



NEWS RELEASE

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Coffeehouse, Ice Cream Store and Real Estate Firm Join Waverly *Public plaza now open at south Charlotte mixed-use community*

Charlotte, N.C., Sept. 19, 2017 — An independent coffeehouse, a Häagen-Dazs ice cream store and a residential real estate agency will join the tenant mix at the 90-acre Waverly community at the intersection of Providence and Ardrey Kell roads in south Charlotte.

Café Moka, Häagen-Dazs and HM Properties have signed leases at Waverly, which is being developed by Crosland Southeast, Childress Klein and the B. Frank Matthews II family. Café Moka and Häagen-Dazs will be located on The Terrace, a public plaza with outdoor dining space that opened at Waverly with live music and family-friendly entertainment late last month.

"We wanted The Terrace at Waverly to be a place where people would gather and stay a while," said Peter Pappas, managing partner at Crosland Southeast. "Attracting fun, leisurely tenants like Café Moka and Häagen-Dazs and providing entertainment and interactive fountains helps create that place."

Café Moka (1,358 square feet) is an independent coffeehouse that serves high-quality espresso drinks and hand-brewed coffee, partnering with a select group of small-batch, artisan roasters from around the country. Owned by brothers Roark, Rowman and Rhett Basham, Café Moka opened its first location in Virginia Beach in 2010 and expects to open its Waverly store next to Via Roma in December.

Häagen-Dazs (1,200 square feet), the original super-premium brand, was founded in 1960 on a passion for transforming simple flavors and the finest ingredients possible into an

extraordinary ice cream experience. Today, Häagen-Dazs offers ice cream and sorbet in more than 65 flavors available around the globe for ice cream lovers to enjoy. Owned by Greg and Peggy Jones, the Häagen-Dazs shop will be located in a standalone building on The Terrace and is expected to open in December.

[HM Properties](#) (2,264 square feet) is an award-winning, full-service residential real estate company serving the Charlotte region. Founded in 2006 as an independent, boutique real estate agency, HM Properties has built a reputation as an industry leader and has some of the highest performing brokers in the region. The Waverly office will be the second for HM Properties, which currently has 73 brokers and eight staff members at its SouthPark office. The firm plans to hire an additional 15 to 20 agents to work in the new location.

Gwen Glaeser with Foundry Commercial represented the landlord on the lease transactions. Clifford Blanquicet Jr. represented Café Moka, and Brendan Pierce with The Keith Corp. represented HM Properties.

Development Update

Whole Foods Market, Waverly's retail anchor, celebrated its grand opening in May. Mainstream Boutique and Modern Salon & Spa opened in August, and Scout and Molly's Boutique opened last week.

Waverly's medical office anchor, Novant Health, opened last fall, a six-story office building called The Hub is now completed, and a 141-room Hilton Garden Inn is under construction. The community's parking garage is now open, and a public plaza with outdoor dining space called The Terrace opened in August and will feature live music on weekends through the end of September.

With more than 45 retail shops and restaurants plus a variety of homes and apartments, Waverly will combine a light, contemporary architecture with traditional placemaking in south Charlotte. Retailers now open at Waverly include Chick-fil-A, Chipotle, Chuy's, CycleBar, CVS, District 5 Interiors, Firehouse Subs, Hand & Stone Massage and Facial Spa,

Little Nest Portraits, Mainstream Boutique, Mattress Firm, McDonald's, Modern Salon & Spa, Panera Bread, PetPeople, The Porter's House, Scout and Molly's Boutique, Starbucks, Taziki's, Ted's Montana Grill, Truliant Credit Union, ULTA Beauty, Urbane South, Wells Fargo and Whole Foods.

A grand opening event for the mixed-use community is planned for this October. Neighbors and patrons can get more information on events, entertainment and stay up to date about the development at www.waverlyclt.com or on Facebook at www.facebook.com/waverlyclt.

About Waverly

Waverly is a multi-use, pedestrian-friendly, master-planned development that is a joint venture between Childress Klein, Crosland Southeast and the B. Frank Matthews II family. Located just south of I-485 at the intersection of Providence Road and Ardrey Kell Road, this 90-acre project features a contemporary design and affords the residents of south Charlotte an inviting place to dine or shop. The 250,000 square feet of retail is anchored by Whole Foods Market and features restaurants and shops oriented around a public plaza with outdoor dining space called The Terrace. The Hub, the first of two six-story office buildings offering Class A space, was recently completed, and two medical office buildings are already complete.

The development also offers 375 upscale apartments called Solis Waverly on 18 acres, built by Terwilliger Pappas Multifamily Partners and Federal Capital Partners®. David Weekley Homes is also building approximately 150 single-family homes and townhomes over 18 acres for residents who wish to purchase a home in a walkable community.

Waverly is located on the site of the former Matthews Family Farm. The Matthews family personally chose partners Childress Klein and Crosland Southeast to develop the land. The property has been in the Matthews family since 1860 when it was gifted to Sarah Houston by her parents as a wedding present upon her marriage to William McGill Matthews.

About Crosland Southeast

Crosland Southeast and its partners have a long history of developing and leasing award-winning retail and mixed-use developments throughout seven Southeastern states. The five Crosland Southeast partners previously served as officers of the 74-year-old Crosland LLC, and have a combined 115 years of experience in the shopping center industry.

Today, Crosland Southeast perpetuates excellence with its emphasis on retail acquisitions, advisory services, single-tenant development and the development of high-quality retail and mixed-use properties that epitomize placemaking at its finest. During their careers, the executive team has developed more than 24 million square feet of projects. For more information, visit www.croslandsoutheast.com.

About Childress Klein

Childress Klein is a full service real estate company operating in the Southeastern U.S. since 1978. The partners of Childress Klein have been responsible for the development, leasing and management of more than 25 million square feet of office, industrial, retail, multifamily and self-storage properties throughout Virginia, Tennessee, North and South Carolina, Georgia and Florida. The company's primary offices are located in Charlotte and Atlanta.

As one of the largest real estate firms in the Southeast, Childress Klein is experienced in the development, management and leasing of a wide variety of product types. The company's office developments include suburban office parks, one million-plus square-foot high-rise office towers and corporate campuses. Industrial experience ranges from small flex buildings to multi-million square-foot distribution parks. Retail properties include community centers, large-scale lifestyle centers and mixed-use developments. Childress Klein serves residential markets with products including luxury garden and high-rise apartments as well as multi-level self-storage facilities.

With a team of nearly 300 professionals, a portfolio exceeding 40 million square feet and real estate assets valued in excess of \$1 billion, Childress Klein has the expertise and resources to undertake any project. For more information, visit www.childressklein.com.