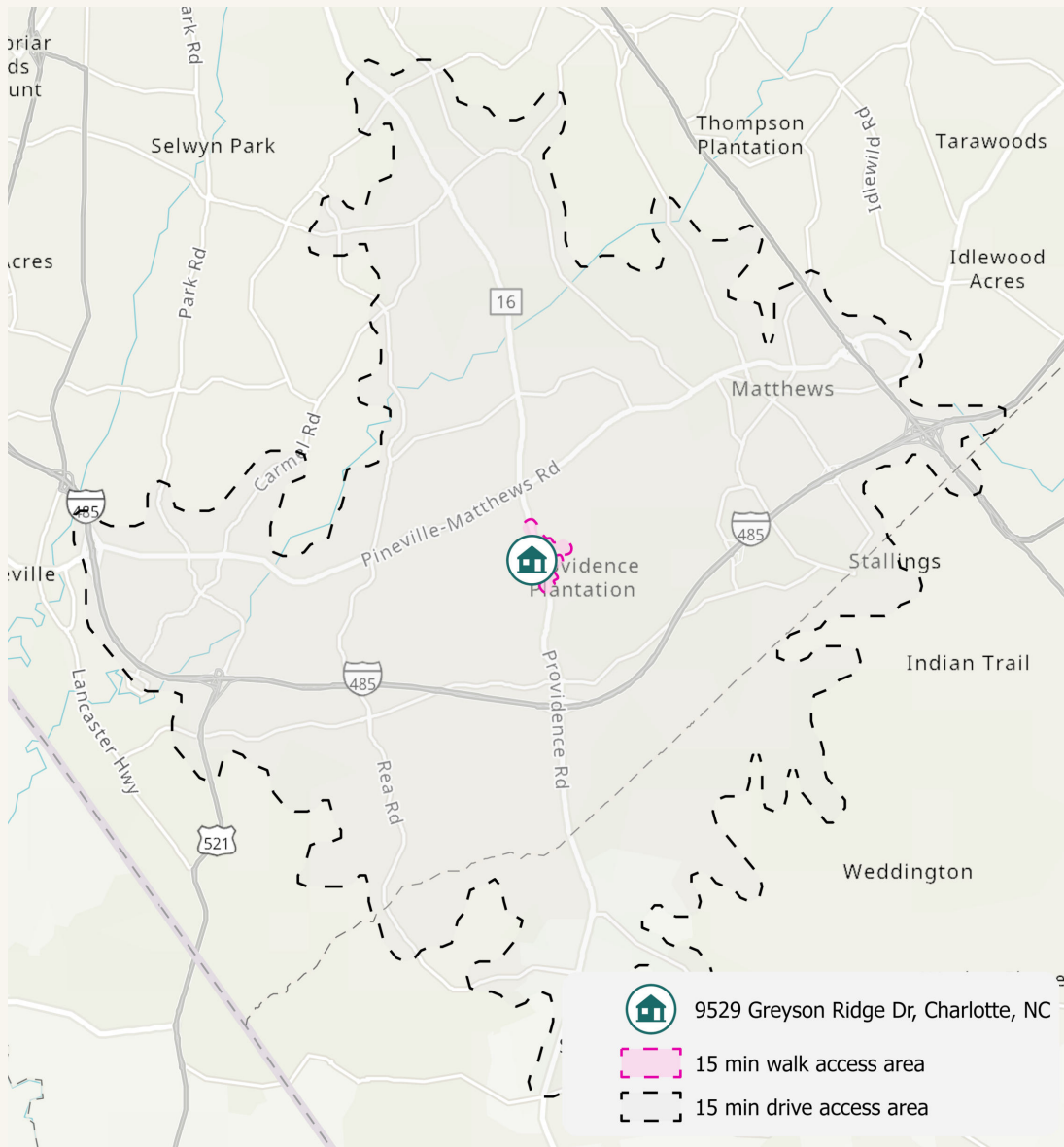


01 Location Overview



9529 Greyson Ridge Dr, Charlotte, NC

15 min walk access area

15 min drive access area

BEST SUITED FOR

- Family buyers
- Long-term hold
- School-driven decisions

LESS SUITABLE FOR

- Walkability-focused buyers
- Transit-dependent lifestyle
- Short-term speculation

ANALYST VERDICT

Environment and market growth lead here

Clean environmental metrics and county-beating real estate results – drive-first access is the honest trade-off.



