

An aerial photograph of a modern residential development, 'The River District', featuring multi-story houses with large windows and balconies, situated along a river. The scene is captured during sunset or sunrise, with a warm, golden glow over the water and the surrounding greenery. The houses are arranged in a row, with some featuring private docks and landscaping. The background shows a dense line of trees and a distant city skyline under a hazy sky.

The River District Buyer Bundle

Everything you need to know about neighborhoods, builders, timelines, and buying opportunities in one of Charlotte's most exciting new communities.

Conceptual information — subject to change

What Is The River District?

The River District represents a bold new vision for community living in Charlotte. This master-planned, mixed-use development blends modern living with natural beauty, creating a vibrant neighborhood that evolves with the needs of its residents over time.

Nestled along the scenic Catawba River, the community prioritizes walkability, connectivity, and outdoor recreation. Miles of planned trails wind through green spaces, connecting residential areas to commercial districts, parks, and waterfront amenities. This is more than a place to live—it's a long-term lifestyle centered around nature, community, and sustainable growth in Charlotte.

The River District is designed to be a complete, self-sustaining community, integrating diverse residential areas, vibrant commercial districts, and abundant recreational spaces. Residents can live, work, and play without sacrificing convenience or natural beauty.

Why Buyers Are Watching Early

- Prime riverfront location with protected green space
- Walkable design reduces car dependency
- Master-planned communities tend to appreciate well
- Early buyers often get best lot selection
- Proximity to Charlotte and CLT Airport

Neighborhoods at a Glance



Westrow + Basswood

Currently available

Now selling in Westrow and Basswood — the active residential areas of The River District today. Expect new home releases, walkable trails and green space, and easy access to Westrow's town center energy (dining, retail, and community events).



Riverfront Park District

Future residential district (planned)

Imagine waking up to river views and direct trail access. This future residential-focused district is envisioned to emphasize outdoor living with extensive green space, waterfront parks, and recreational amenities. The concept for this district aims to appeal to those who prioritize nature and tranquility while staying connected to the larger community. Residential development in this district is planned for a later phase and remains subject to design and release timelines.



Gateway District

Future mixed-use district (planned)

The professional and commercial anchor of The River District, Gateway is planned to feature office space, retail destinations, and mixed-use development. Designed to support long-term job growth and regional connectivity, this district will link The River District to Charlotte, major employment corridors, and CLT Airport.



Important Note: Neighborhood details, amenities, and development timelines evolve as the community grows. Information presented here reflects current planning and is subject to change based on market conditions and developer decisions.

