

# Catawba Area Plan – Market Analysis

Prepared for:  
Catawba Area Plan Citizen Advisory Group  
October 23, 2008



**WARREN & ASSOCIATES**  
REAL ESTATE MARKET STRATEGIES



# Completed Development

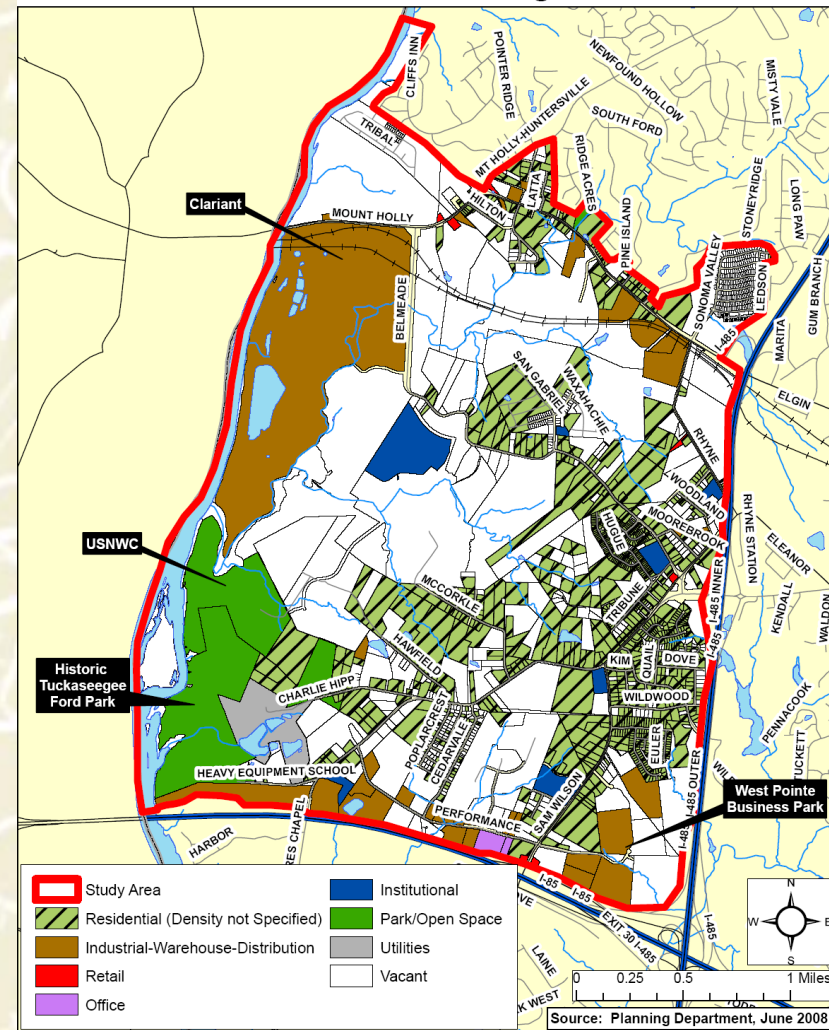
- Almost 98% of the housing units are single-family. There are currently no apartments.
- More than 91% of the commercial space is industrial, primarily located in warehousing and distribution facilities.

**Completed Residential and Commercial Development, Study Area, August 2008**

Land Use	Completed	% of Total
Single-Family	1,312	97.6%
Townhouses	32	2.4%
Apartment	0	0.0%
<b>Residential Total</b>	<b>1,344</b>	<b>100.0%</b>
Industrial	2,534,310	91.5%
Office	195,649	7.1%
Retail	40,291	1.5%
<b>Commercial Total</b>	<b>2,770,250</b>	<b>100.0%</b>

