

GREATER CHARLOTTE RELOCATION GUIDE

YOUR HOME IN NORTH CAROLINA

COMPASS

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After being named Rookie of the Year in 2024, I've made it my mission to bring a fresh, informed, and personal approach to real estate. With a Master's in Real Estate Development, I combine my academic background with real-world experience to help clients truly understand the value of where they live—and where they're going!

As someone who lives and works in Charlotte, I'm passionate about sharing curated insights into this fast-growing, dynamic market. From established neighborhoods to up-and-coming communities, I'm here to help you navigate the Queen City with confidence.

Cottingham Chalk and Compass's incredible tools allow me to offer smart, strategic guidance while keeping the experience transparent and tailored to you. Whether you're buying your first home, selling your last, or just exploring your options, I'm here to support you every step of the way!

INTRODUCING CHARLOTTE

“The Crown Jewel of the South.”

Charlotte has a way of making you want to stick around. The city and its surrounding communities have earned a seat as one of the fastest growing regions and best places to live.

So what makes this Southern city stand out?

Lush green space wherever you look, Southern charm with a progressive attitude, booming hospitality and arts scenes, and a four-season climate. It's big enough to feel like a true urban environment, yet small enough to feel hospitable.

Charlotte lives along the Catawba River system which includes Lake Norman, a massive man-made lake surrounded by the blissful rolling hills and farmland. This city is home to 26 golf courses, 230 public parks, and 72 scenic walking trails - offering no shortage of outdoor access amidst the sprawling cityscape.

From the diversity of the residents to the rich history, Charlotte is a melting pot. This city is a mix of innovative chefs, talented artists, fierce athletes, and game-changing entrepreneurs. Equal parts traditional and charming - trendy and eclectic. Charlotte will amaze and inspire you with its multifaceted dining experiences, world-class shopping, and lengthy list of major sporting events.

With affordable housing options and a booming job economy, Charlotte is attractive to all ages - with over 104 people moving to the city each day and a significant pattern of corporate company relocations.

Maybe you've been considering Charlotte for years, or perhaps this growing city is a new prospect for your family or business. Either way, we hope this guide will bring you one step closer to calling Charlotte home. And no matter your goals, our local Compass agents specialize in making your dream a reality.



THE COMPASS ADVANTAGE

Founded in 2012, Compass pairs best-in-class agents with cutting-edge technology and unparalleled marketing. Our innovative approach has secured over \$1.5 billion in capital from the world's most prominent investors, allowing for the development of tools and recruitment of talent to build a once-in-a-generation company. With the solutions' driven mindset of a startup and the sophistication of a luxury brand, Compass is the future of real estate.

At Compass, our mission is to help everyone find their place in the world. Compass agents are not just agents. They're guides who facilitate a smooth and stress-free home buying or selling experience, from the first phone call to the final signature and well beyond. Compass is taking real estate into a new dimension, combining business professionalism with lifestyle expertise to assist clients in all of the many details and tasks that go into moving out of a home, relocating to a new area, and moving into a new home.

