

Rhyme Station



Prepared by Edna Chirico, CCIM
September 2005

Chirico Huber Properties
P.O. Box 680486
Charlotte, NC 28216

The Emerging Northwest

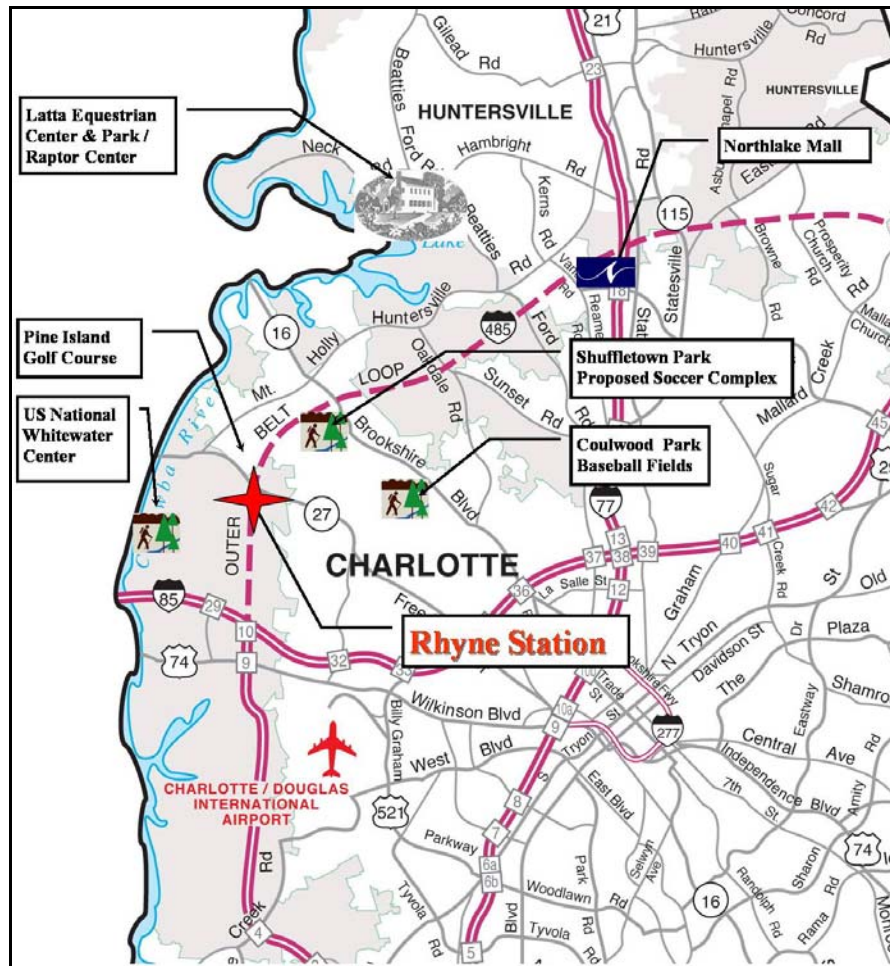
Charlotte, North Carolina has seen tremendous growth over the last 20 years and the growth is continuing in Charlotte and surrounding counties. The northwest quadrant of Charlotte-Mecklenburg is the newest emerging area of focused residential and commercial growth. This is happening for several reasons:

The outer Belt will be completed late 2006 to Highway 16 North – providing easy access to all parts of the county.

The northwest quadrant is a mere 10 miles from Charlotte city center.

The Catawba River’s Mountain Island Lake and Lake Wylie border the northwest, and several lakefront communities are seeing substantial growth in the higher end housing market.

Additional catalysts are the new regional mall – Northlake, being developed by Taubman and scheduled for its grand opening September 15, 2005 as well as the nationally recognized US National Whitewater Center.



Rhyne Station

The next 3 intersections (Exit 12, Moores Chapel; Exit 14 Mt. Holly Road; Exit 16 Brookshire Blvd.) of the I-485 Charlotte Outer Loop (63 miles in total) are due to open Fall/Winter of 2006. All three of these interchanges are in northwest Charlotte/Mecklenburg (see attached vicinity map) and each has a commercial story forming.

The one in the middle – Mt. Holly Road – has the greatest opportunity to developed as a high quality mixed use area due to it's proximity to US National Whitewater Park, a \$7 million renovation to the Pine Island Golf Course, including a 20,000 sf clubhouse with banquet facility, and the recently approved 2,500 home subdivision called “Whitewater”.

Capitalizing on the unique assets of the northwest, *Rhyne Station* promises to create yet another focal point, capturing the historic charm of an old rail station with a 1950's small town feel in the development of a mixed-use open air center.

Rhyne Station will bring you:

- 400,000 square feet of retail space
 - 119,000 sf targeted home improvement/retailer
 - 92-Room hotel
 - 24,000 sf 8-screen Movie Theater
 - 88,000 sf of retail shops
 - 28,800 sf of office
 - Two car dealerships

- Retail opportunities exist for restaurants (no drive throughs), banks, all types of shopping and services, through outparcels or inline leased spaces.