Sources: Mecklenburg County, Warren & Associates

**Catawba Area Plan Existing Land Use**





# Completed and Approved Development

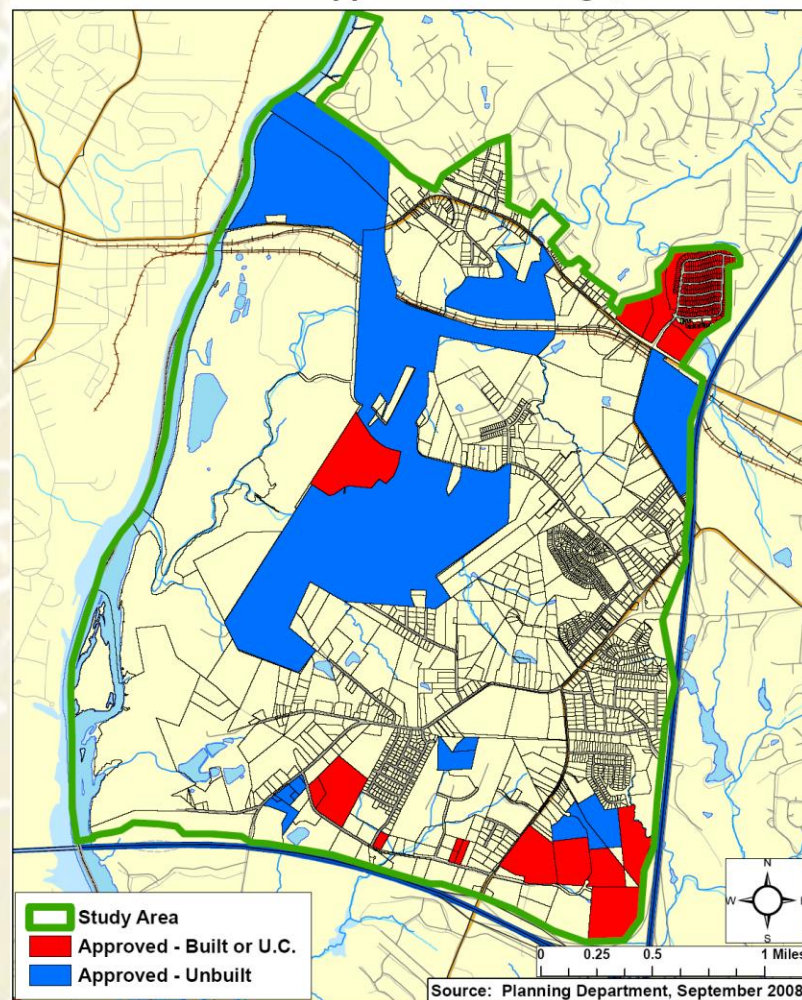
- The study area has another 3,494 housing units approved for development, at least 66% of which are single-family.
- More than 2.3 million square feet of additional commercial space is approved, including nearly 870,000 square feet of retail.

**Completed & Approved Residential and Commercial Development, Study Area, August 2008**

Land Use	Completed	Approved	Total	Approved % of Total
Single-Family	1,312	2,314	3,627	63.8%
Townhouse/Condo	32	380	412	92.2%
Apartment	0	0	0	N/A
Unannounced Unit Mix (Riverside)	0	800	800	100.0%
<b>Residential Total</b>	<b>1,344</b>	<b>3,494</b>	<b>4,839</b>	<b>72.2%</b>
Industrial	2,534,310	1,310,000	3,844,311	34.1%
Office	195,649	163,800	359,449	45.6%
Retail	40,291	869,100	909,391	95.6%
<b>Commercial Total</b>	<b>2,770,250</b>	<b>2,342,900</b>	<b>5,113,151</b>	<b>45.8%</b>