\$216B+

2024 Gross Transaction Value*

#1

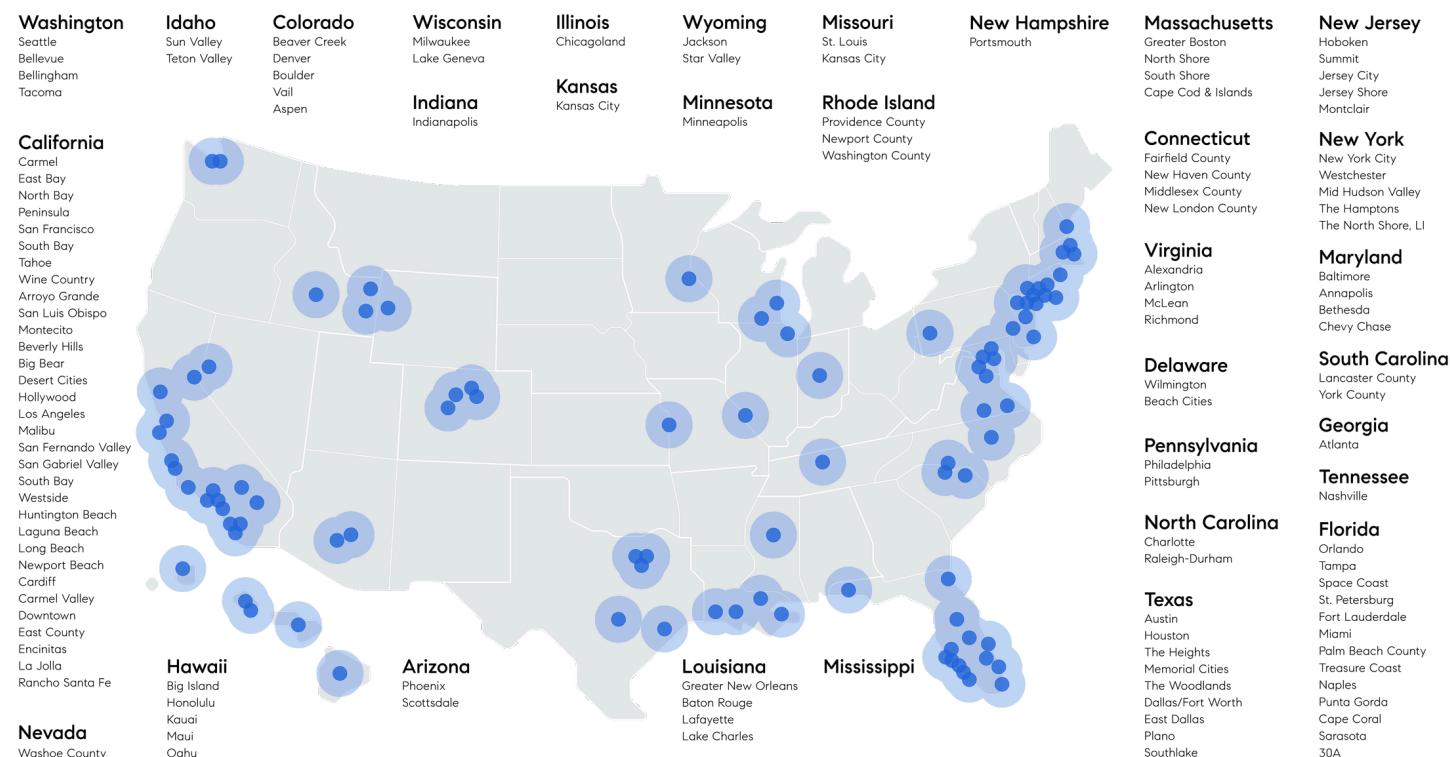
in Charlotte's MLS

37K+

Agents**

\$1.5B+

Invested in Technology



*Gross Transaction Value is the sum of all closing sale prices for homes transacted by agents on the Compass platform. We include the value of a single transaction twice when our agents serve both the home buyer and home seller in the transaction. This metric excludes rental transactions. **Agents are defined as all licensed agents on the Compass platform as of December 2022.

RELOCATION SIMPLIFIED

Your Home. Our Mission.