A Local Landmark: Big Foots Pete

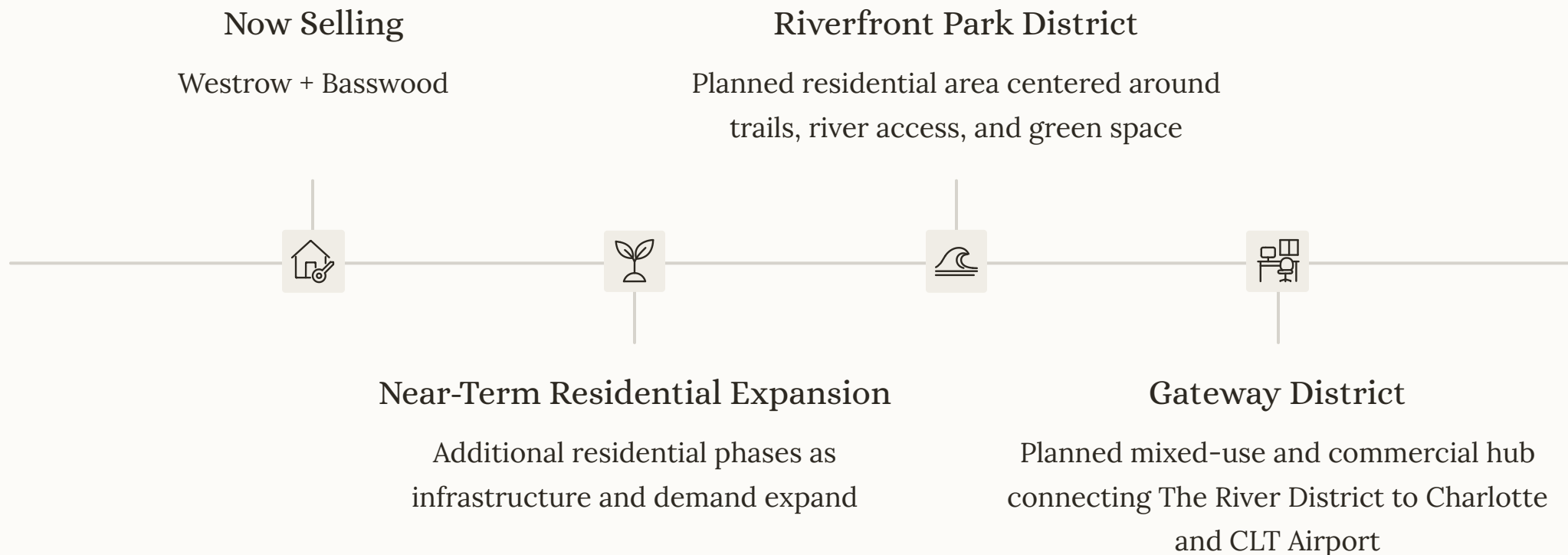


Big Foots Pete is one of The River District's most recognizable and talked-about landmarks. This larger-than-life wooden sculpture sits along the trail system and has quickly become a favorite stop for residents, walkers, and families exploring the area.

More than just a photo opportunity, Pete represents the River District's commitment to blending nature, creativity, and community into everyday life. It's details like this—unexpected, local, and memorable—that help set this development apart from more generic new construction communities.

- ❑ Local landmarks and amenities help shape the culture of a community and often become gathering points as neighborhoods grow.

How The River District Is Rolling Out



Phasing and timing may evolve as the community develops. This overview is designed to help buyers understand how the River District is planned to grow over time.

Home Types You'll See Here

The River District offers diverse housing options designed to accommodate different lifestyles, budgets, and preferences. Understanding these home types helps you identify the best fit for your needs.

Choosing the right home type in The River District depends on your timeline, lifestyle priorities, and long-term plans. Some buyers prioritize immediate move-in opportunities, while others prefer to secure a future release. Understanding these differences early helps you move forward with confidence.

		
Single-Family Homes Best for: Families seeking space, privacy, and long-term investment potential Single-family homes in The River District range from thoughtfully designed starter homes to spacious executive residences. These properties offer private yards, attached garages, and the autonomy that comes with standalone ownership. Buyers appreciate the flexibility to customize, expand, and truly make the space their own. Availability: Currently available in select neighborhoods (Westrow & Basswood), with phased releases. Lifestyle fit: Ideal if you want outdoor space for pets or children, prefer separation from neighbors, and don't mind yard maintenance. These homes work well for growing families planning to stay long-term.	Townhomes Best for: First-time buyers, young professionals, and those seeking low-maintenance living Townhomes strike a balance between space and convenience. With multiple floors, attached garages, and HOA-managed exteriors, they deliver much of the feel of a single-family home without the maintenance burden. Many feature modern open-concept layouts and rooftop terraces. Availability: Currently available in Westrow; future releases planned in additional districts. Lifestyle fit: Perfect for buyers who want walkability, minimal yard work, and community amenities without sacrificing square footage. Lock-and-leave flexibility makes townhomes popular with frequent travelers.	Apartments Best for: Renters, those testing the community, or seeking ultimate flexibility Future residential phases are expected to introduce rental apartment options within The River District. These residences are designed to support walkable, mixed-use living near retail, dining, and community gathering spaces. Apartment development is planned for later phases and remains subject to final design and release timelines. Availability: Planned for future mixed-use phases; not yet available for purchase. Lifestyle fit: Great for newcomers to Charlotte, those in career transition, or anyone who values flexibility and proximity to amenities over ownership equity.

 Quick Snapshot:

- Single-Family: Space, privacy, long-term living
- Townhomes: Low-maintenance, walkable lifestyle
- Apartments: Future rental flexibility in later phases

Builders to Know

The River District partners with respected national and regional builders, each bringing their own reputation, design philosophy, and construction standards. Understanding these builders helps you align your preferences with the right home.



