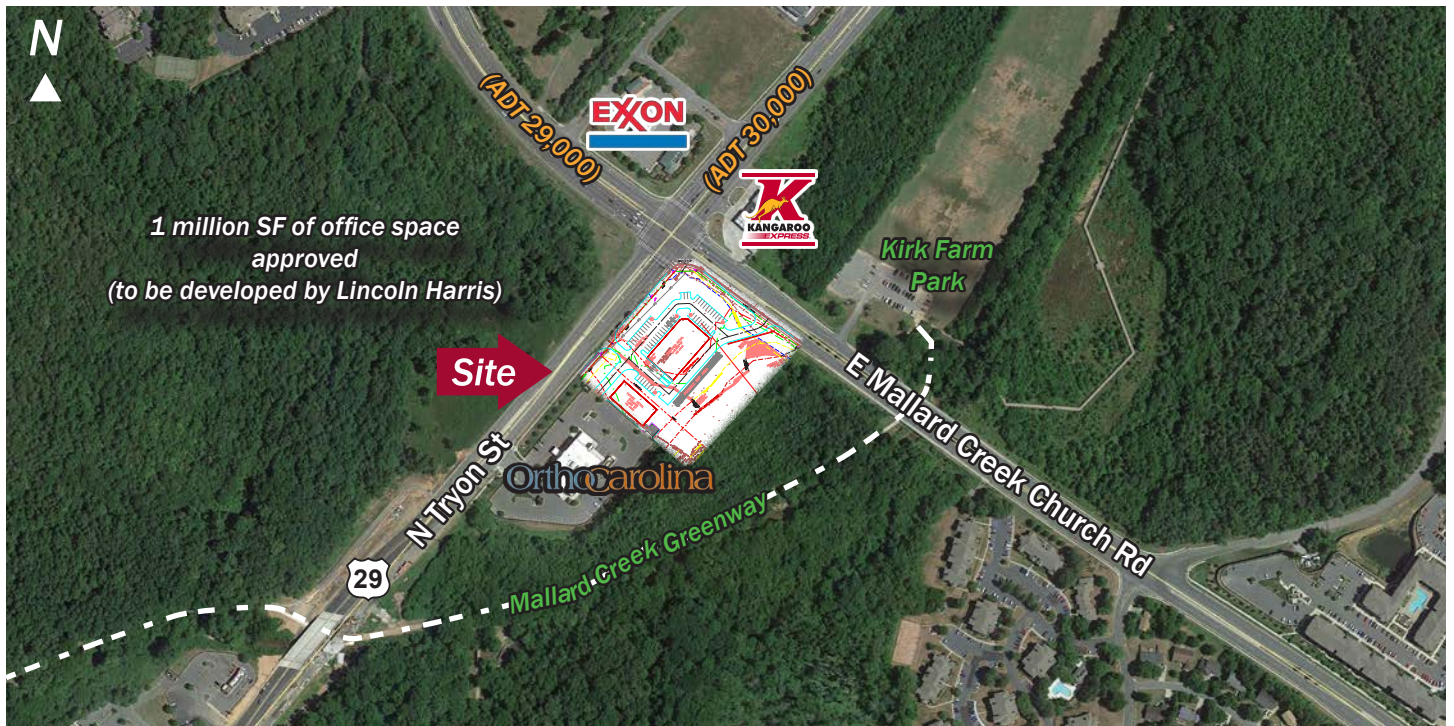


# Outparcel for Sale



## ► Mallard Creek Church Rd & Hwy 29 N Tryon St & E Mallard Creek Church Rd



### Outparcel Available

- 3.3 Acre Parcel For Sale
- SE Corner of Highway 29 & Mallard Creek Church Rd
- Zoned B1 (CD)
- In the heart of University City, minutes from UNCC, Charlotte Motor Speedway, & University Research Park

### Pricing

Sale Price: \$2,300,000

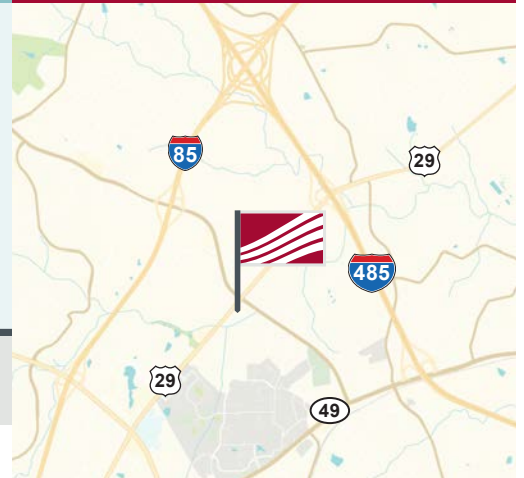
Demographics	1 mile	3 mile	5 mile
2016 Population	9,914	33,137	96,037
2010 - 2016 Growth Rate	2.46%	2.22%	2.21%
2016 Avg. HH Income	\$48,598	\$67,931	\$73,511