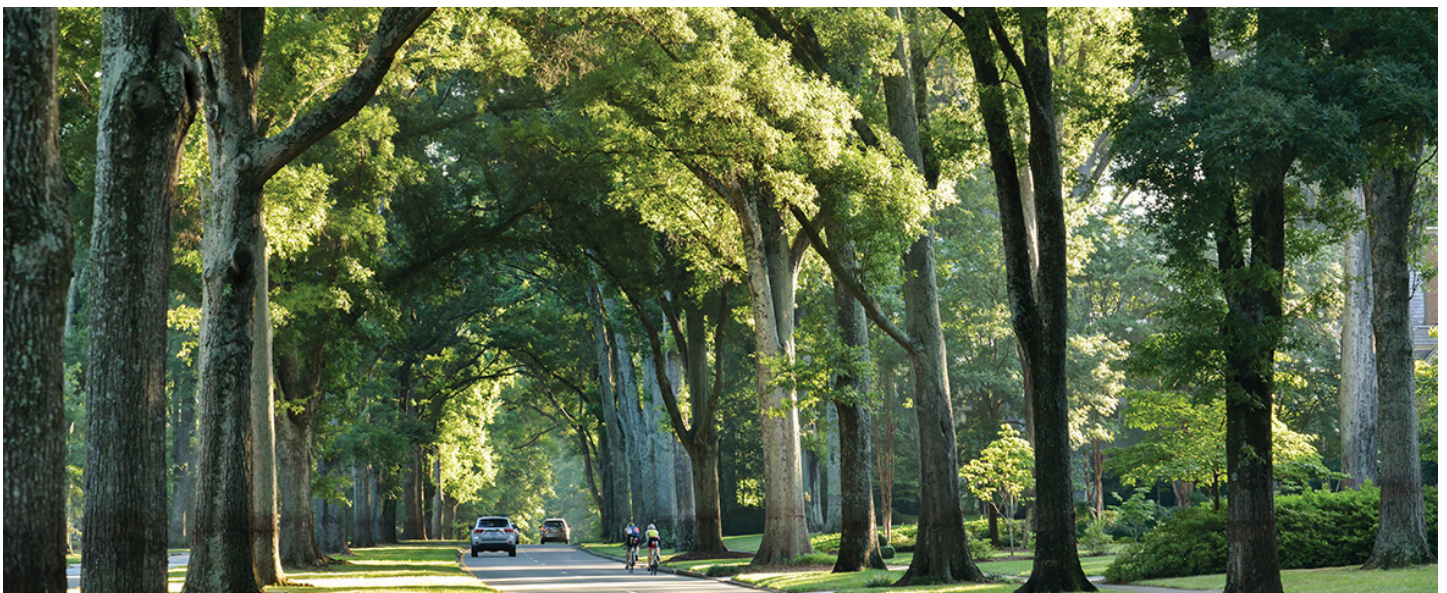
Relocating a business or family to a new area comes with unique challenges. When starting a new chapter in a new city, the expertise of a real estate professional matters. Not just any realtor will do, because relocation involves far more than a simple home purchase or sale. That's why Compass aims to simplify the relocation process by pairing you with expert agents who know the market inside and out. Agents who are committed to top-tier service and covering every detail that goes into relocating - from finding you a place to call home, or recommending the best spot to grab a morning cup of coffee.

Collaborative and connected, our agents enjoy direct access to the country's top properties and the 28,000+ brokers who represent them. And just as we leverage our national network, we're also keenly attuned to the nuances that make each local market unique.

From utilizing top-notch marketing tools in positioning a seller's home to crafting innovative ways to get a buyer's offer accepted (even when there are multiple competing offers), Compass agents have an unmatched edge that is invaluable in a booming market like Charlotte.

From helping buyers relocate to Greater Charlotte by recommending schools, salons, gyms, parks, and local amenities - to helping sellers by guaranteeing they get the best offer possible, Compass has positioned itself as the top brokerage for navigating the most exciting moments in Charlotte's growth.

We focus on relocation, so you can focus on your exciting next chapter, one that starts with wheels down in Charlotte. At Compass, our goal is to help you deftly navigate today's market ensuring a seamless transition to your new home city.



BUSINESS CLIMATE + LIVABILITY

#5 Best Places to Live | WCNC

#8 Most Diverse Location in the US | WalletHub

#9 Best Places to Retire | U.S. News & World Report

#17 Largest City | News Observer

#5 Fastest Growing City in the US | U.S. Census Bureau

ECONOMIC DRIVERS

If the natural beauty, climate, culture, and rich traditions of Greater Charlotte were not reasons enough to move, the area is also a bustling hub of economic activity and rapid expansion. Charlotte benefits from a particularly diverse economy, with key drivers ranging from healthcare to finance, multiple corporate headquarters, manufacturing, tourism, music, art, and entertainment.

Many businesses who are looking for a thriving city with cultural diversity and myriad housing options have selected Charlotte to house their headquarters. In turn, this brings an influx of job availability to the region. The city enjoys low unemployment rates, steady in-migration of well-educated, skilled workers and entrepreneurs, and a favorable business climate. Perfect for companies interested in relocating or expanding their service areas.

