

CITY PARK



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City Park is a 170-acre mixed use community located in southwest Charlotte. It is a pedestrian-friendly, fully integrated development designed to accommodate 2,500 residential units, 200,000 SF of retail space, 400,000 SF of office space and 350 hotel rooms. City Park's accessible location and natural amenities distinguish it from any other mixed use development in Charlotte.

CITY PARK IS SURROUNDED BY:

- More than 5 million square feet of office space (the second largest concentration of office space in North Carolina)
- A 140-acre park featuring mountain bike trails, tennis courts, baseball and soccer fields and a 18-hole golf course
- More than 50,000 passengers per day at The Charlotte Douglas International Airport

TRAFFIC COUNTS (NCDOT 2011):

- 21,000 vehicles/day on Tyvola Road at City Park Drive
- 29,000 vehicles/day on Billy Graham Parkway southeast of Tyvola Road

RECREATION:

The City Park brand is recreation. The target market is a technologically savvy, recreationally minded, highly mobile, 24 - 35 year-old demographic. City Park features miles of sidewalks, acres of green space, pedestrian connectivity and a quality of life enhanced by the recreational amenities in and around City Park.

CITY PARK'S HIGHLY ACCESSIBLE LOCATION IS:

Within walking distance to:

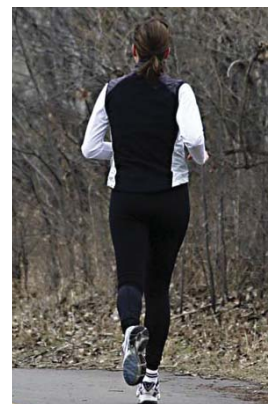
- Office
- Farmers Market
- Renaissance Park
- Hotels
- Golf Course

Less than 10 minutes from:

- Interstate 485
- Interstate 77
- Interstate 85
- Charlotte Douglas International Airport
- Light Rail Line

Less than 15 minutes from:

- South Park
- Myers Park
- Uptown
- Lake Wylie
- Dilworth / South End
- U.S. National Whitewater Park





