

HARRISBURG TOWN CENTER

HARRISBURG, NORTH CAROLINA



cltres.com



HARRISBURG MASTER PLAN



- A.1 3 Stories** 57 Parking Spaces
38 Rooftops
Commercial - 5,000 sf
 - A.2 3 Stories** 70 Parking Spaces
38 Rooftops
Commercial - 5,000 sf
 - B. 2 Stories** 52 Parking Spaces
Commercial/Medical - 24,000 sf
 - C. 2 Stories** 32 Parking Spaces
Commercial - 12,000 sf
 - D. Commercial** 89 Parking Spaces
29,500 sf
 - E. 3 Stories** 63 Parking Spaces
39 Rooftops
 - F. 4 Stories** 103 Parking Spaces
59 Rooftops
 - G. 4 Stories** 101 Parking Spaces
54 Rooftops
 - H. 4 Stories** 195 Parking Spaces
104 Rooftops
Commercial - 2,500 sf
 - I. Future Parking Structure**
 - J. 2 Stories** 30 Parking Spaces
Commercial - 10,000 sf
- Multi-Family:** 332 Rooftops
Parking based on 1.5 Spaces per Rooftop
- Commercial:** 88,000 sf
Parking based on 1 Space per 300 sf
- Parking Required:** 792 Spaces
Parking Provided: 792 Spaces