ANNUAL ECONOMIC IMPACT

Manufacturing | \$26 Billion

Health Care Management | \$104 Billion

Tourism & Hospitality | \$2.36 Billion

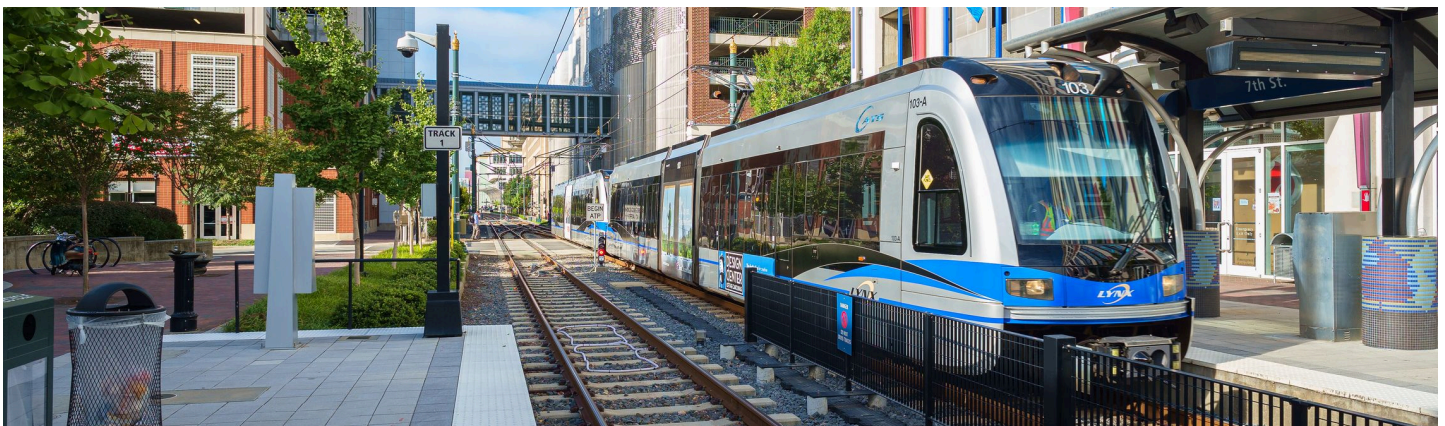
Arts & Entertainment | \$2.12 Billion

CORPORATE BUSINESS CLIMATE

Corporate Income Tax Rate | 2.5%

Personal Income Tax Rate | 5.25%

Sales Tax Rate | 7.25% (4.75% State, 2.4% local)



ACCESSIBILITY, TRANSPORTATION + TRAVEL

With Charlotte being a central hub of the Southeast US, the city benefits from a highly accessible location, offering many competitive advantages to businesses. Combine that with highly efficient and always-improving transportation avenues across the city - it's no wonder how Charlotte became a hub of American commerce.

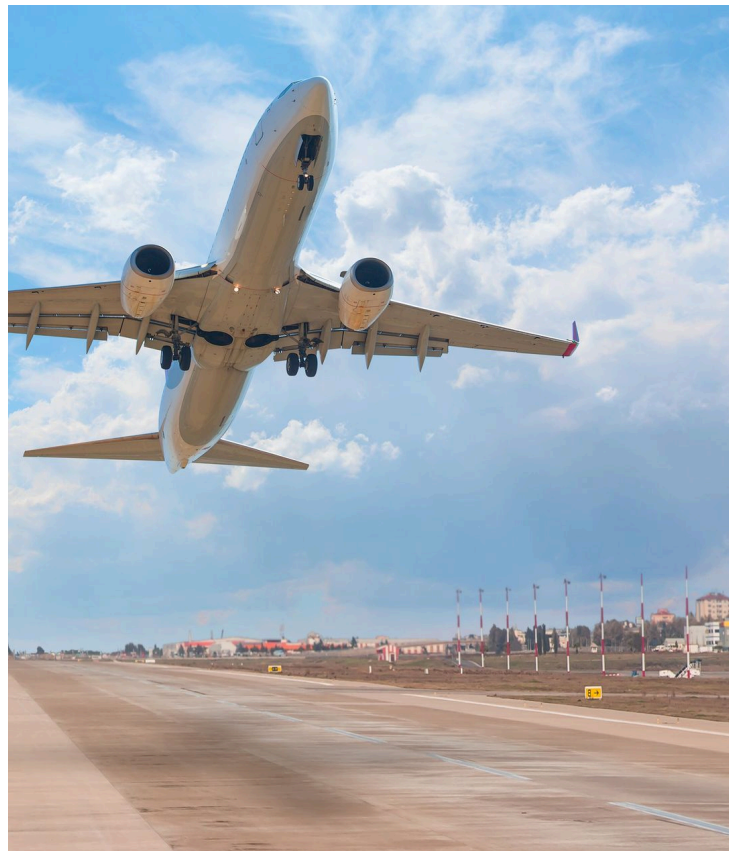
Charlotte's centralized location and expansive modes of transportation built into the city's infrastructure allow manufacturing and logistics businesses to reach national and international locations with ease and affordability, further bolstering an already growing economy.

