

Catalytic Development *(Across Product Sectors)*

CONCURRENT SESSION

Panelists:

Nate DaPore, PeopleMatter, Charleston, SC

Dan Doyle, the Beach Company, Charleston, SC

Jon Morris, Beacon Partners, Charlotte, NC

Mark Senn, Blanchard & Calhoun Commercial, Hilton Head, SC

Moderator:

Tom Murphy, ULI – the Urban Land Institute, Washington, DC

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<http://uli.cnf.io>

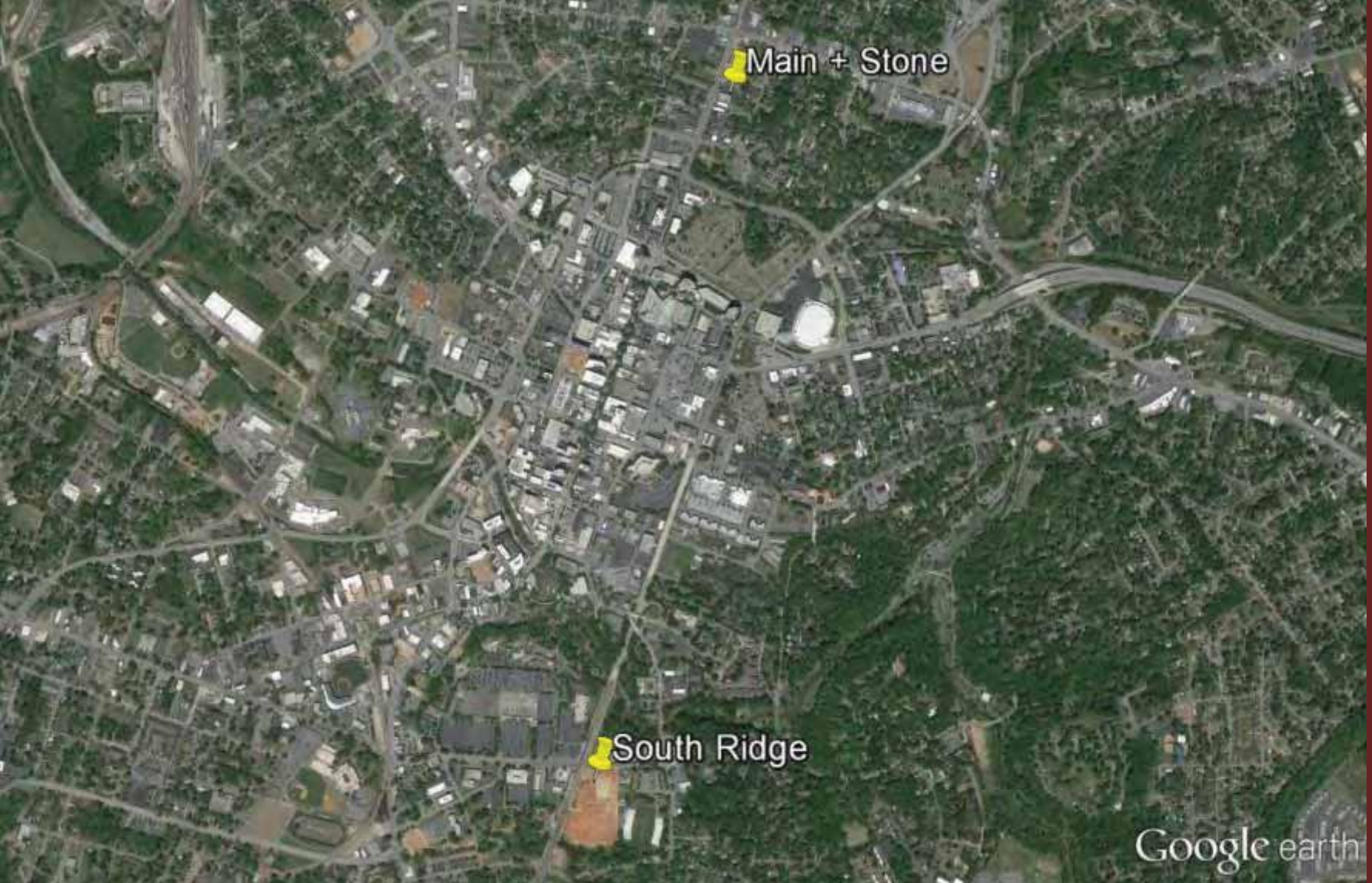


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**Urban Land
Institute**

Charlotte | South Carolina | Triangle



Downtown Greenville Aerial



BUILDING 1

- First Floor: Retail/Office
- Second Floor: Community Veranda

BUILDING 2

- Fitness Center
- Club Room
- Leasing Office
- Pool, Outdoor Kitchen and Grilling Area