Sources: Mecklenburg County, Warren & Associates

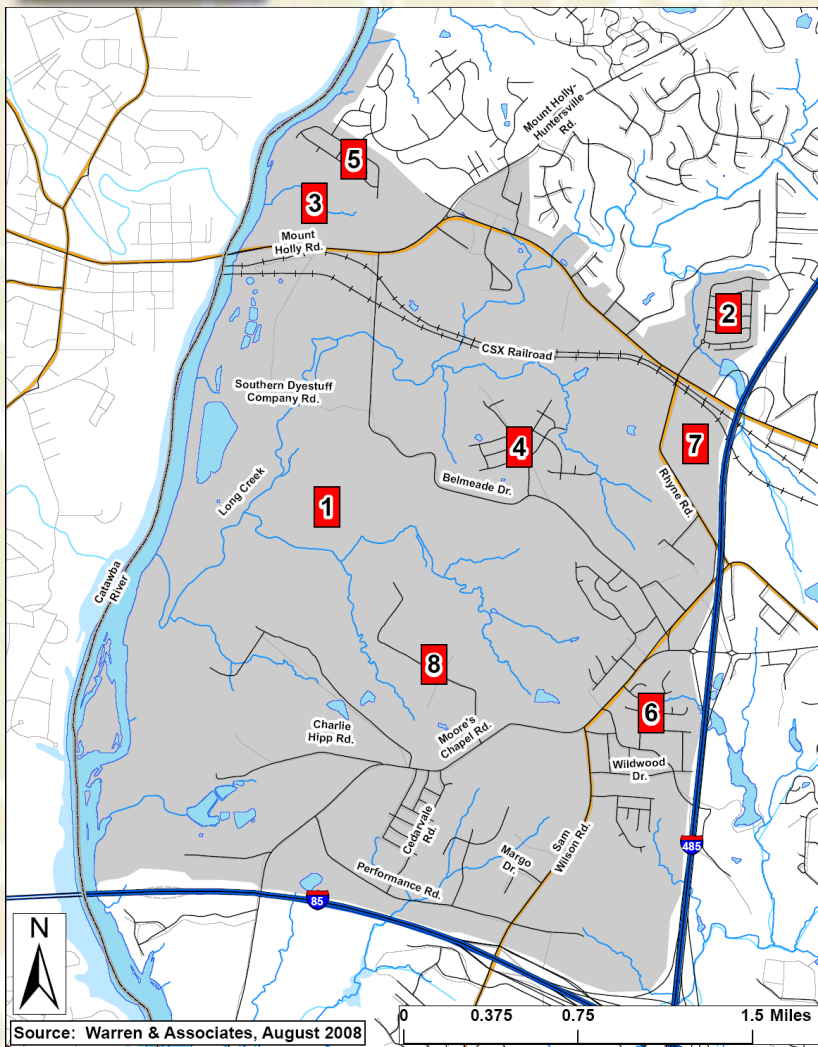
**Catawba Area Plan Approved Rezonings, 1999-2008**







# Residential Development Activity



**Approved Residential Projects, Study Area, August 2008**

Map Key	Approved Community	Total Lots	Remaining Lots
1	Whitewater	1,942	1,942
2	Cedar Mill	328	221
3	Riverside	800	800
4	Rapids at Belmeade	242	242
5	Catawba River Plantation Ph. 6	194	194
6	Moore's Chapel	118	3
7	Rhyne Station	88	88
8	Wilaura Hills	33	4
<b>Total</b>		<b>3,745</b>	<b>3,494</b>