### Traffic Count

### ADT

N Tryon St	30,000
E Mallard Creek Church Rd	29,000

### For Sale

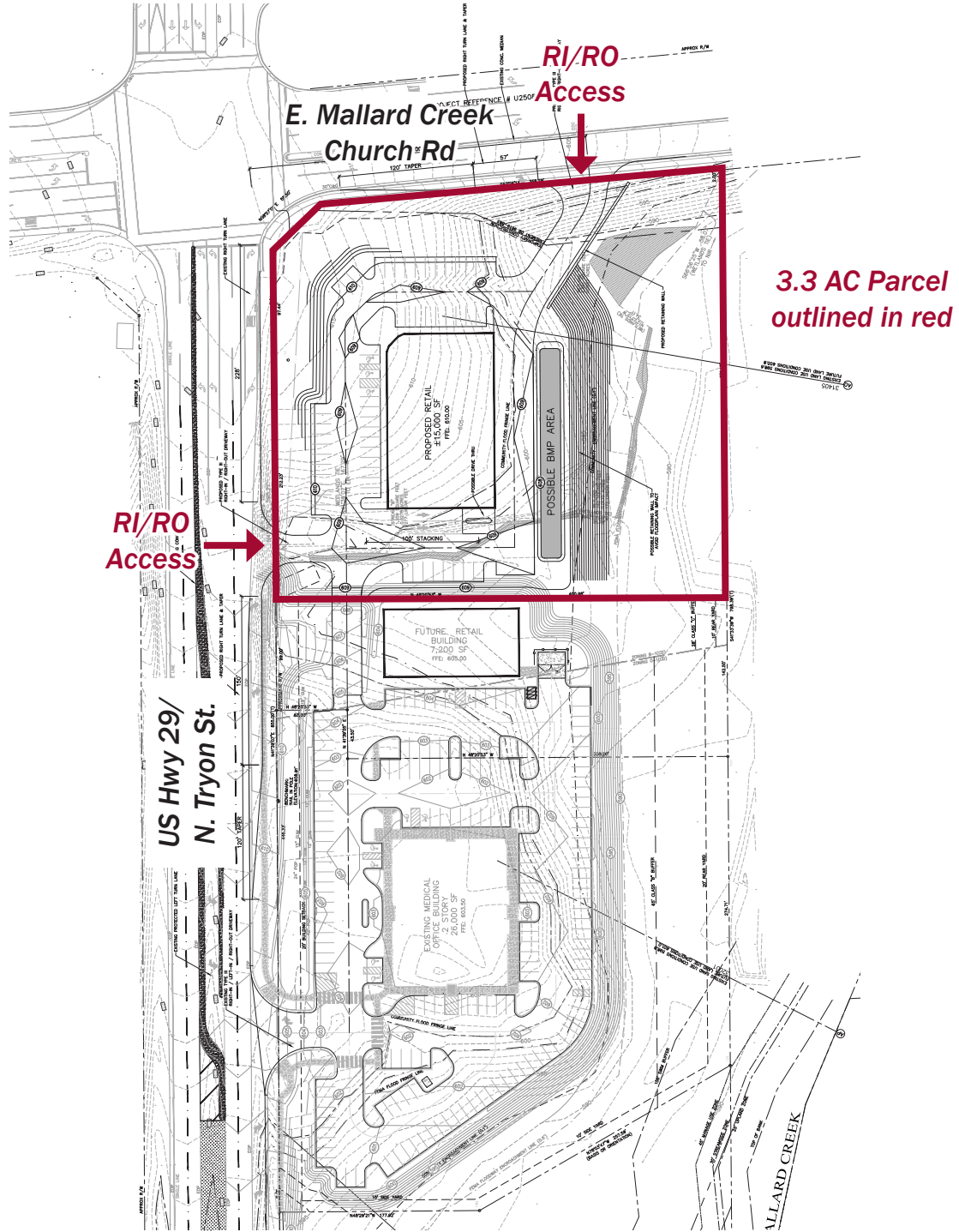


### ► Contact

**Keely Hines**  
704.367.5021  
khines@mpvre.com

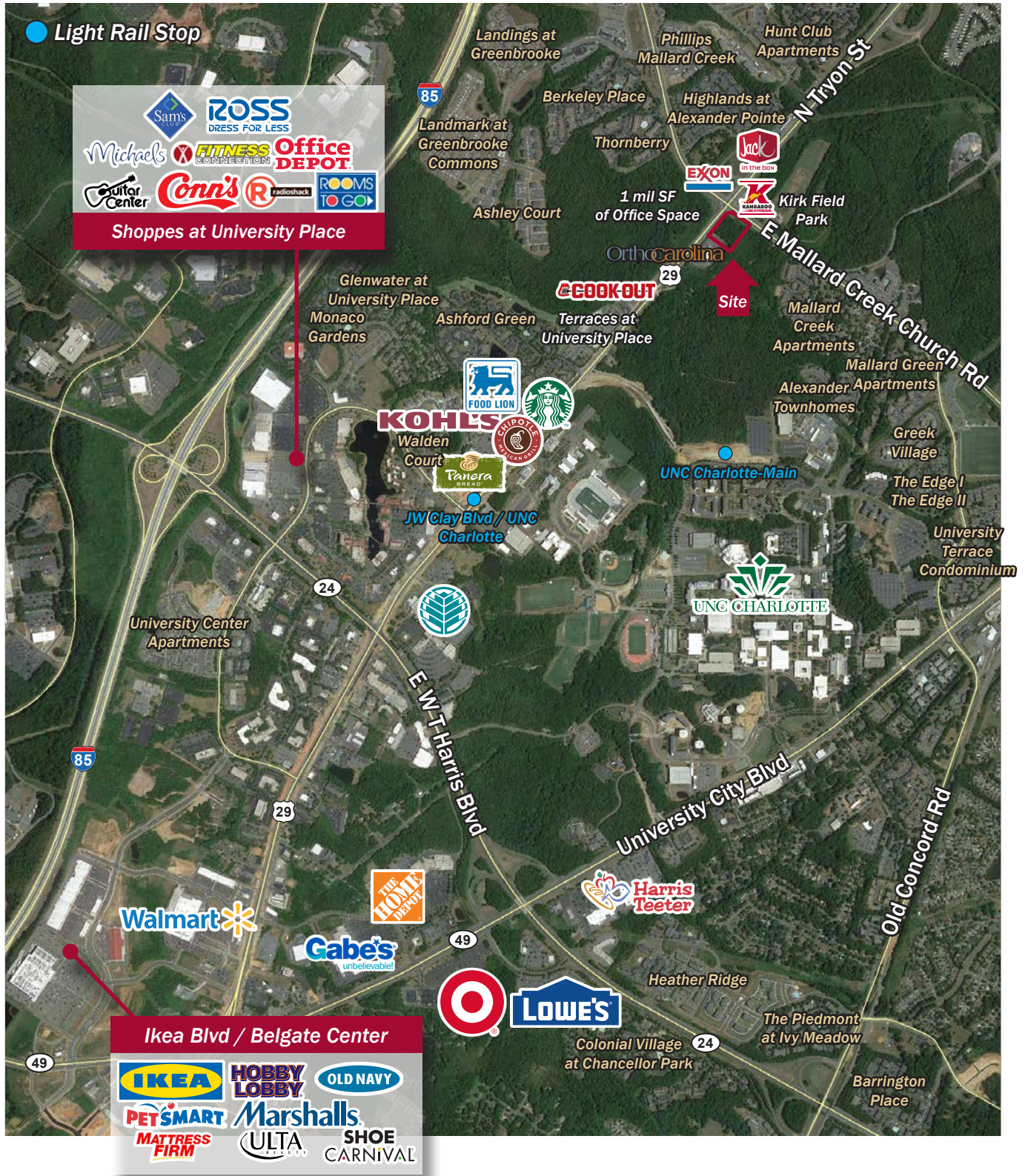
# ► Site Plan

## Mallard Creek Church Rd - Outparcel N Tryon St & E Mallard Creek Church Rd



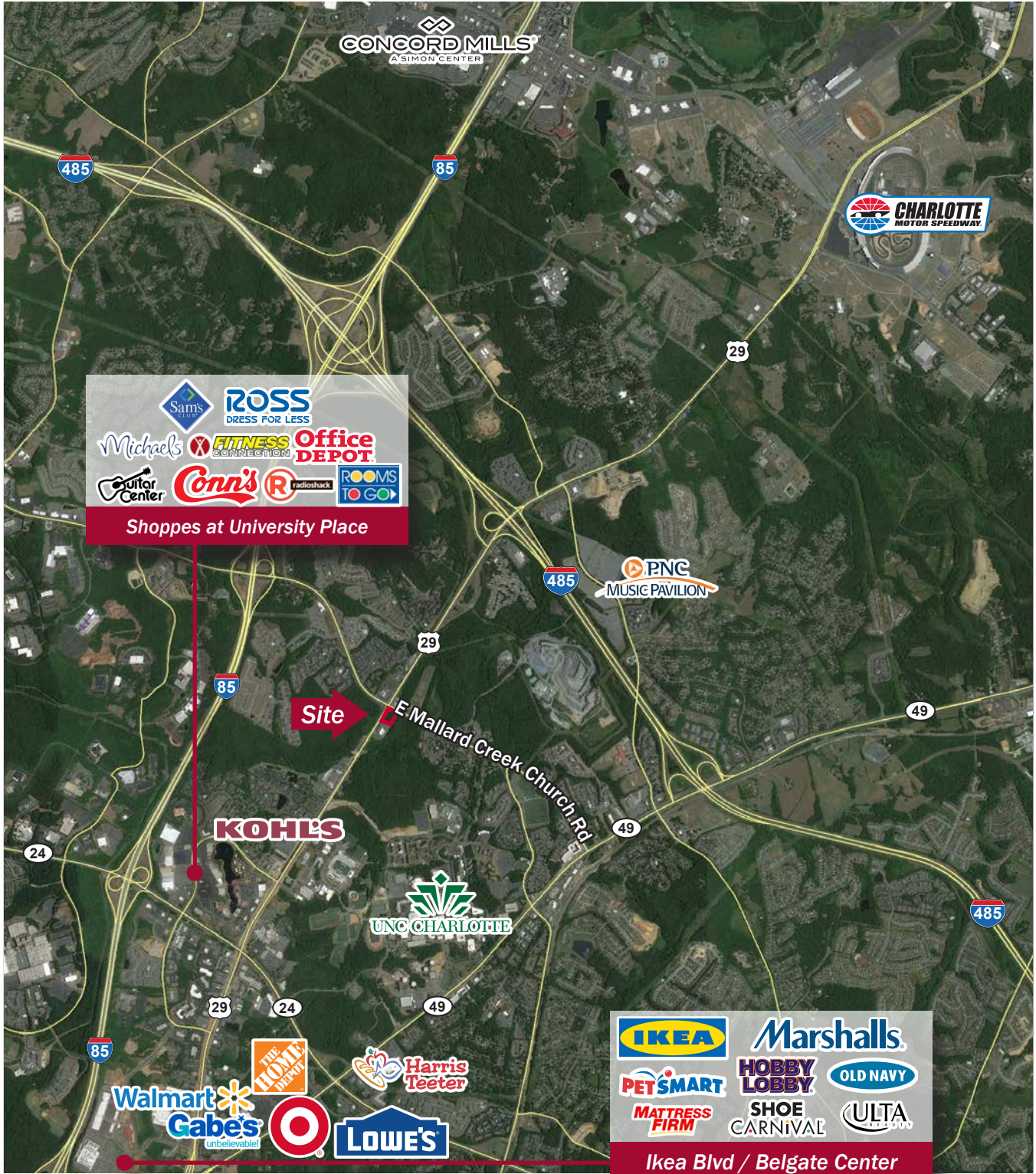
# Market Aerial

Mallard Creek Church Rd - Outparcel  
N Tryon St & E Mallard Creek Church Rd



# Market Aerial

Mallard Creek Church Rd - Outparcel  
N Tryon St & E Mallard Creek Church Rd



# ► Mallard Creek Greenway

## Mallard Creek Church Rd - Outparcel

N Tryon St & E Mallard Creek Church Rd



### The Charlotte Observer

#### How do we develop greenways without spurring gentrification in Charlotte?

By Ely Portillo, June 14, 2017

