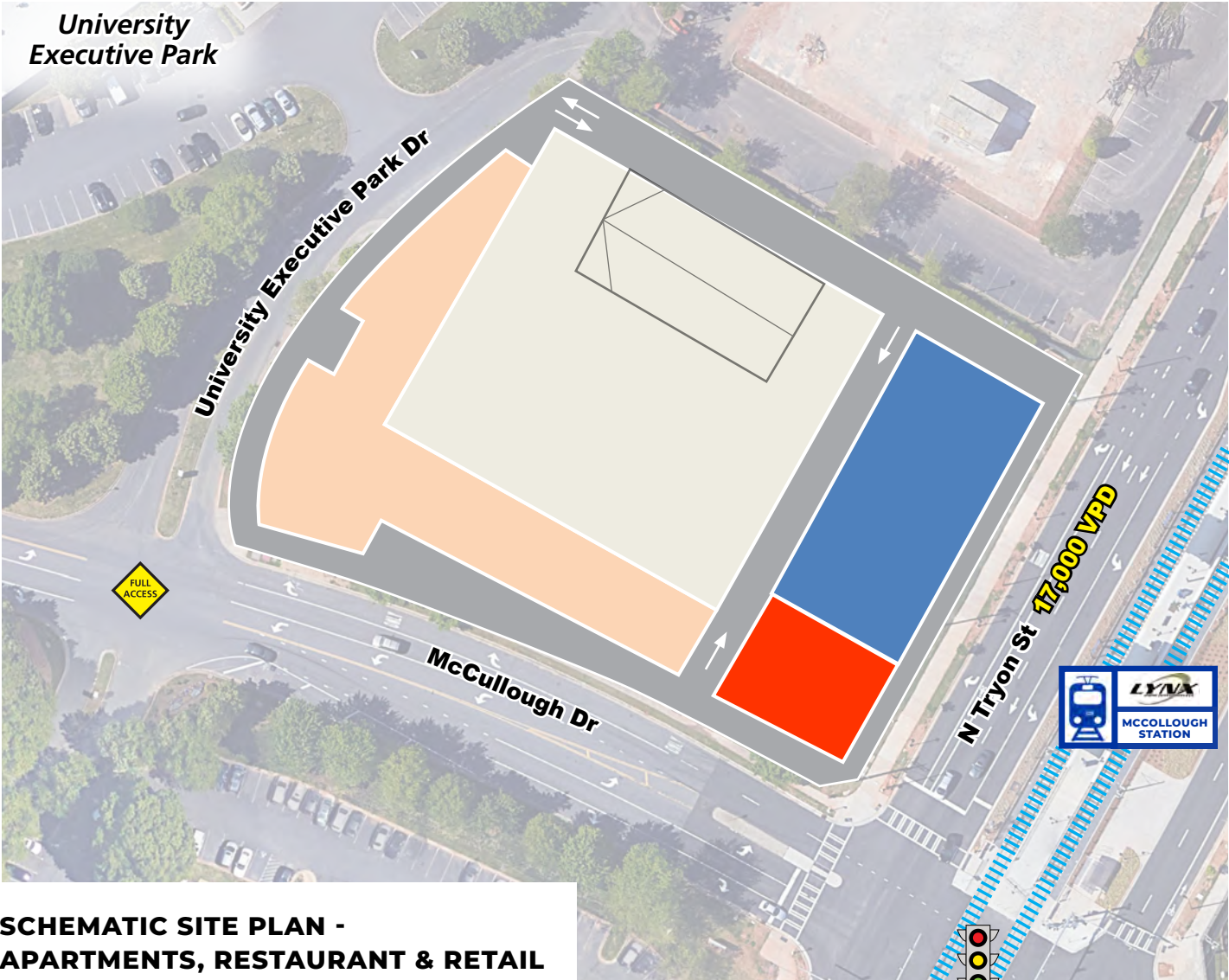
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SCHEMATIC SITE PLAN - APARTMENTS

- Apartment: 5-story, stick built; 216,000 SF
- Retail: 4,000 SF
- Parking Deck: 5 story, 350 spaces