Sources: Land Matters, Planning Department



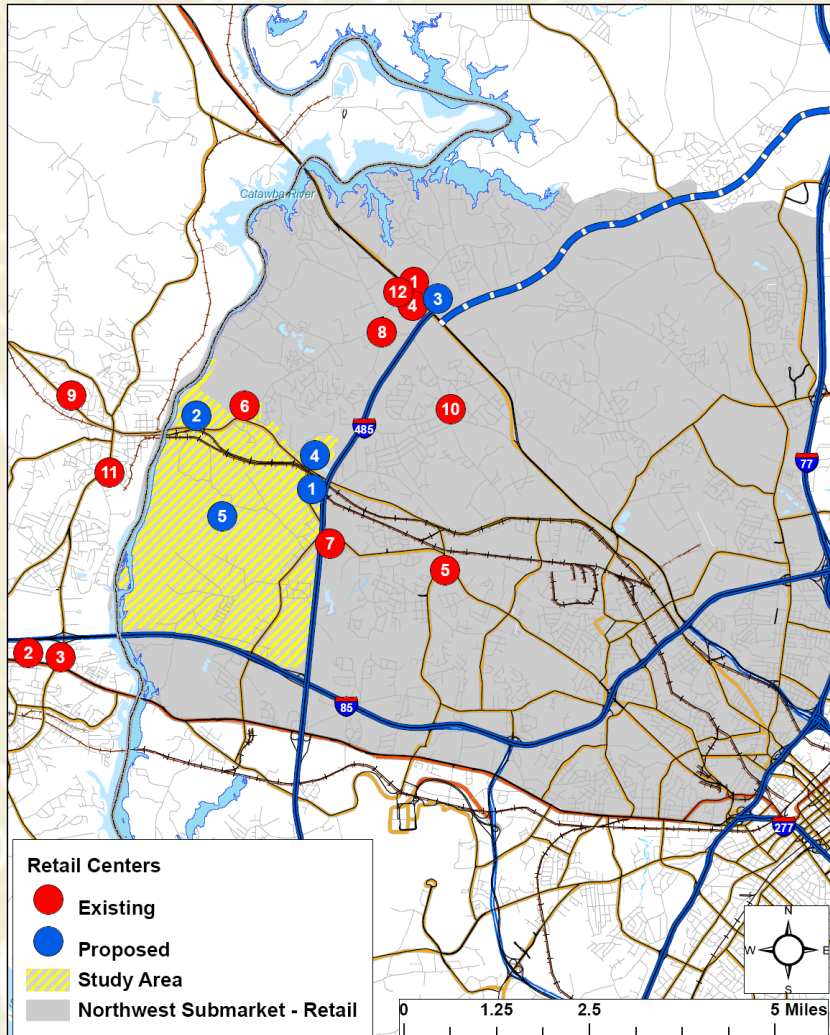
# Residential Market Trends

- Between January 2004 and June 2008, a total of 520 new single-family detached houses were closed, or an annual average of 116.
- This total comprised about 1.6% of Mecklenburg County's 32,357 new single-family detached closings during the same period.
- The 34 townhouse/condominium closings in the study area between January 2004 and June 2008 comprised only 0.3% of Mecklenburg County's 11,646 closings.

New Single-Family Detached Closings			
Year	Study Area	Mecklenburg County	% of County
2004	73	7,171	1.0%
2005	152	7,631	2.0%
2006	126	8,325	1.5%
2007	115	7,064	1.6%
1H 2008	54	2,166	2.5%
<b>Total</b>	<b>520</b>	<b>32,357</b>	<b>1.6%</b>
Source: Land Matters			

New Townhouse/Condo Closings			
Year	Study Area	Mecklenburg County	% of County
2004	0	2,062	0.0%
2005	0	2,593	0.0%
2006	0	3,236	0.0%
2007	26	2,823	0.9%
1H 2008	8	932	0.9%
<b>Total</b>	<b>34</b>	<b>11,646</b>	<b>0.3%</b>
Source: Land Matters			

# Completed and Proposed Retail Centers



**Completed Shopping Centers Within A Three-Mile Radius of Study Area, August 2008**

Map Key	Center Name	Leasable Sq. Ft.	Anchors
1	Callabridge Landing	200,000	Wal-Mart
2	Montcross Mixed-Use	183,000	Wal-Mart
3	Abbey Plaza	95,000	Food Lion
4	Mt. Island Market Place	73,230	Harris Teeter
5	Paw Creek Crossing	66,150	Bi-Lo
6	Catawba Village	56,840	Food Lion
7	Moore's Chapel Village	52,481	Food Lion
8	Rozzelle's Crossing	51,631	Bi-Lo
9	Creekside Plaza	49,500	Food Lion
10	Coulwood	45,584	None
11	Springs Crossing	41,840	Food Lion
12	Callabridge Commons	41,000	None
<b>Total</b>		<b>956,256</b>	

Note: Shopping centers at least 20,000 square feet.

Source: Warren & Associates, Karnes

**Proposed Retail Space In Or Near Study Area, 2008**

Map Key	Center Name	Leasable Sq. Ft.
1	Rhyne Station	399,100
2	Riverside	260,000
3	Mountain Island Promenade	194,000
4	Cedar Mill	100,000
5	Whitewater	110,000
<b>Total</b>		<b>1,063,100</b>