KEY ASPECTS OF ACCESSIBILITY

- Charlotte Douglas International Airport (CLT) is ranked among the top 10 busiest airports in the world, averaging 1,400 daily aircraft operations.
- CLT serves approximately 179 nonstop destinations, including 33 international destinations, and welcomes more than 48 million passengers annually.
- Average Commute Time is 27 minutes
- 7th Busiest in the United States by Airports Council International

CHARLOTTE TRANSIT

- Lynx Blue Line - Also known as the "Light Rail"
- City Lynx Gold Line - A free street car line
- Sprinter - A rapid transit bus
- Plenty of rentable bikeshare and scooter options



Data Gathered from the Charlotte Regional Business Alliance

COUNTRY CLUB OFFERINGS

Greater Charlotte offers an extensive list of country and social clubs. Whether you prefer to duke it out on the tennis court, stroll leisurely across the back Nine, or spend a day at the pool - there's something for everyone.

LOCAL CLUBS

Quail Hollow Club
Myers Park Country Club
Carmel Country Club
Charlotte Country Club
Providence Country Club
Ballantyne Country Club
Longview Country Club

Raintree Country Club
Windyrush Country Club
The Peninsula Club
Mallard Head Country Club
Trump National Golf Club
Verdict Ridge Golf Club
Cowan's Ford Golf Club



POPULAR ATTRACTIONS

One could pick a different Charlotte attraction to visit each weekend and still go an entire year without seeing all of them. And with local attractions often bringing in new exhibits, performers, products, and features, there's always something new to see and do in and around Charlotte.