As Charlotte looks to grow its greenway system, especially through economically distressed areas north of uptown, the benefits are clear: Higher property values, more access to transportation alternatives and exercise, an incentive for developers to build.

The \$35 million Cross Charlotte Trail is expected to open over the next decade, running from Pineville through uptown and north to Cabarrus County, and its final budget is expected to be higher. It's the city's most ambitious greenway project under development, meant to span 26 miles and connect existing greenways, including Little Sugar Creek, Toby Creek and Mallard Creek.

If you want to see how a greenway can transform an area, look at the Little Sugar Creek Greenway near uptown. That's where Mecklenburg County uncapped a paved-over creek and built a walking and biking trail, helping to spur developments such as the Target, Trader Joe's and condominium-anchored Metropolitan.

"People will pay a premium to live along these corridors," [Beth Poovey of LandDesign] said, noting that conservative estimates put rent and commercial prices 5 to 15 percent higher in such areas. There's a corresponding increase in for-sale prices as well.

That generates more property taxes and can revitalize a blighted area. But the city is walking a tightrope as it tries to deal with Charlotte's affordable housing shortage while also spurring development in places like the neighborhoods north of uptown.

Original Article: <http://www.charlotteobserver.com/news/business/biz-columns-blogs/development/article156044329.html>

For complete property listings, visit [www.mpvre.com](http://www.mpvre.com).



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