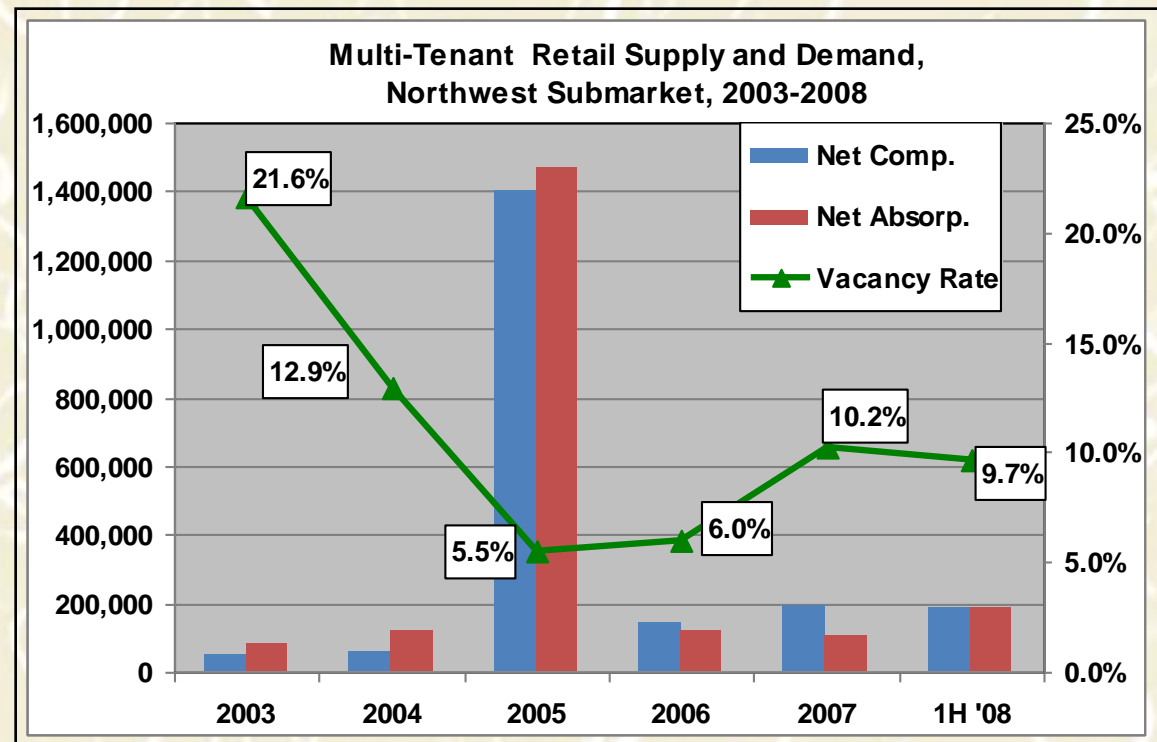
Source: Planning Department, The Karnes Report





# Retail Market Trends

- Primarily a result of the redevelopment of Queensgate shopping center on Wilkinson Boulevard and the completion of Northlake Mall, the Northwest submarket vacancy rate declined from 21.6% in 2003 to 5.5% in 2005.
- Between 2005 and the first half of 2008, net absorption could not keep pace with completions, causing the vacancy rate to escalate from 5.5% to 9.7%.





# Industrial Development Activity

## Under Construction Warehouse Buildings, Northwest Submarket, August 2008

Map Key	Warehouse Building	Leasable Sq. Ft.
1	Sykes Industrial Park West	100,000
<b>Total</b>		<b>100,000</b>