PROPOSED PHASE I

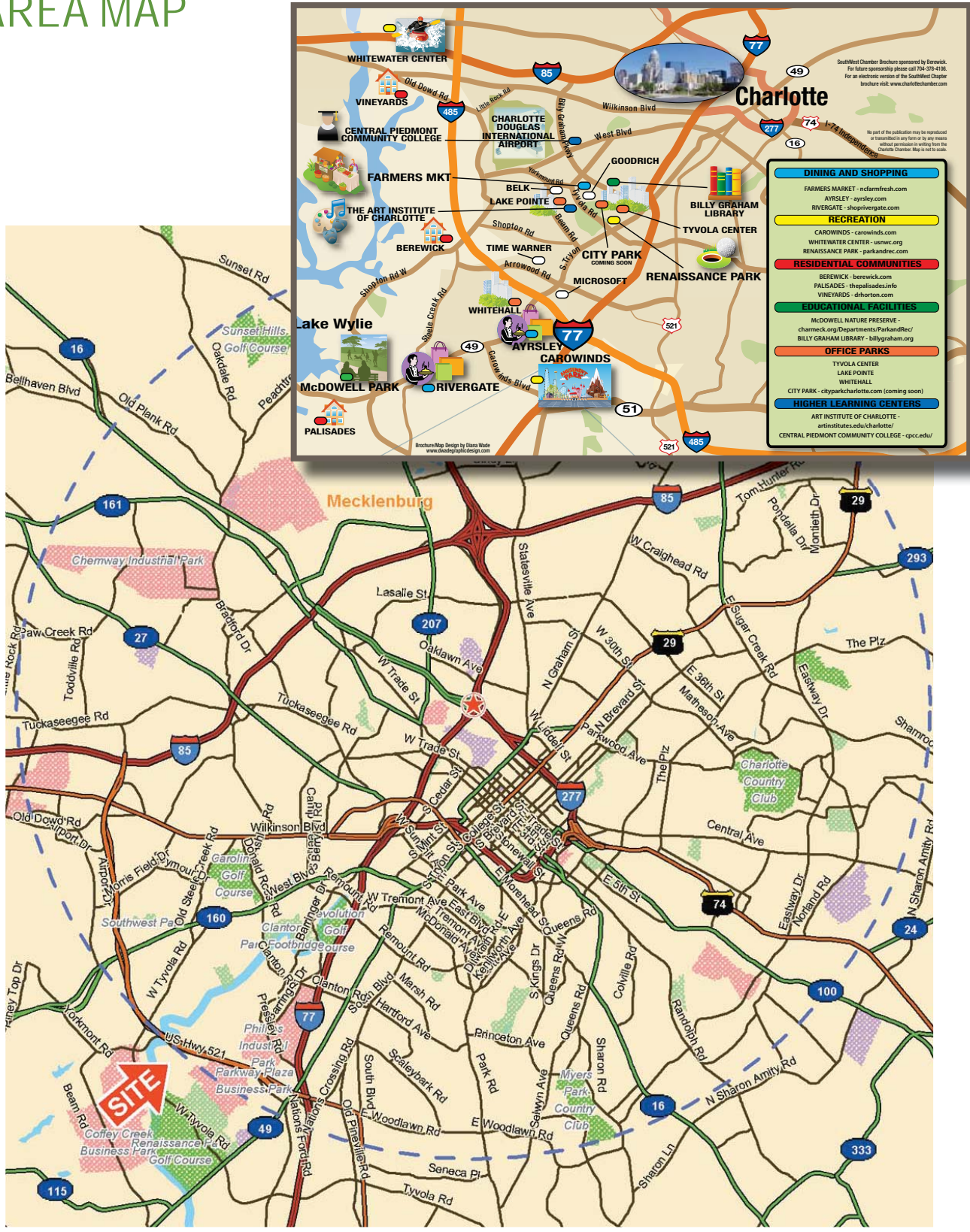


PHASE I SUMMARY

- 25,000 SF of retail space and restaurants
- High-density multi-family (284) rental units currently under construction
- The Loop at City Park Trail System connection to Renaissance Park
- Acres of green space, plaza and parks
- Tyvola Road median enhancements and new sidewalks
- Hotel, Office and Residential (For Sale)



