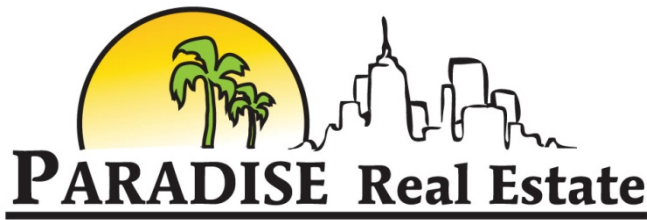


Freedom Greene
Mixed Use Development
Approved for 451 Units



offered by Del Ratcliffe
 (704) 236-3921
 NC Broker #41429

4925 Freedom Drive, Charlotte, NC



Illustrative Site Plan

OVERVIEW

Freedom Greene is a 59.22 acre tract of land fronting on Freedom Drive in Charlotte, NC. The property an approved mixed-use residential classification (MX-2) that includes Single Family, Townhome, Apartment and Retail components. This development features a Par-3 golf course, which provides an extremely economical yet viable amenity for the residential units. This concept has been proven in the Charlotte market, and the particular design of Freedom Green maximizes the positive impact of golf course frontage residential units.

Location

The property is located in the Northwest sector of Charlotte, North Carolina, an area positioned very well for growth. Freedom Drive is a major thoroughfare that is the subject of a funded widening project. This will provide 4 lane access directly to Charlotte's Central Business District. In addition to these major infrastructure improvements, the area will soon see major employment centers open. Mecklenburg County has purchased and is renovating the Freedom Mall at the corner of Freedom Drive and I-85, and will move all County offices to this location in 2009. This and other factors will have tremendous impact on the local.

Development Ready

The property has all zoning in place and is within weeks of receiving full permitting to allow development of a mixed-use residential development containing a mix of unit types per the chart at right. In addition to a very desirable density and mix of units, the zoning allows 24,000 square feet of retail area in two separate retail buildings of 12,000 square feet each that front directly on Freedom Drive. The property is bi-sected by Paw Creek, a beautiful stream that meanders through the natural preserved area. The approved plan includes a unique Par-3 golf course, which will serve as the project's primary amenity. The course is designed so that the majority of residential units will enjoy direct golf course frontage or golf course views, commanding a premium and offering the opportunity for a lifestyle that is usually reserved for MUCH higher price-point developments. The combination of higher-density residential development with this type of golf course is a successful, proven model in the Charlotte market.

Summary

Charlotte, North Carolina has a record of sustainable development, and even with current market conditions should see positive growth. It is a top sunbelt market, supported by a vibrant, broad-based local economy. North Carolina is now one of the top states for in-migration, and Charlotte is one of the primary cities in the region responsible for this trend. Freedom Greene represents an incredible opportunity for a developer in that it will be sold fully approved and "development ready". All engineering, approvals and required permitting will be in place to allow construction to begin as soon as desired. A full market study of the apartment site shows the project to be feasible, with sufficient market demand to make the project a viable development opportunity

Property Address:	4925 Freedom Drive	
Parcel ID:	05906114A	
Census Tract #:	63.01	
Land Area:	59.66 Acres, MOL	
Zoning:	MX-2	
Unit Mix	Type	Quantity
	Single Family	77
	Townhomes	76
	Apartments	298
Retail (Sq.Ft.)	24,000	
Approved Amenities:	Par-3 Golf Course Clubhouse Swimming Pool Tennis Court Public Greenway	
Total Retail Footage:	24,000 SF (in 2 buildings of 12,000 sf each)	
Offered at:	\$ 5,300,190.00 (\$89,500 Per Acre)	

A more detailed information packet is available on this property to qualified buyers. Please contact Del Ratcliffe at (704) 622-0105, or via email at dratcliffe@earthlink.net

Although the information provided has been received from sources deemed reliable, we assume no responsibility for the accuracy of the information. This information is provided for the purpose of consideration by a potential purchaser, and is offered with no advice. The property submitted is subject to prior sale or lease, change in price and/or terms and withdrawal from the market without notice.