HARRISBURG MASTER PLAN



Building A.1
3 Stories • 38 Rooftops
5,000 sf Commercial

Building A.2
3 Stories • 38 Rooftops
5,000 sf Commercial

Building B
2 Stories • 24,000 sf
Commercial/Medical

Building C
2 Stories • 12,000 sf



HARRISBURG MASTER PLAN

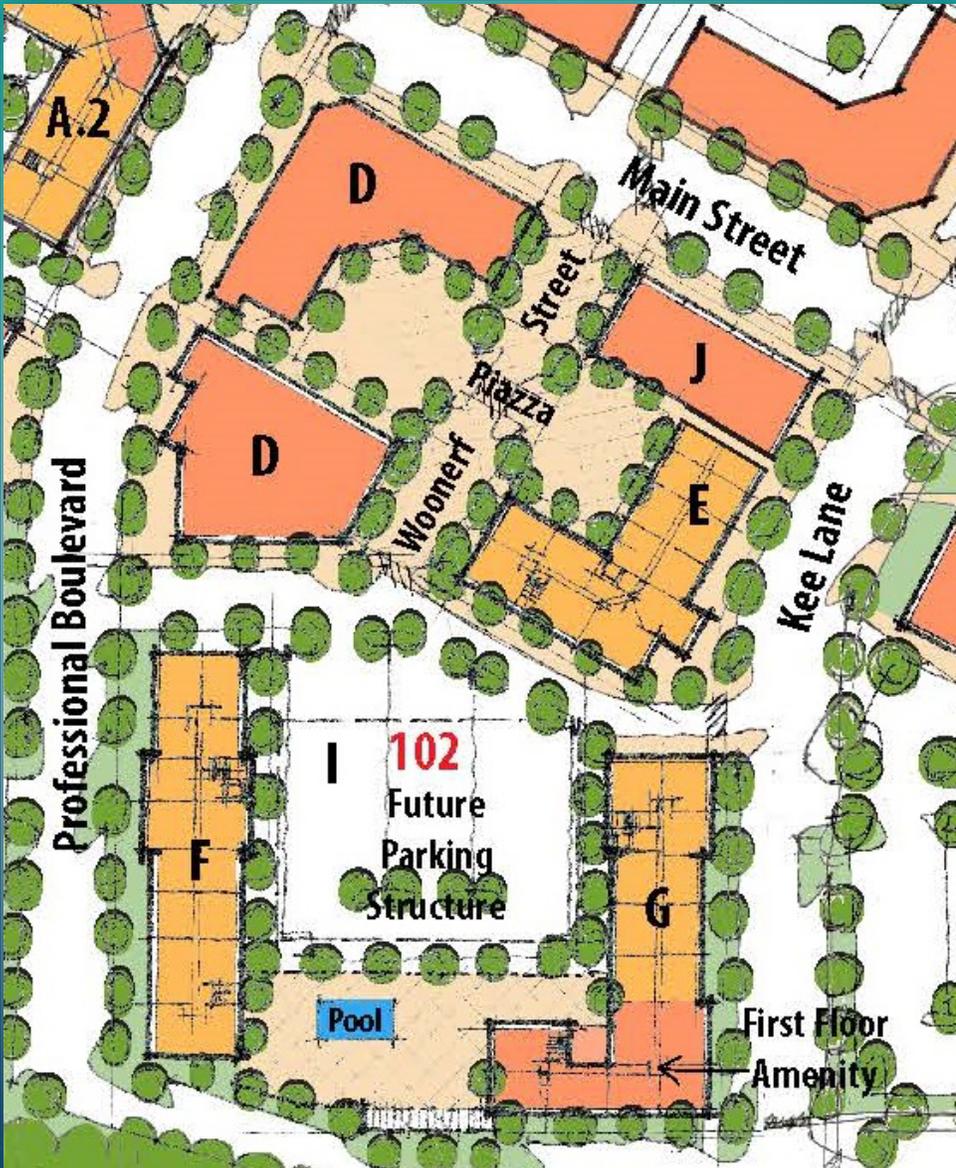
Building D
Commercial • 29,500 sf

Building E
3 Stories • 39 Rooftops

Building F
4 Stories • 59 Rooftops

Building G
4 Stories • 54 Rooftops

Building J
2 Stories • 10,000 sf Commercial





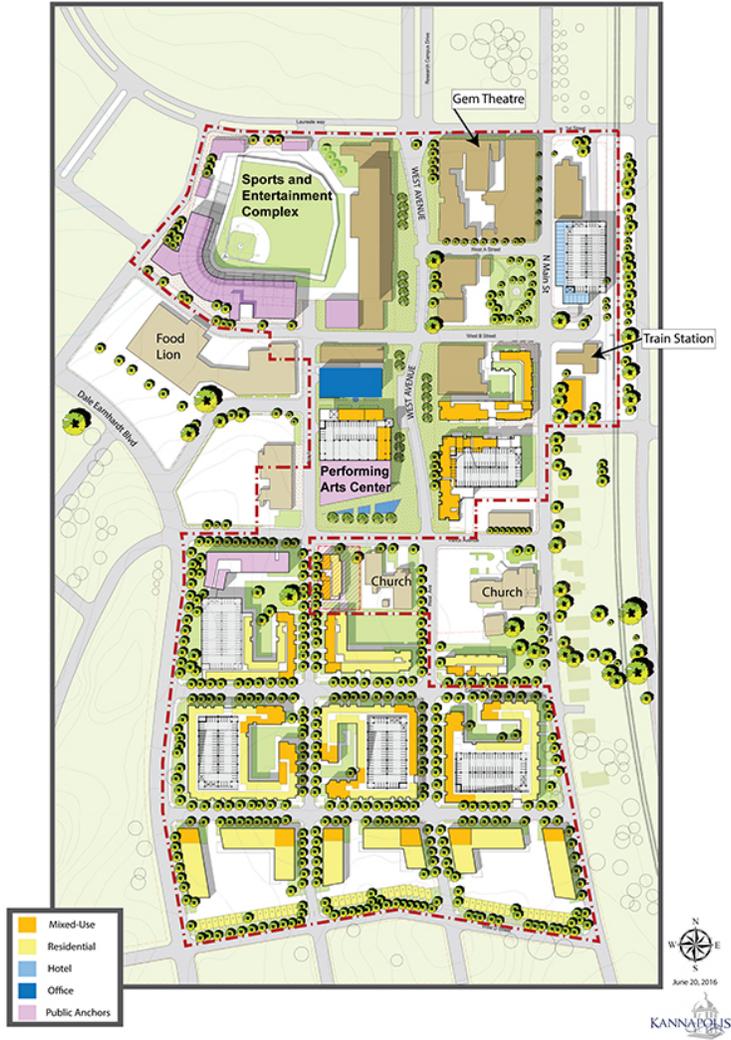
HARRISBURG MASTER PLAN

Building H
4 Stories • 104 Rooftops
2,500 sf Commercial

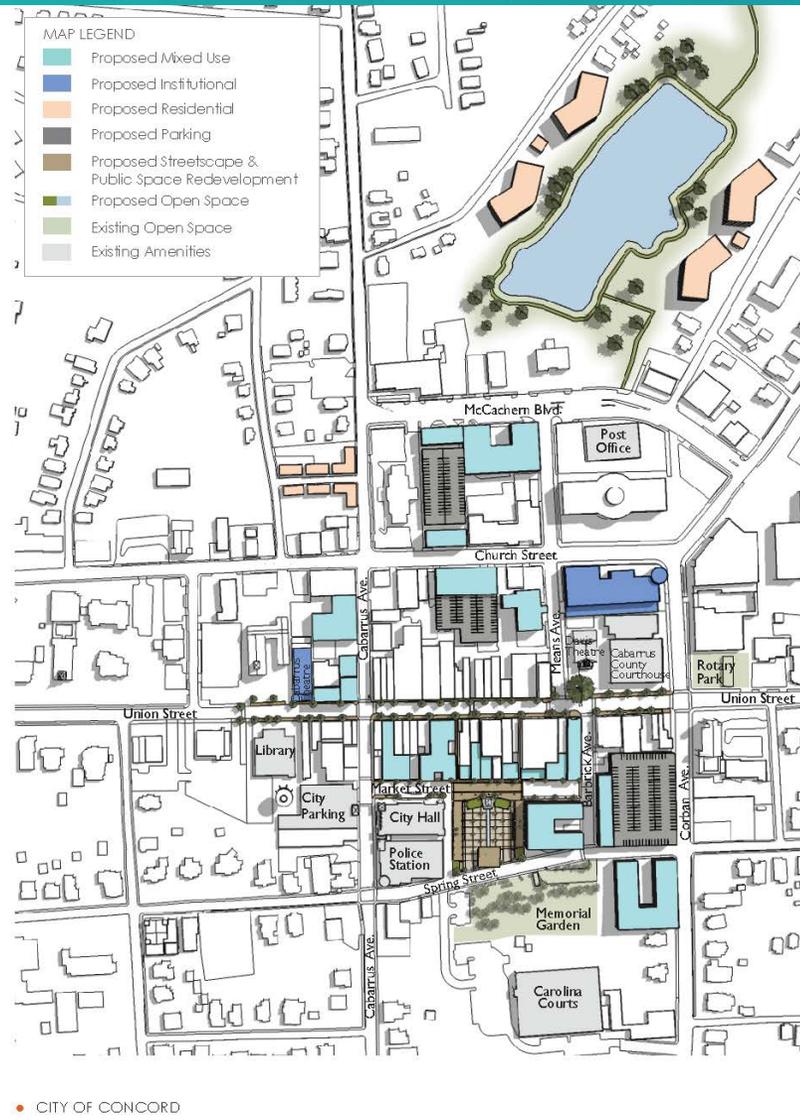


CASE STUDIES

Downtown Revitalization Master Plan



Kannapolis • North Carolina



Concord • North Carolina

- Walkable Communities are preferred by 64% of Residents
- Mixed Use Communities, offering dining, shopping and entertainment appeal to more than 62% of Residents
- Harrisburg and similar suburban areas are in demand by more than 50% of Residents
- A layout such as Harrisburg Town Center provides ample space for townhomes and condominiums, providing a range of living opportunities

CASE STUDIES



*Brownstones on Bennett
Southern Pines, North Carolina*



*Lakeshore Raleigh,
Lake Raleigh, North Carolina*

CASE STUDIES



*Preston Ridge
Northwest Hickory, North Carolina*

Courtesy of My Niche Apartments



*One North Center
Downtown Hickory, North Carolina*

Courtesy of My Niche Apartments

HOUSING OPPORTUNITIES



For Sale Housing

Demand: 4,714 Rooftops

Lifestyle Housing can be up to 50% (2,357)

For Rent Housing

Demand: 1,180 Rooftops

Ideal living for a wide range of renters, including Millennials and Silver tenants