AREA MAP





AERIAL



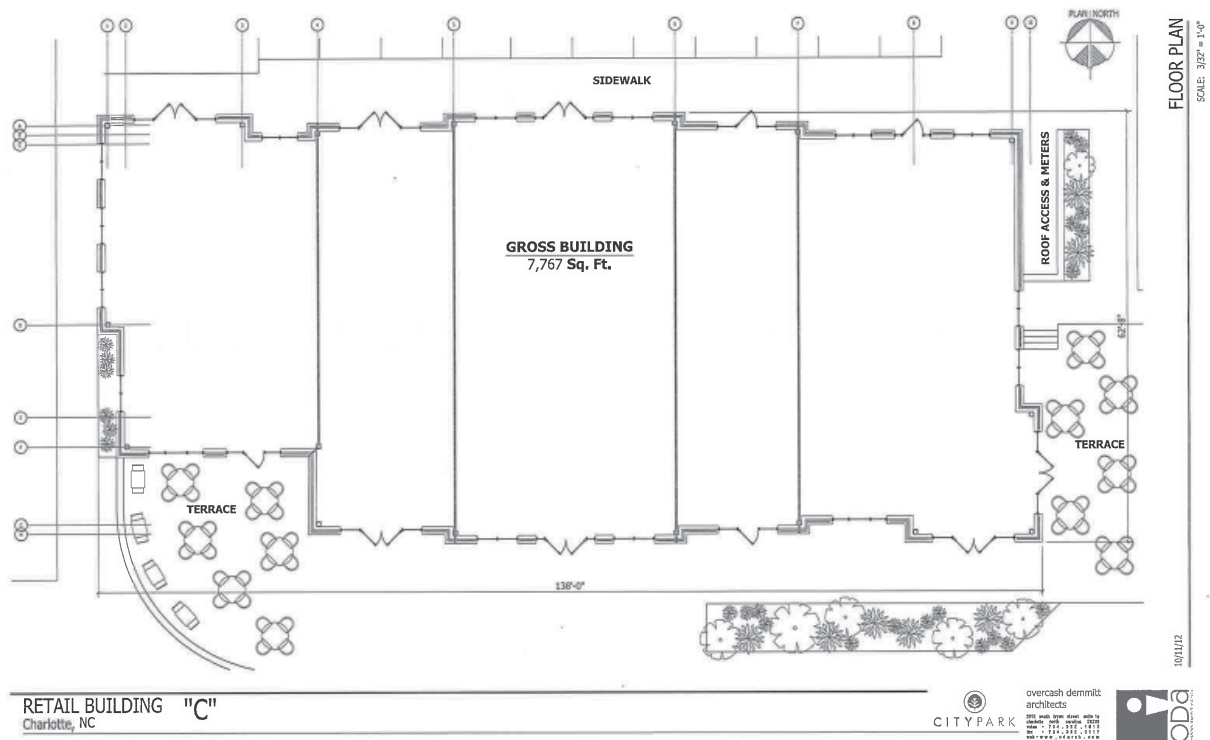
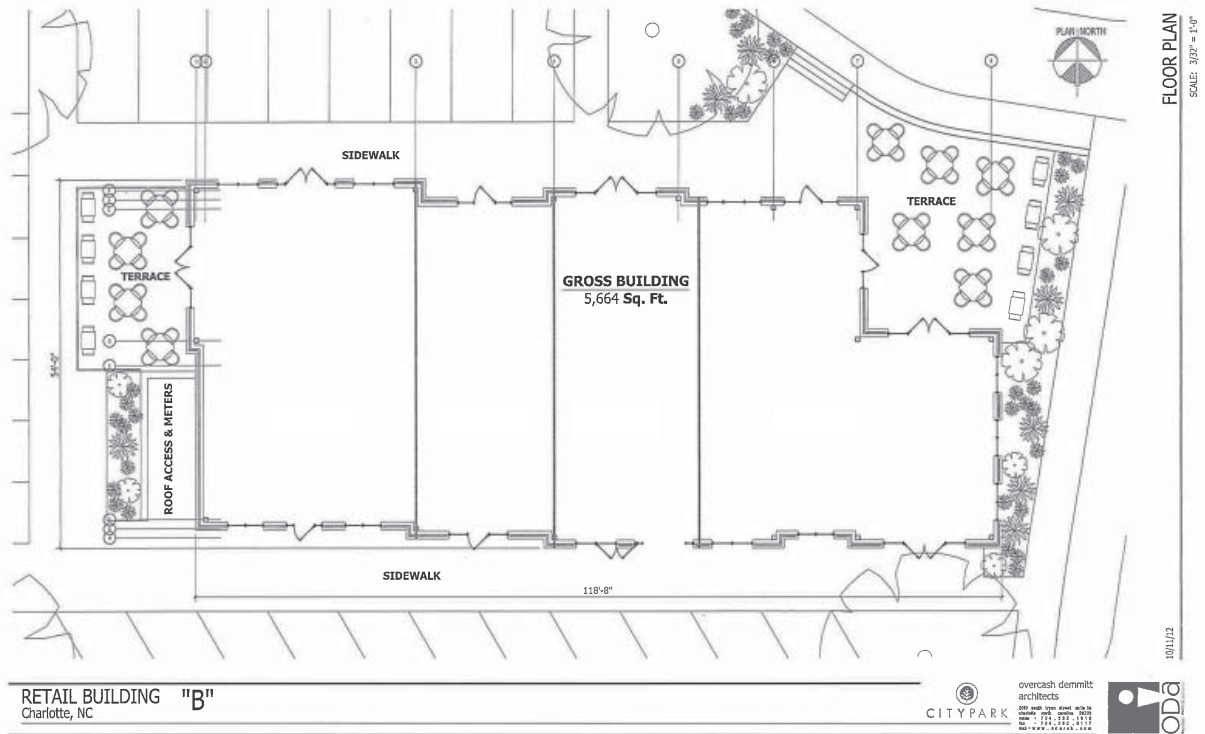


RETAIL SITE PLAN - PHASE 1





RETAIL FLOOR PLANS





RENDERINGS



RETAIL PHASE 1



APARTMENTS PHASE 1