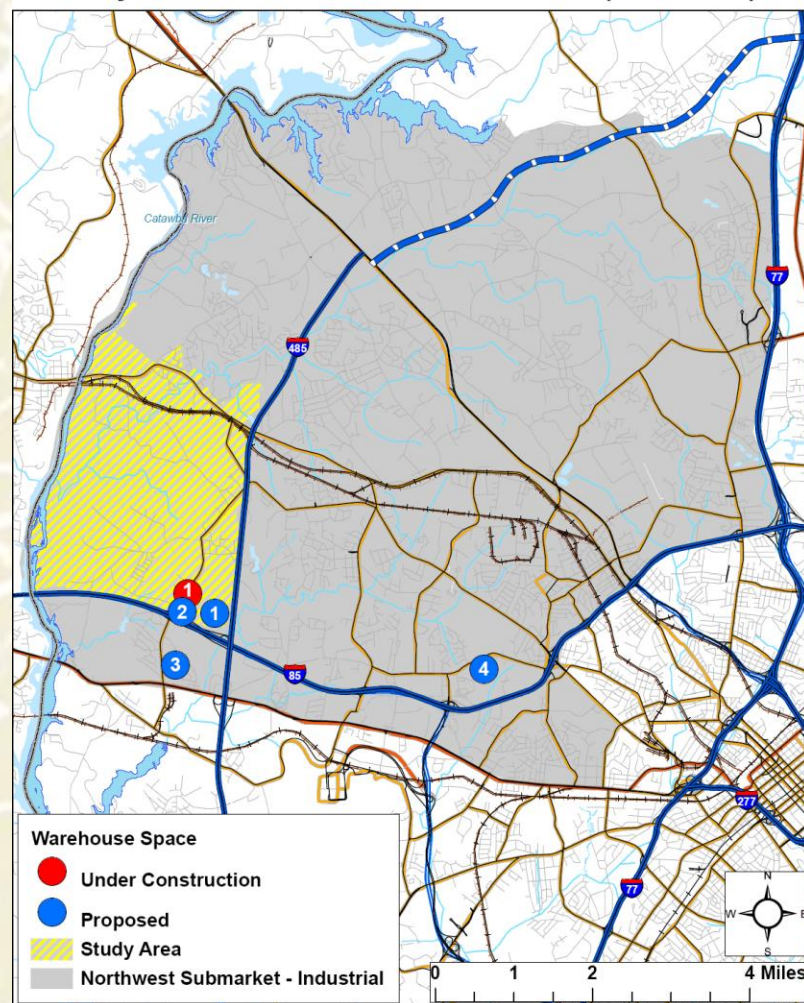
Source: The Karnes Report

## Proposed Warehouse Buildings, Northwest Submarket, August 2008

Map Key	Warehouse Building	Leasable Sq. Ft.
1	West Pointe	210,000
2	Sykes Industrial Park West	150,000
3	Air Park West	100,000
4	City Tech Park	100,000
<b>Total</b>		<b>560,000</b>

Source: The Karnes Report, Warren & Associates

## Study Area and Northwest Submarket (Industrial)

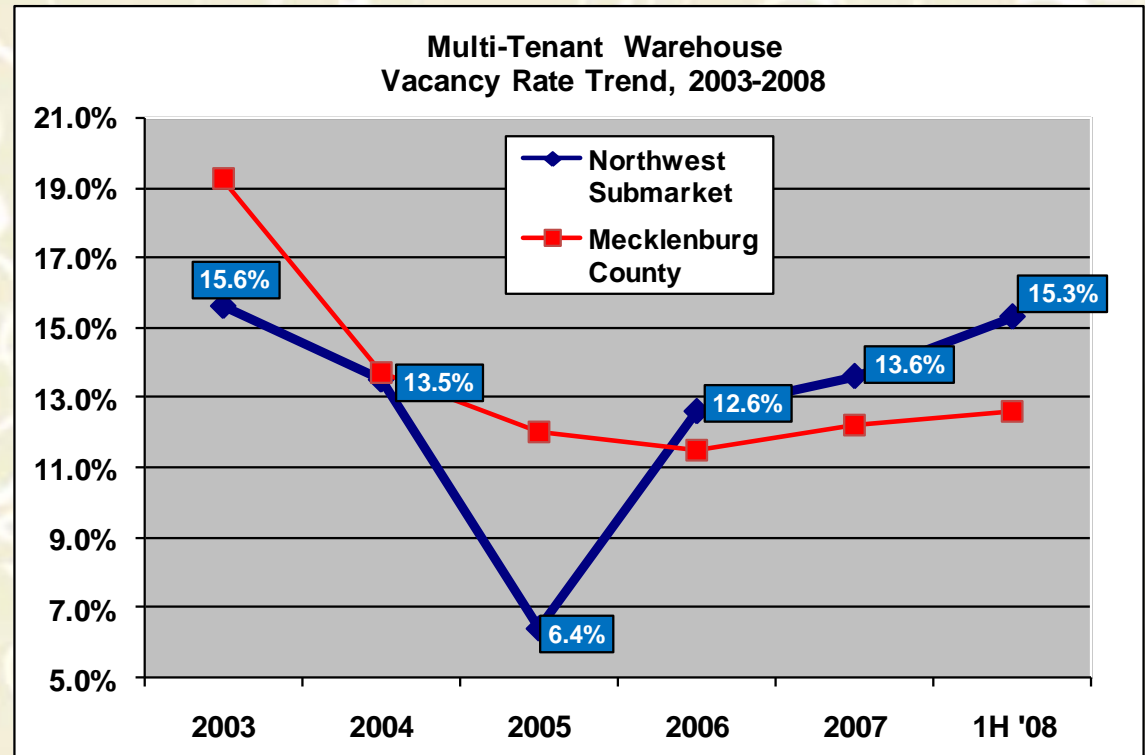






# Industrial Market Trends

- Typically a warehouse vacancy rate above 15% will discourage new development.
- The study area's convenient access to both I-485 and I-85 will enhance the long-term industrial development potential, particularly with the completion of I-485 to I-77 North.





# Office Development Activity

- Primarily corporate office being developed along the I-77 North corridor.
- The study area is a competitive location for professional office space.