U.S. National Whitewater Center

Duke Mansion

Blumenthal Theater for Performing Arts

Mint Museum

Bank of America Stadium

Spectrum Center

NASCAR Hall of Fame

Billy Graham Library

Discovery Place

Carowinds Amusement Park

Carolina's Aviation Museum

Freedom Park

Bechtler Museum of Modern Art

Daniel Stowe Botanical Garden

Camp North End

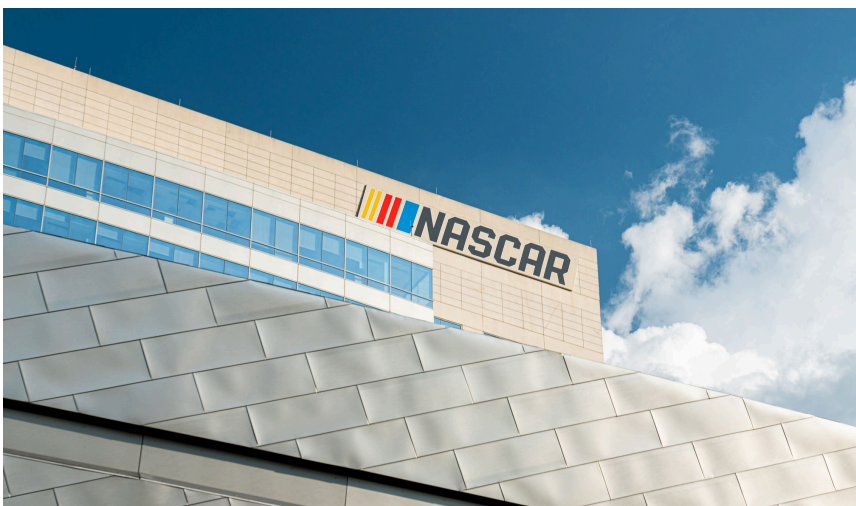
Historic South End

BB&T Ballpark

Romare Bearden Park

Historic Fourth Ward

The Olde Mecklenburg Brewery



SPORTS, MUSEUMS, PARKS + RECREATION

SPORTS

From the NFL’s Carolina Panthers to the NBA’s Charlotte Hornets, from college teams to local leagues, Charlotte never ceases to entertain for the all-in sports fan. Year-round sporting events keep residents and visitors entertained, and exceptional sports centers like the Bank of America Stadium guarantee an excellent place to watch the game.

- MLS | Charlotte FC & Carolina Ascent
- Minor League Baseball | Charlotte Knights
- Minor League Hockey | Charlotte Checkers
- NFL | Carolina Panthers
- NBA | Charlotte Hornets
- NASCAR

MUSEUMS

When Charlotte was founded in 1768, city planners committed themselves to preserving the area’s history and culture. That commitment continued throughout the years as the city began to grow rapidly. Charlotte proudly displays many museums, art centers, Halls of Fame, restored centennial buildings, and well-cared-for historic sites.

- Bechtler Museum of Modern Art
- The Charlotte Museum of History
- NASCAR Hall of Fame
- Mint Museum
- Matthews Heritage Museum
- Harvey B. Grant Center for African American Art + Heritage
- Hezekiah Alexander House
- Carolinas Aviation Museum
- Hendrick Motorsports Museum

PARKS + RECREATION

The unmatched beauty of the Carolinas is in the outdoors, and Charlotte embraces that beauty through regular maintenance of over 230 public parks, 39 golf courses, over 350 miles of paved trails, and 170 miles of blueway. Add the great weather and four-season climate and Charlotte’s parks are simply the best place to be, 365 days of the year.

- Long Creek Trail
- Falcon Trail
- Catawba River Blueway
- Rocky River Blueway
- Little Sugar Creek Greenway
- Lake Norman State Park
- Crowders Mountain State Park

ANNUAL EVENTS

Charlotte is the perfect combination of a big city convenience and small town charm. From city-wide happenings to localized community gatherings, steeplechases to art festivals, holiday events to restaurant and brewery festivals, home and garden get-togethers to the infamous renaissance festival, Charlotte has something for everyone.

MARCH

Charlotte Goes Green Festival
Art Festival at the Hindu Center
Charlotte Donut Festival
Party in the Park at the Mint Museum

APRIL

Tuck Fest at the USNWC
African American Festival
Charlotte Spring Festival
Charlotte Wine and Food Festival
South Carolina Strawberry Festival
Charlotte Brewfest

MAY

North Carolina Brewers & Music Festival
Speed Street
Wake the Queen Festival
Carolina BBQ Festival

JUNE

Taste of Charlotte
Charlotte Fair
Juneteenth Gold Classic

JULY

Fall into Fashion Show

AUGUST

Charlotte Pride Parade and Festival

SEPTEMBER

Festival in the Park
Charlotte's "Weekend of Sports"
Yiasou Greek Festival
Fall Festival at Sycamore Brewing

OCTOBER

Carolina Balloon Festival
Carolina Renaissance Festival
Hola Charlotte Festival
Breakaway Music Festival
OMB Mecktoberfest

NOVEMBER

Novant Health Thanksgiving Parade

DECEMBER

Christmastown USA
NASCAR Christmas Light Show

NEIGHBORHOODS

UPTOWN *MECKLENBURG COUNTY*

Uptown is the center business district of Charlotte and is split into four wards. Uptown is considered the city's heartbeat, pumped full of tech startups, creatives, restaurants, bars, the city's top museums, plenty of nightlife and entertainment options. A true big-city feel with the culture of a small town.