BUILDING 3

- Apartment Homes

BUILDINGS 4-8

- Apartment Homes with First Level Parking

BUILDING 9

- Structured Parking Deck



SOUTH RIDGE
GREENVILLE



SOUTH RIDGE

GREENVILLE



Main + Stone



Main + Stone

INNERLOOP NORTH

5518 and 5600 David Cox Road | Charlotte, NC 28269

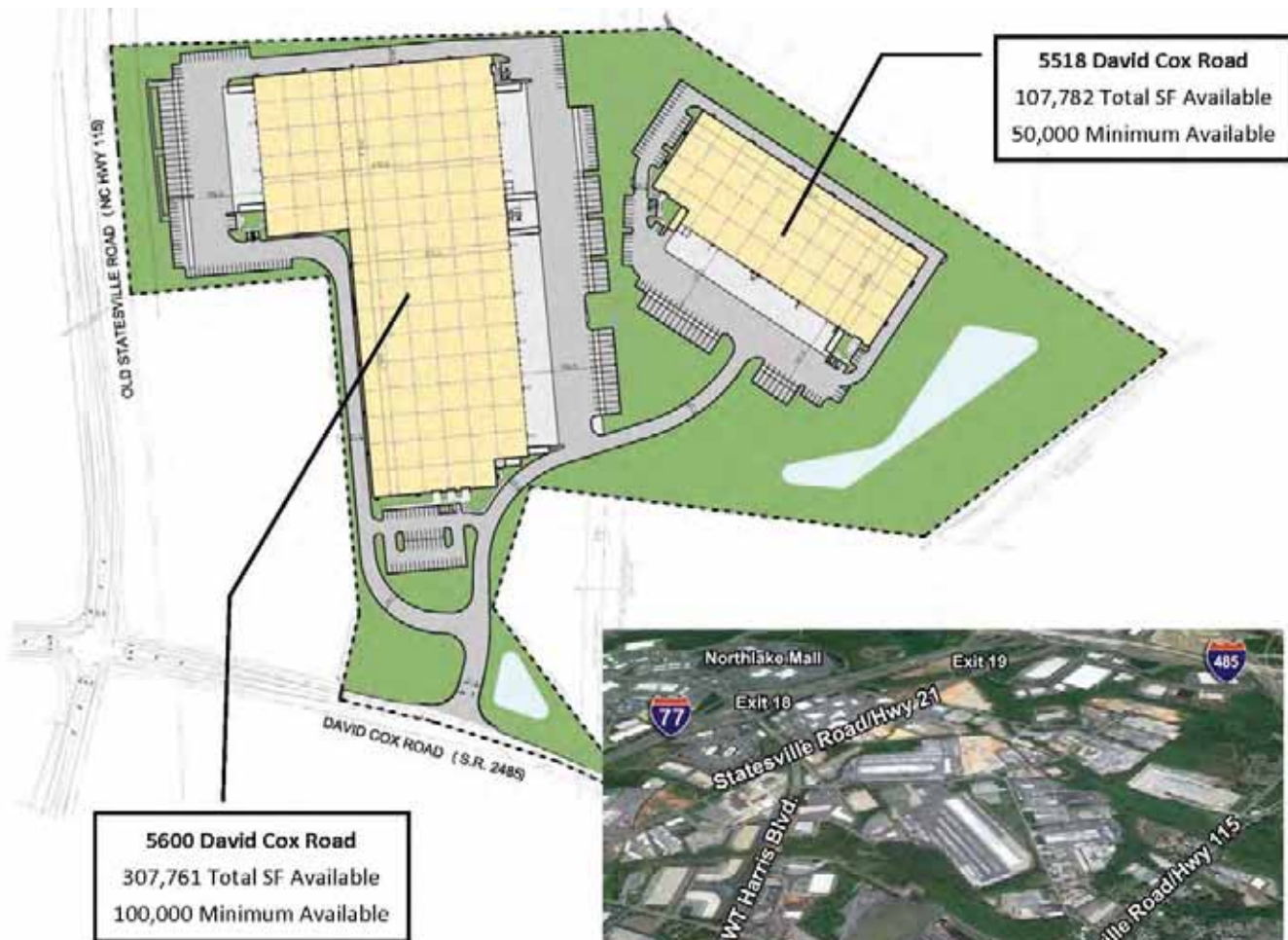


PRE-LEASE OPPORTUNITIES

UP TO **415,543 SF** WAREHOUSE SPACE IN NORTH CHARLOTTE

- 415,541 square feet of warehouse space available for within two buildings:
 - > 5518 David Cox Rd: 307,761 SF | 32' clear height
 - > 5600 David Cox Rd: 107,782 SF | 30' clear height
- Located on a 34.51 acre site
- Tilt concrete construction design
- ESFR sprinkler system
- On-site trailing parking
- Centralized access to I-77 (± 1.5 miles) & I-485 (± 2 miles)
- Less than 5 miles from I-85 and the University Area
- The site sits directly off of W. WT Harris Boulevard and Old Statesville Road/Highway 115
- Within close proximity to Northlake Mall and area amenities





InnerLoop North





InnerLoop North Industrial Park
Charlotte, NC



InnerLoop North Industrial Park
Charlotte, NC

Shelter Cove Towne Centre

Mixed Use Development

www.sheltercove-towne-centre.com



BLANCHARD
& CALHOUN
COMMERCIAL