David Weekley Homes

Design style: Thoughtful layouts with personalization options and energy efficiency focus

Build quality: Known for attention to detail and customer experience throughout the building process

Typical buyer: Families seeking customization and a builder with strong customer service reputation

Pricing: From the \$500,000s — 1,900–2,400 sq ft · Verify current pricing with sales team

Offerings, pricing, and availability vary by release and are subject to change.



Toll Brothers

Design style: Upscale finishes, luxury appointments, and architectural variety

Build quality: Premium materials and craftsmanship targeting the luxury market segment

Typical buyer: Move-up buyers and executives who prioritize high-end finishes and larger floor plans

Pricing: From the upper \$500,000s — up to 2,280 sq ft · 3-car garages · Rooftop terraces

Offerings, pricing, and availability vary by release and are subject to change.



Saussy Burbank

Design style: Regional builder with understanding of Carolina lifestyle and climate considerations

Build quality: Solid construction with local market expertise and reliable delivery

Typical buyer: Locals and relocating families who value regional builder relationships and accountability

Pricing: From the upper \$700,000s — 2,603–3,012 sq ft

Offerings, pricing, and availability vary by release and are subject to change.



DRB Homes

Design style: Contemporary floor plans with smart home technology integration

Build quality: Value-oriented construction with focus on modern buyer expectations

Typical buyer: First-time and move-up buyers seeking modern features at accessible price points

Pricing: Townhomes: From the mid \$400s — 1,872–2,210 sq ft

Pricing: Single-Family: From the \$570s — 2,210–3,045 sq ft

Offerings, pricing, and availability vary by release and are subject to change.

☐ **Pricing and incentives:** Builder offerings, incentives, and pricing change frequently based on market conditions and inventory levels. Always verify current programs and availability directly with builder representatives.

What's Happening Now



Current Activity at The River District

Model Homes Open for Tours

Multiple builders have furnished model homes available for walk-throughs, showcasing floor plans, finishes, and design options

First Residential Move-Ins Underway

Early homeowners are settling into completed homes, bringing life and energy to the initial development of the community

Town Center Leasing Activity

Commercial spaces in the developing town center area are attracting retail, dining, and service businesses that will anchor the walkable lifestyle

Infrastructure Development Ongoing

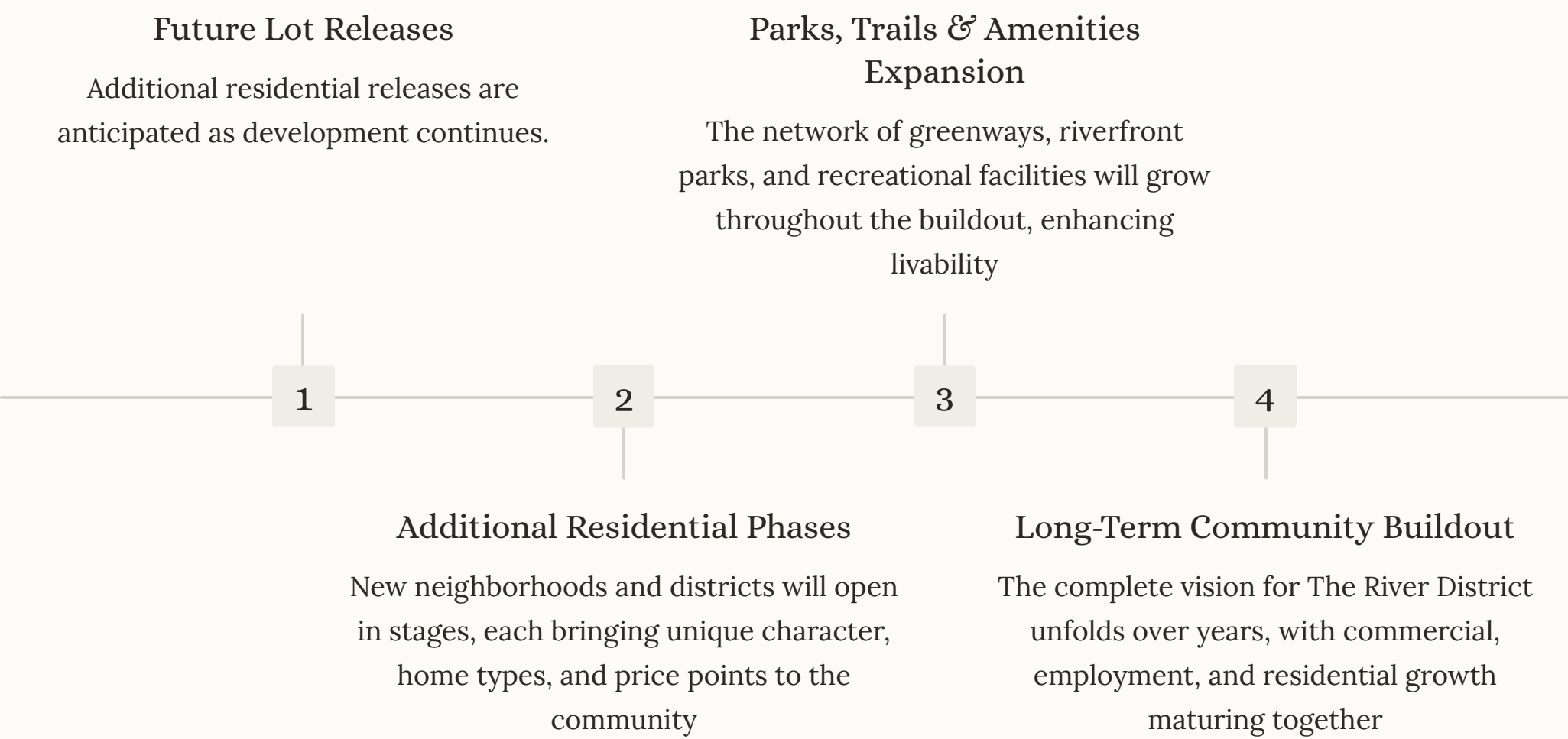
Roads, utilities, trails, and community amenities continue to take shape as the master plan progresses