DILWORTH *MECKLENBURG COUNTY*

Dilworth is just a few miles from Uptown Charlotte. In this neighborhood, you'll find tree-lined streets and picturesque rows of charming homes. It was the first streetcar suburb in Charlotte. Today, it's connected to the rest of the city by both bus and light rail. Dilworth has a great restaurant scene, with specialty food and clothing shops in the Kenilworth Commons and Park Square retail plazas.

ELIZABETH *MECKLENBURG*

Elizabeth is one of the original historic neighborhoods of Charlotte. Located just outside of Uptown, Elizabeth caters to urbanites with its close, walkable proximity to businesses, restaurants, and retail stores. This neighborhood is also close to some highly-rated public schools.



NEIGHBORHOODS

SOUTH END *MECKLENBURG COUNTY*

Historic South End has its beginning in the 1850s when the first railroad line came to the city. The area has since experienced a bursting revival as restaurants, shops, breweries, and design related industries discovered the beauty and versatility of the old mills and warehouses. South End is a bustling area with many breweries, shops, fitness studios, and restaurants.

EASTOVER *MECKLENBURG COUNTY*

Located southeast of center city Charlotte, Eastover was the first suburb with driveways for “motorcars.” The neighborhood’s stately homes have long attracted the leaders who helped shape Charlotte’s growth. One major landmark is The Mint Museum of Art. Eastover is also home to one of Charlotte’s oldest elementary schools, Eastover Elementary. The area is considered one of the finest local shops and restaurants are within walking distance.

NODA *MECKLENBURG COUNTY*

The North Davidson Arts District, affectionately known as NoDa, is a former mill neighborhood that has transformed into a funky arts district with galleries, eateries, breweries and performance halls. Just three miles northeast of uptown, the neighborhood is made up of mostly small, restored craftsman-style bungalows. The district also has an increasing number of condos, including some in converted mills.



NEIGHBORHOODS

SOUTHPARK *MECKLENBURG COUNTY*

Its name is derived from the upscale SouthPark Mall, which opened in 1970, the SouthPark neighborhood is deemed one of the safest areas in Charlotte. Boasting some of the best schools, shopping areas, and lowest crime rates around, this chic neighborhood hosts high-end restaurants and boutiques featuring the latest fashion trends.

MATTHEWS *MECKLENBURG COUNTY*

Nestled between Charlotte and Union county, Matthews offers a small town feel just a few miles from the city center. Annual festivals, family-friendly entertainment and plenty of recreational amenities have made it one of the most desired locations in the region.

BALLANTYNE *MECKLENBURG COUNTY*

In Ballantyne, beautiful modern homes and stately retail complexes have become proven magnets for residents who crave large scale amenities outside the city's constant hustle and bustle. The neighborhood is home to the Ballantyne Village shopping center, with chic clothing boutiques and jewelry stores, and Blakeney Village, an outdoor mall featuring major national brands. This familyfriendly community has something for everyone to enjoy.



NEIGHBORHOODS

WAXHAW *UNION COUNTY*

Waxhaw is a growing area south of Charlotte with a growth rate of 6.4% last year alone. It's a leisurely community, where you can enjoy walks through the quaint downtown or explore local breweries. The neighborhood is about 30 miles from the city center.

WEDDINGTON *UNION COUNTY*

Weddington is a suburban town in Union County. A small portion of the town extends into Mecklenburg County. Weddington offers residents a rural feel and most residents opt to own their homes. The school district is highly rated, making Weddington the perfect area for starting or growing a family.

FORT MILL *YORK COUNTY*

Just over the North Carolina state line is one of the fastest growing parts of York County, Fort Mill. Fort Mill is home to Baxter Village, a community of Neo-Victorian homes close to high-ranking schools and golf courses. Sidewalks and walking paths run most of the way from Tega Cay to downtown Fort Mill. The area also features Anne Springs Close Greenway, easy lake access and working peach farms.



OFFICE INFORMATION

SouthPark Office
4525 Sharon Road
Third Floor
Charlotte, NC 28211

COMPASS