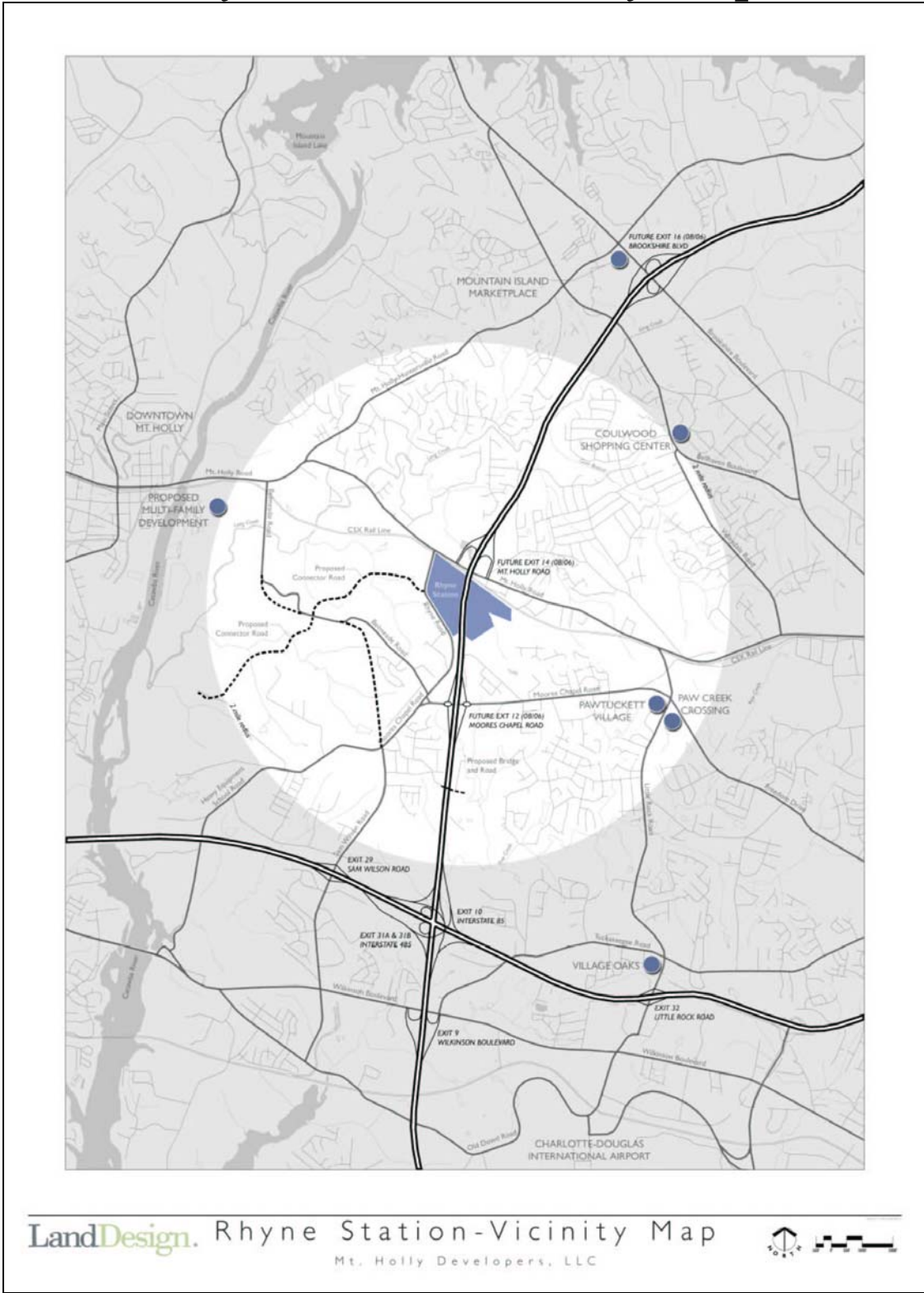
- Deed-restricted quality residential development
 - 91 townhomes at 8.18 dua on the commercial side of *Rhyne Station*
 - 181 townhomes at 6.05 dua
 - 192 multi family units at 6.31 dua
 - A 7,150 sf clubhouse

The hotel and movie theater will become anchors for a main street village atmosphere.

The car dealerships are designed as storefronts with an antique car museum and soda shop incorporated into the dealerships. Commitments for the dealerships are in process. Auto service will be handled at this location, but tractor trailer staging and extended storage will be handled at an alternative location, helping maintain the quality shopping and living environment.

The Outer Belt is at approximately 40 feet above this center and signage is being designed with integrated water features and a potential clock tower – creating a signature icon for *Rhyne Station*.

Rhyne Station Vicinity Map



LandDesign. Rhyne Station-Vicinity Map
Mt. Holly Developers, LLC

