

THE PROMENADE @
CAROLINA RESERVE



CAROLINA RESERVE COMMONS

CHARLOTTE HWY, INDIAN LAND, SC

OFFERED FOR SALE

63.92 ACRE

DEVELOPMENT SITE

PARKSTONE AT INDIAN LAND -
MULTI DEVELOPMENT 266 UNITS

20,500 VPD
521

CONFIDENTIAL OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS



CAROLINA RESERVE COMMONS

CHARLOTTE HWY, INDIAN LAND, SC



**63.92
ACRES**

A GENERATIONAL DEVELOPMENT OPPORTUNITY

A 63.92-acre development site that can accommodate a future retail or industrial project (subject to an rezone) with excellent frontage along US 521, which sees 37,220 vehicles per day.



**1M^{SF}
RETAIL SPACE**



**1000K
MULTIFAMILY UNITS**

PRO DEVELOPMENT MUNICIPALITY

The immediate submarket has been the beneficiary of a multitude of development projects in the recent years. The immediate retail node features 1M SF of retail space and over 1,000 multifamily units within a 1-mile radius.

PROMENADE AT CAROLINA RESERVE



**3.3M
ANNUAL VISITS**

DENSE RETAIL NODE WITH NATIONAL TENANCY

The immediate trade area is home to the Promenade at Carolina Reserve (3.3M Annual Visits), which features an excellent national tenant roster with Burlington, Hobby Lobby, TJ Maxx, HomeGoods, and many others. This retail trade area is also home to major grocers Publix, Food Lion, and Harris Teeter.



OFFERED FOR SALE

FREE-AND-CLEAR OF EXISTING DEBT

The site is being offered unencumbered by existing debt through a formal Call for Offers process



CAROLINA RESERVE COMMONS

CHARLOTTE HWY, INDIAN LAND, SC

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to market for sale Carolina Reserve Commons in Indian Land, SC. The asset features excellent frontage along Charlotte Highway (US 521) and sits directly adjacent to the dominant power center that anchors this trade area, The Promenade at Carolina Reserve. Carolina Reserve Commons offers a tremendous development opportunity to reimagine this parcel and add significant densification to the trade area. The asset offers excellent access to US 521 (with the DOT previously supporting the installation of a traffic signal at the site), which serves as a dominant roadway for the communities south of Charlotte. As evidence of the desirability of the submarket, there have been numerous developments that have brought in notable retailers such as Burlington, HomeGoods, TJ Maxx, Hobby Lobby, Ulta, Petco, and many others. Currently, Target and Lowes Food have broken ground on new locations on this corridor and Costco has also recently closed on land for a new wholesale club as well. Carolina Reserve Commons is also adjacent to Parkstone at Indian Land, a new multifamily development that will deliver 266 units to the area.

Situated along Charlotte Highway, the asset totals 63.92 acres and contains significant frontage along this dominant roadway in a dense retail node situated 20 miles south of Charlotte.

Carolina Reserve Commons is being offered for sale without a formal asking price, through a call for offers process.





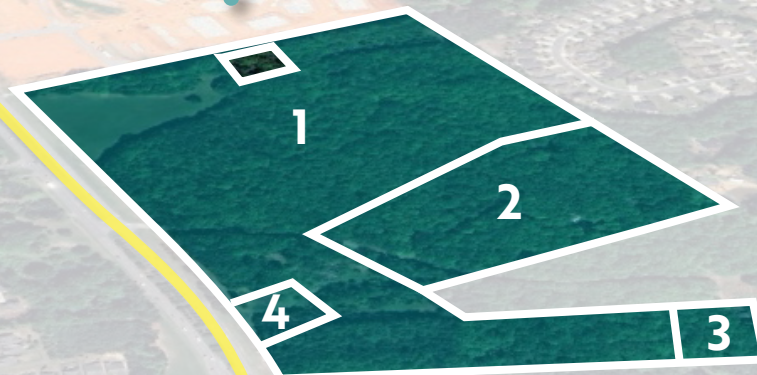
CAROLINA RESERVE COMMONS
CHARLOTTE HWY, INDIAN LAND, SC

ASSET OVERVIEW



CAROLINA RESERVE COMMONS
CHARLOTTE HWY, INDIAN LAND, SC

OFFERED FOR SALE
63.92 ACRE
DEVELOPMENT SITE



Current Ownership has kept the site as agricultural in order to maintain a low tax basis. The Town would be open to a rezoning to accommodate a future development of either residential, senior housing, Industrial, or multitenant retail.

ASSET SNAPSHOT

ADDRESS	Charlotte Hwy, Indian Land, SC
LAND SIZE	63.92 Acres
ZONING	LDR (Low Density Residential District)
ALLOWED USES	Single Family, Residential/Family Care Home, Agriculture
SUBJECT TO REZONE	Retail Shopping Center or Industrial
FRONTAGE	+/- 1,900 Feet

ZONING SUMMARY

#	PARCEL NUMBER	ADDRESS	AC	ZONING
1	0013-00-067.00	138 Laurel Hill Road	51.96	LDR - Low Density Residential
2	0013-00-067.02	165 Laurel Hill Road	9.45	LDR - Low Density Residential
3	0013-00-135.00	184 Laurel Hill Road	1.52	LDR - Low Density Residential
4	0013-00-067.01	138 Laurel Hill Road	0.99	LDR - Low Density Residential

BY RIGHT USES

Single Family
Residential/Family Care Home (5 or fewer residents)
Agriculture




CAROLINA RESERVE COMMONS
CHARLOTTE HWY, INDIAN LAND, SC
OFFERED FOR SALE
63.92 ACRE
DEVELOPMENT SITE

Exclusively Offered By



*The Prudential Center
55 Huntington Ave
Boston, MA 02199*

PRIMARY DEAL CONTACTS

JUSTIN SMITH

Head of Capital Markets
617.239.3610
jsmith@atlanticretail.com

WES THURMOND

Partner
980.498.3299
wthurmond@atlanticretail.com

CHRIS PETERSON

Executive Vice President
917.780.4233
cpeterson@atlanticretail.com

SAM KOONCE

Vice President
617.239.3608
skoonce@atlanticretail.com

MATT AUSTIN

Analyst
508.686.0437
maustin@atlanticretail.com

DEBT AND EQUITY FINANCING

STEPHEN JOSEPH

Vice President
609.462.5921
sjoseph@atlanticretail.com

STEPHEN HASSENFLU

Vice President
832.405.1676
shassenflu@atlanticretail.com

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