The River District is transitioning from concept to reality. This early phase offers a unique window—buyers can witness the community's evolution firsthand while still having opportunities for prime homesites and early-phase selections. The energy is palpable as model homes fill with visitors, construction crews frame new homes weekly, and the first residents begin forming the social fabric of this emerging neighborhood.

For prospective buyers, this moment represents both opportunity and decision point. Inventory availability is dynamic. Pricing varies by release and is subject to builder adjustments. And while much of the master plan remains under development, the foundation—both literal and figurative—is being set for Charlotte's next great community.

What to Watch Next

The River District's story is far from complete. Understanding upcoming phases and future releases helps buyers time their decisions strategically and identify opportunities that align with their long-term goals.



Opportunity Windows

Smart buyers monitor these phases because desirable lots, preferred elevations, and attractive pricing may be more readily available when new sections first release. Pricing varies by release and is subject to builder adjustments. Waiting for a later release might mean different availability or opportunities.

Evolution of Amenities

As the community matures, residents will see trails connect, retail options expand, and gathering spaces come online. Early buyers invest not just in a home but in the promise of an increasingly complete lifestyle.

 **Important Disclaimer:** Development timelines, neighborhood releases, and amenity schedules are subject to change. Market conditions, permitting processes, and developer priorities can shift dates and details. Information presented here reflects current understanding but should not be considered guaranteed.

Buying in a Master-Planned Community

Master-planned communities operate differently than traditional neighborhoods. Understanding these dynamics helps buyers make informed decisions and avoid common frustrations.

Release Timing vs. Demand Builders control when lots become available, and popular floor plans or premium homesites often receive multiple offers quickly. The best opportunities don't always stay on the market long enough to deliberate.	Builder Incentives Change Often Closing cost assistance, rate buy-downs, and upgrade credits fluctuate based on inventory levels and market conditions. What's available this month may not be offered next month—and vice versa. Pricing varies by release and is subject to builder adjustments.	Why Early Planning Matters Successful buyers research builders, compare floor plans, understand lot premiums, and get pre-approved before releases happen. When the right opportunity appears, they're ready to move decisively.
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Understanding "Now Selling" vs. "Upcoming Neighborhood Sections"

Now Selling

- Lots available for immediate purchase
- Model homes open for tours
- Construction timelines defined
- Pricing and incentives published
- Move-in dates within 6-12 months

Upcoming Neighborhood Sections

- Conceptual or under development
- Timelines subject to change
- Pricing not yet established
- May require priority lists or waitlists
- Move-in dates typically 12+ months out



Reality Check for Buyers

In master-planned communities, later phases don't always mean lower pricing or better lots. Builders often adjust pricing upward as demand increases and amenities come online. Early phases may offer better selection and incentives, while later phases prioritize finished community appeal.

