

# Waverly

Waverly Walk | Charlotte, NC 28277



## At Waverly, commutes are measured by steps, not miles.

Trading in the higher-cost of living in the city, Charlotte's affluent southern suburbs have seen rapid growth due to lower taxes, highly ranked school systems and access to community-driven, tight-knit neighborhoods.

Responding to the needs of local residents and employees who desired the privacy and low cost of living in the suburbs, but with the amenities of an urban city center, the 90 acres were developed and carefully master planned to be a walkable community with the urban energy clients are looking for, but in the convenient South Charlotte location that they desired. The pedestrian-friendly master planned development features two class-A medical office buildings, two class-A office buildings called the Hub and the Nexus, a 140-room Hilton Garden Inn and more than 225,000 square feet of retail space, anchored by Whole Foods. Waverly also offers 375 apartments and 140 single-family homes, built by other developers.

The property's tenant base is comprised of a carefully curated mix of sit-down and fast-casual restaurants, soft goods stores, and service-oriented retailers. The property features light contemporary architecture, community plaza space, and a highly-walkable and connected building layout.

Childress Klein, in partnership with Crosland Southeast and the B. Frank Matthews II Family knew that — Waverly as it is known now — was a special opportunity, because it represented 90 acres held by a legacy landowner who had been patient when development occurred around his property — the former Matthews Family Farm. The Matthews family personally chose partners Childress Klein and Crosland Southeast to develop the land.

### PROPERTY TYPE

Retail  
Office  
Mixed Use

### SERVICES

Development  
Project Management  
Property Management  
Agency Leasing

### SIZE

250,000 SF

### PARTNER / ARCHITECT

Ascentris

### PROPERTY DETAILS

- 90 acre site
- 250,000 SF of Retail & Dining
- (2) 6-story Class A Office Buildings
- (2) Class A Medical Buildings
- 275 Apartment Units
- 140 single family homes

**(This project was sold in 2019 and is now a joint venture partnership between Childress Klein and Ascentris.)**

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