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SCHEMATIC SITE PLAN - APARTMENTS, RESTAURANT & RETAIL

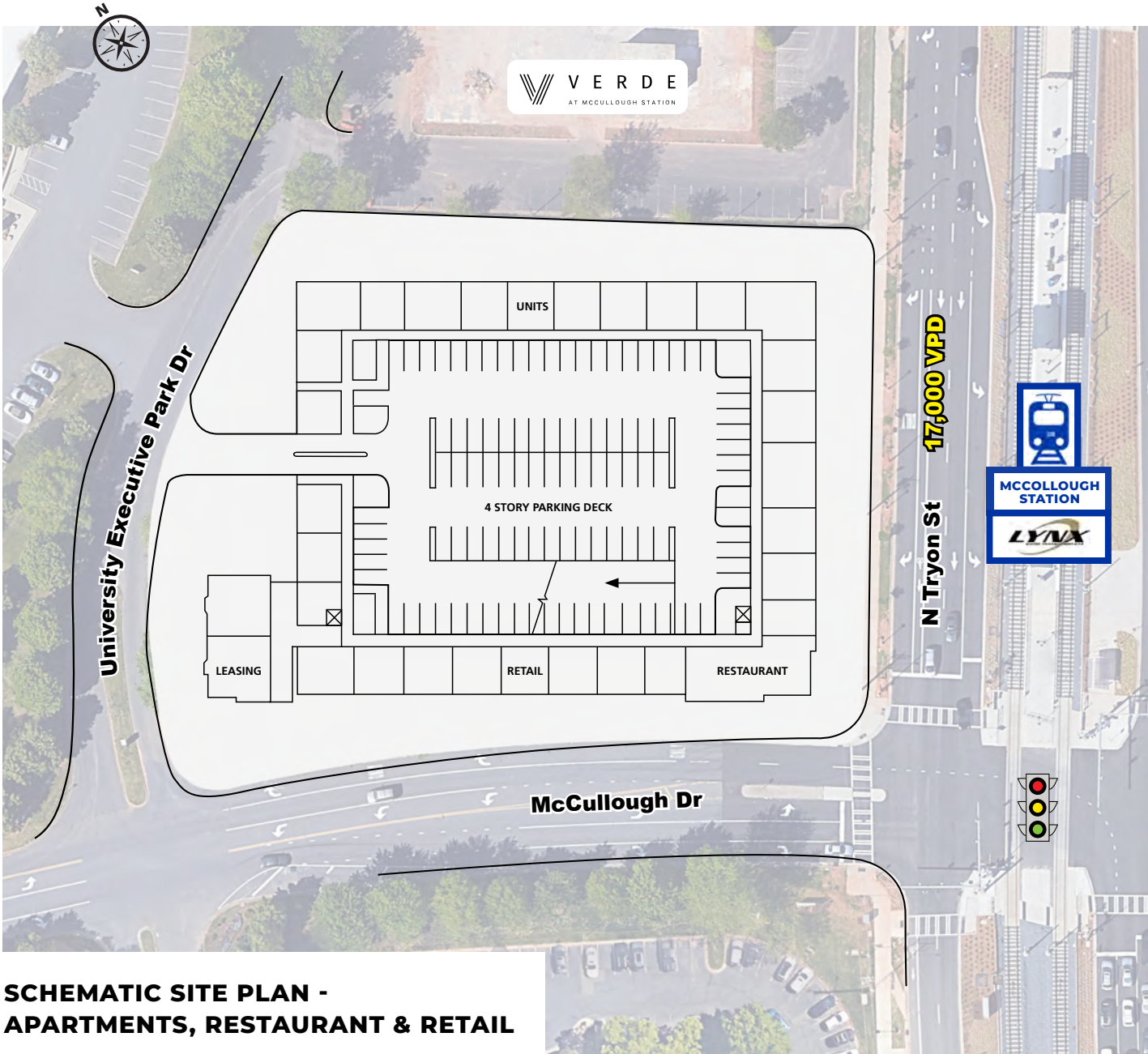
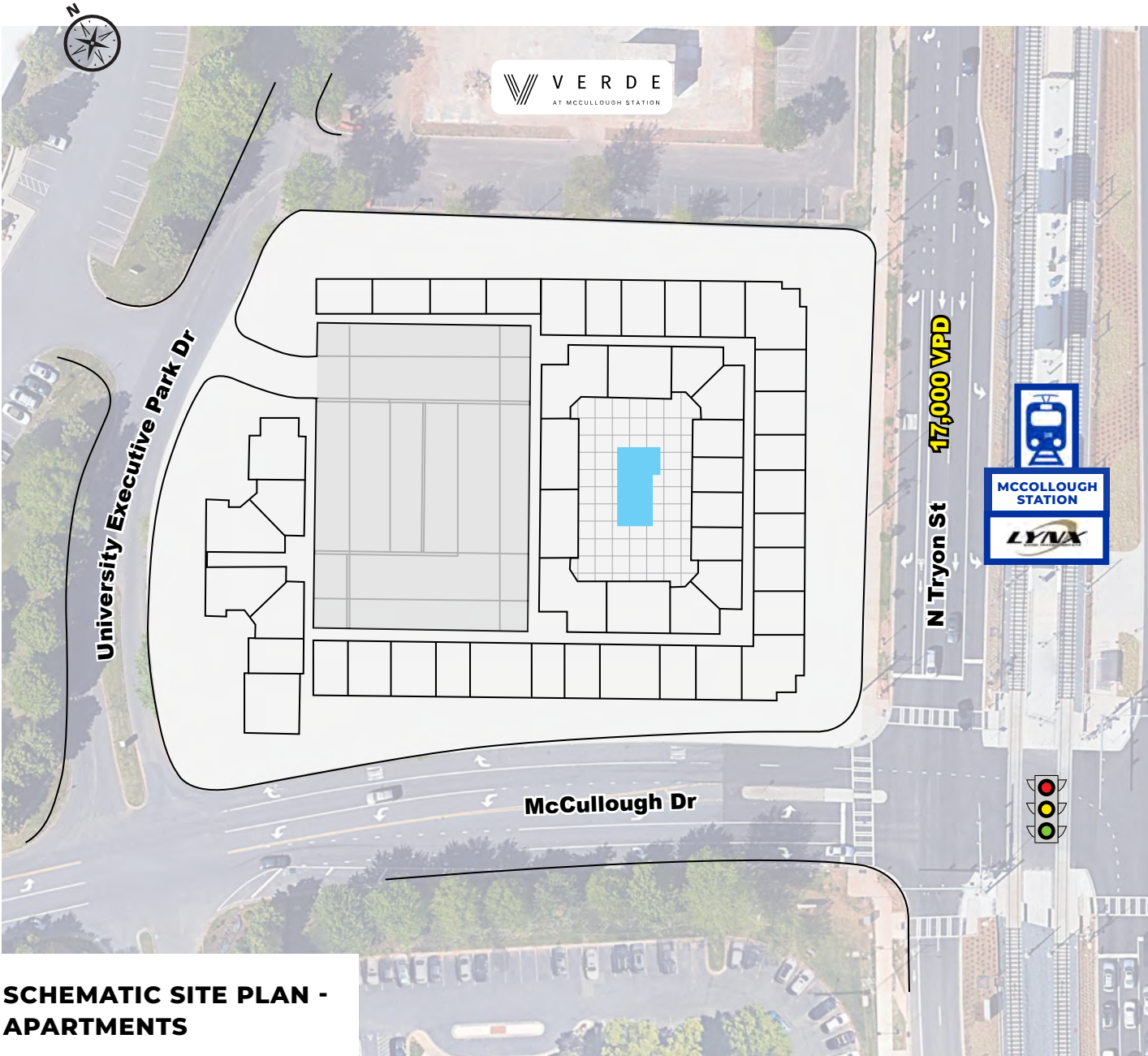
- Apartment: 10-story; 170,000 SF
- Office: 6 story; 103,000 SF
- Retail: 5,000 SF
- Parking Deck: 7 story, 700 spaces

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FACING SOUTH



FACING NORTH

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The logo for Bunker Land Group features three vertical white bars of varying heights on the left, followed by the words "BUNKER", "LAND", and "GROUP" stacked vertically in a bold, white, sans-serif font. The background is a dark, textured aerial photograph of a landscape.

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