CONCEPTUAL RENDERINGS

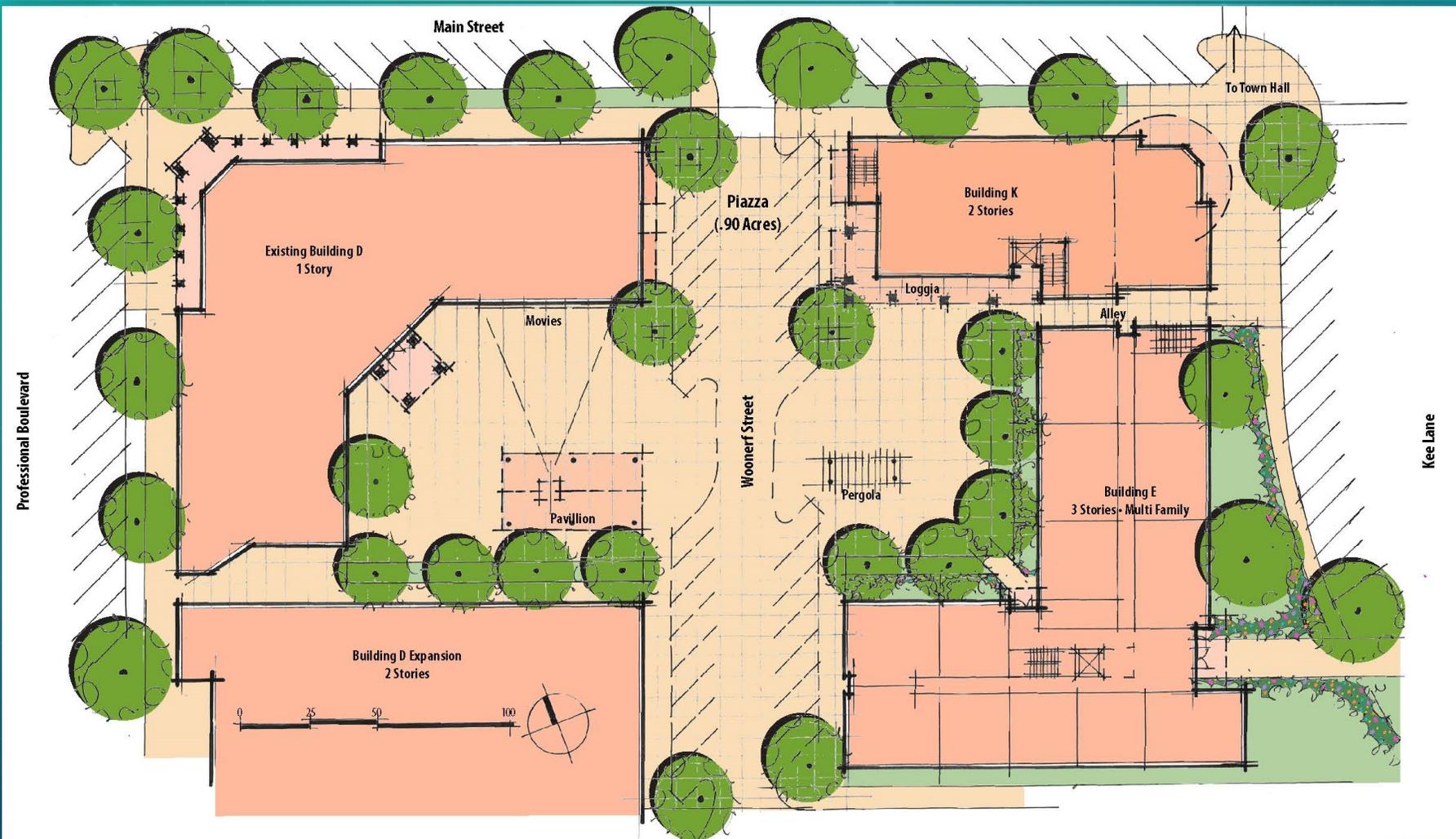


Building A.2
3 Stories
38 Rooftops
5,000 sf Commercial

Building H
4 Stories
104 Rooftops
2,500 sf Commercial

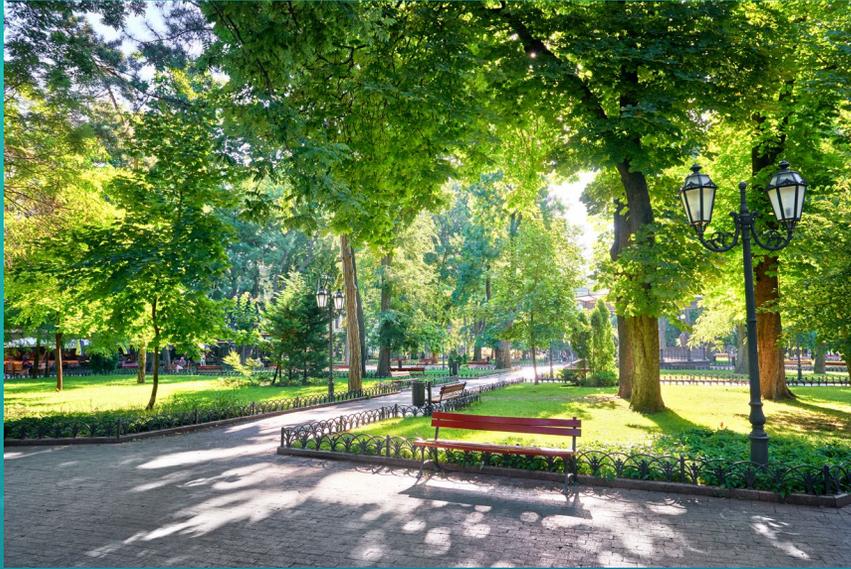


PIAZZA PLAN



PIAZZA ELEVATION





LIFESTYLE



COMMUNITY