Shelter Cove Aerial – Prior to Redevelopment



Shelter Cove Mall – Prior to Redevelopment

PRELIMINARY PROGRAM

RETAIL	39,844 SF GLA
DECK	100,000 SF GLA
RESTAURANT	24,000 SF
GROCERY	73,000 SF GLA

PARKING REQUIRED

RETAIL	57,000	199 Spaces
DECK	57,000	509 Spaces
RESTAURANT	107,000	299 Spaces
GROCERY	57,000	309 Spaces
TOTAL		1324 Spaces
PROPOSED		1346 Spaces

SITE PLAN



Original Development Plan



Blanchard
& Calhoun
COMMERCIAL



Broad Creek River View



Kroger



Kroger – Murray Cheese Shop



Kroger



Kroger – Fuel Center



Shelter Cove Towne Centre - Retail



Shelter Cove Towne Centre - Retail



Shelter Cove Towne Centre - Retail



Shelter Cove Towne Centre - Retail



Poseidon Restaurant



Poseidon Restaurant



Poseidon Restaurant



Heritage Fine Jewelry



Copper Penny



**Blanchard
& Calhoun**
COMMERCIAL



Coastal Provisions



Palmetto Running Company





JoS A Bank



GNC





Orange Leaf



Shelter Cove Community Park



Shelter Cove Community Park



Multi-Family – East Side



Multi-Family – East Side



Multi-Family – West Side



Multi-Family – West Side



PEOPLE MATTER

2nd Annual ULI Carolinas Meeting

Catalytic Development













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WELCOME TEAM MEMBERS