The distinction matters because it affects timing, financing, and expectations. Buyers drawn to upcoming neighborhood sections need patience and flexibility, while those targeting current inventory should be prepared to act quickly when they find the right fit. Neither approach is wrong—but aligning your urgency with availability prevents disappointment.

Master-planned communities reward preparation. The buyers who thrive in these environments stay informed, build relationships with builder representatives, and understand that timing is as important as location when it comes to securing the home they want.

How We Help Buyers Here

Navigating a master-planned community like The River District requires more than just finding a home—it demands strategic timing, builder knowledge, and awareness of opportunities before they become public. That's where we add value.

01

Monitoring Releases

We maintain relationships with builder representatives and track upcoming lot releases, upcoming neighborhood sections, and inventory changes so our clients know what's coming before it hits the market.

03

Early Alerts Before Public Announcements

Early alerts are not guarantees or reserved access. They're designed to give buyers visibility into upcoming opportunities as information becomes available—so you can plan, prepare, and decide with confidence rather than urgency.

Our goal is to help you stay informed and aligned with your timeline, whether you're buying soon or simply watching how The River District evolves.

02

Builder Comparisons

Not all builders are created equal. We help you understand differences in construction quality, warranty programs, design options, and customer service reputations so you choose the right partner.

04

Helping You Choose *When* to Buy, Not Just *Where*

Sometimes the smartest move is waiting for the next residential release. Other times, acting immediately is critical. We provide context and guidance so you understand market dynamics and timing considerations.



Our Approach: Calm, Confident, Supportive

Buying a home should never feel rushed, pressured, or confusing. We provide clarity without urgency, information without overwhelm. Our role is to equip you with knowledge, advocate for your interests during builder negotiations, and help you understand market conditions to confidently approach your choice and timing.

Whether you're ready to buy now or simply exploring future possibilities, we're here to support your journey. The River District represents a significant opportunity, and we're committed to helping you navigate it successfully.

How River District Compares

Understanding how The River District positions itself against other master-planned communities in the Charlotte region is crucial for buyers evaluating their options. Each community offers unique advantages, whether it's location, amenities, or builder offerings.

Community	Builder	Location	Price Range	Key Differentiator
River District	Multiple builders	West Charlotte, NC	From the mid \$400s to \$900K+	Largest master plan in Charlotte, walkable mixed-use, Catawba River
Griffith Lakes	Toll Brothers	North Charlotte, NC	\$414K-\$800K+	17-acre lake, Red Line transit, established community
Overbrook Estates	Toll Brothers	Huntersville, NC	Mid-\$600Ks-\$700K+	Lake Norman proximity, McDowell Creek Greenway
Forest Creek	Pulte Homes	Waxhaw, NC	From the \$480s	Union County schools, basement lots
The Grove at Tega Cay	Pre-construction	Tega Cay, SC	TBD 2028	Mixed-use walkable, SC tax advantages

The honest comparison:

River District vs Griffith Lakes: River District is the larger master plan with more builder variety and a walkable town center. Griffith Lakes has an established lake community feel and the Red Line transit differentiator. Location — west Charlotte vs north Charlotte — is the deciding factor.

River District vs Forest Creek: Different counties, different school districts, different lifestyle. Forest Creek serves Union County school buyers. River District serves buyers who want walkable mixed-use living and west Charlotte access to CLT Airport.

Want Early Access and Smarter Timing?

Our goal is to help you stay informed and aligned with your timeline, whether you're buying soon or simply watching how The River District evolves.

What You'll Get

- Updates as new information becomes available
- Insider updates on builder incentives
- Insights on upcoming opportunities
- Expert guidance on timing your purchase
- Builder comparison insights
- Market updates specific to The River District

Who This Is For

- Serious buyers researching The River District
- Relocating professionals moving to Charlotte
- Families seeking master-planned community lifestyle
- Investors monitoring emerging neighborhoods
- Anyone who wants to stay ahead of the market

This guide may not be the right fit for buyers seeking immediate resale inventory outside of new construction or those unwilling to navigate phased development timelines.

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