**Under Construction Multi-Tenant Office  
North Submarket, August 2008**

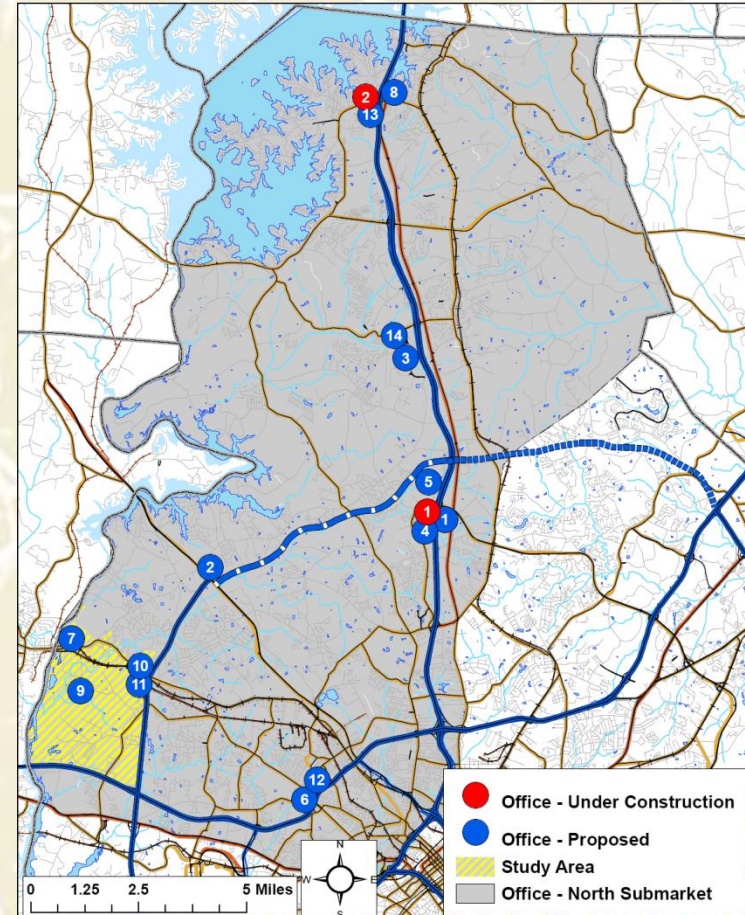
Map Key	Project	Square Feet
1	Perimeter Woods	110,000
2	One Harbour Place	60,000
<b>Total</b>		<b>170,000</b>

Source: Karnes and Warren & Associates

**Proposed Multi-Tenant Office,  
North Submarket, August 2008**

Map Key	Project	Square Feet
1	Four Harris Corners	250,000
2	Mountain Island Promenade	150,000
3	The Park - Huntersville Bldg. XIII	125,000
4	Perimeter Woods	125,000
5	Northlake Business Park	85,000
6	Bryant Park	75,000
7	Riverside	75,000
8	The Meeting Place	50,000
9	Whitewater	30,000
10	Cedar Mill	30,000
11	Rhyne Station	28,800
12	Morehead Corners	20,000
13	N. Harbor Place - Bldg. 5	19,500
14	The Drake Building	17,664
<b>Total</b>		<b>1,080,964</b>

Source: Karnes and Warren & Associates







# Completed, Approved, and Additional Development, 2008-2030

- By 2030, the study area is forecasted to have 7,163 total housing units, an annual average increase of 7.7% from 1,344 in 2008.
- Based on this housing unit forecast, average annual single-family absorption in the study area would increase from 116 units between 2004 and 2008 to 157 units between 2008 and 2030.
- Nearly 7.1 million square feet of commercial space could exist in 2030, an annual average increase of 4.3% from almost 2.8 million square feet in 2008.

Completed, Approved, and Additional Residential and Commercial Development, Study Area, August 2008				
Land Use	Completed	Approved	2008-2030 Additional	Total
Single-Family	1,312	2,314	1,146	4,772
Townhouse/Condominium	32	380	268	680
Apartments	0	0	692	692
Unannounced Unit Mix (Riverside)	0	800	0	800
<b>Residential Total</b>	<b>1,344</b>	<b>3,494</b>	<b>2,106</b>	<b>6,944</b>
Industrial	2,534,310	1,310,000	600,000	4,444,310
Office	195,649	163,800	305,000	664,449
Retail	40,291	869,100	310,000	1,219,391
<b>Commercial Total</b>	<b>2,770,250</b>	<b>2,342,900</b>	<b>1,215,000</b>	<b>6,328,150</b>
Sources: Mecklenburg County, Warren & Associates				