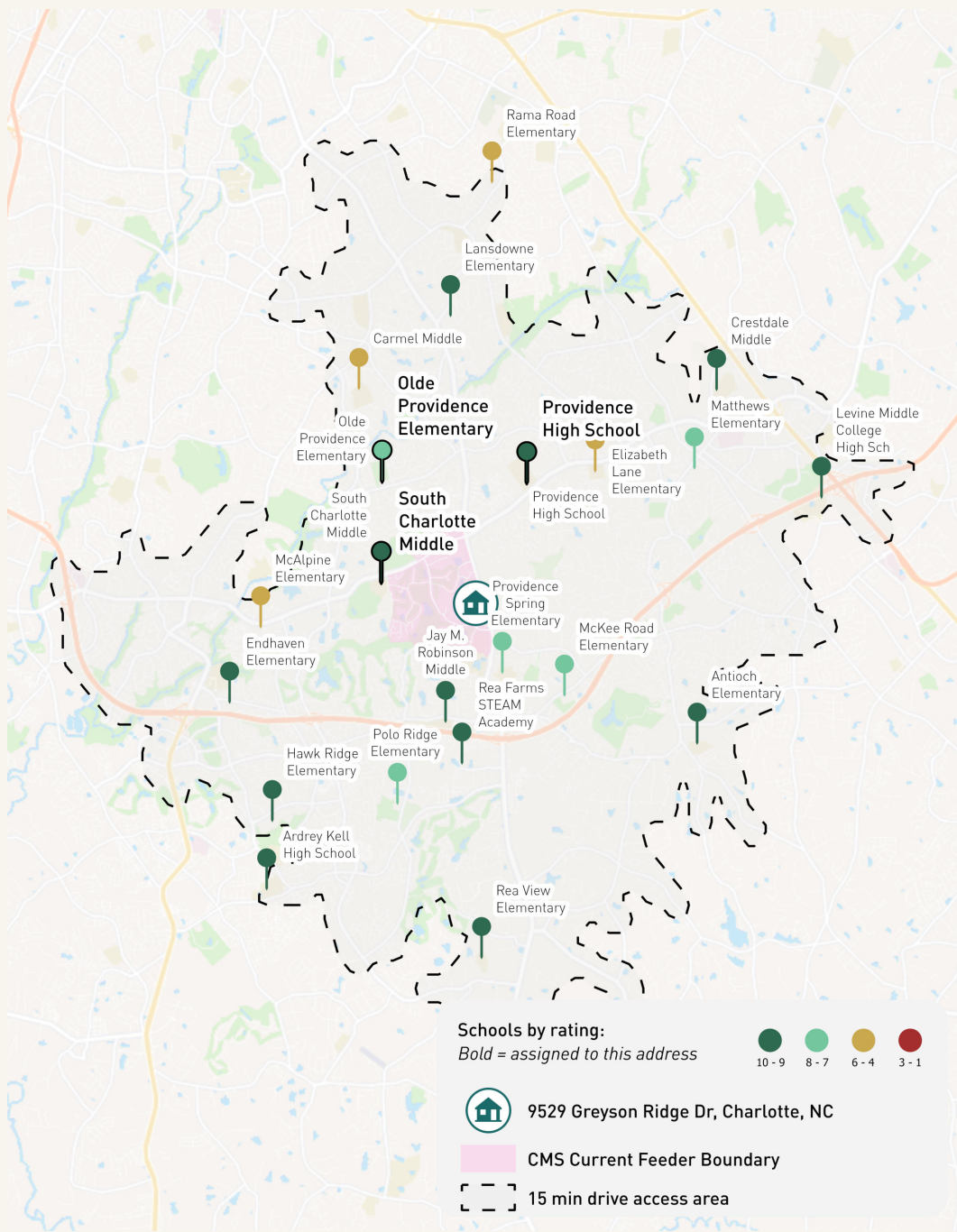
CATEGORY	SCORE	KEY SIGNAL
Environment	9.2	Clean across all metrics
Real Estate	9.0	Outpaced county 5 yrs
Schools	8.7	Strong across all levels
Demographics	8.7	Two in three earn \$100k+
Safety	8.6	Top 14%, property mix
Lifestyle	8.0	Active-foodie suburb
Accessibility	3.8	5-min drive suburb

Environmental metrics lead, real estate outpaced the county over five years, and schools perform well across all levels. Two in three households earn at least \$100k, and owner occupancy runs about 29 points above Charlotte, so turnover looks limited rather than constant.

The trade-off is access: errands and commutes are drive-first, with low walk and transit scores. Market data offsets some of that friction: values outpaced Mecklenburg over five years and held last year while the county slipped, so the price story is more than a one-year bounce.

Air, heat, noise, and canopy inputs come through clean across the board. Day to day, that points to a quieter, more comfortable setting with fewer environmental annoyances than a busier, hotter corridor, which helps the location feel calmer at home.

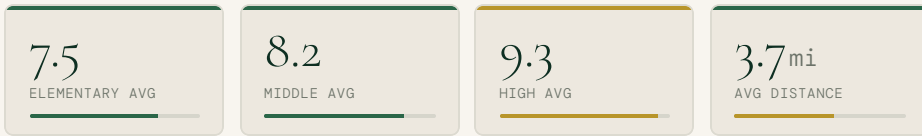
02 School Access



ANALYST VERDICT

High school carries the upper grades

High school leads at 9.3; middle follows at 8.2.

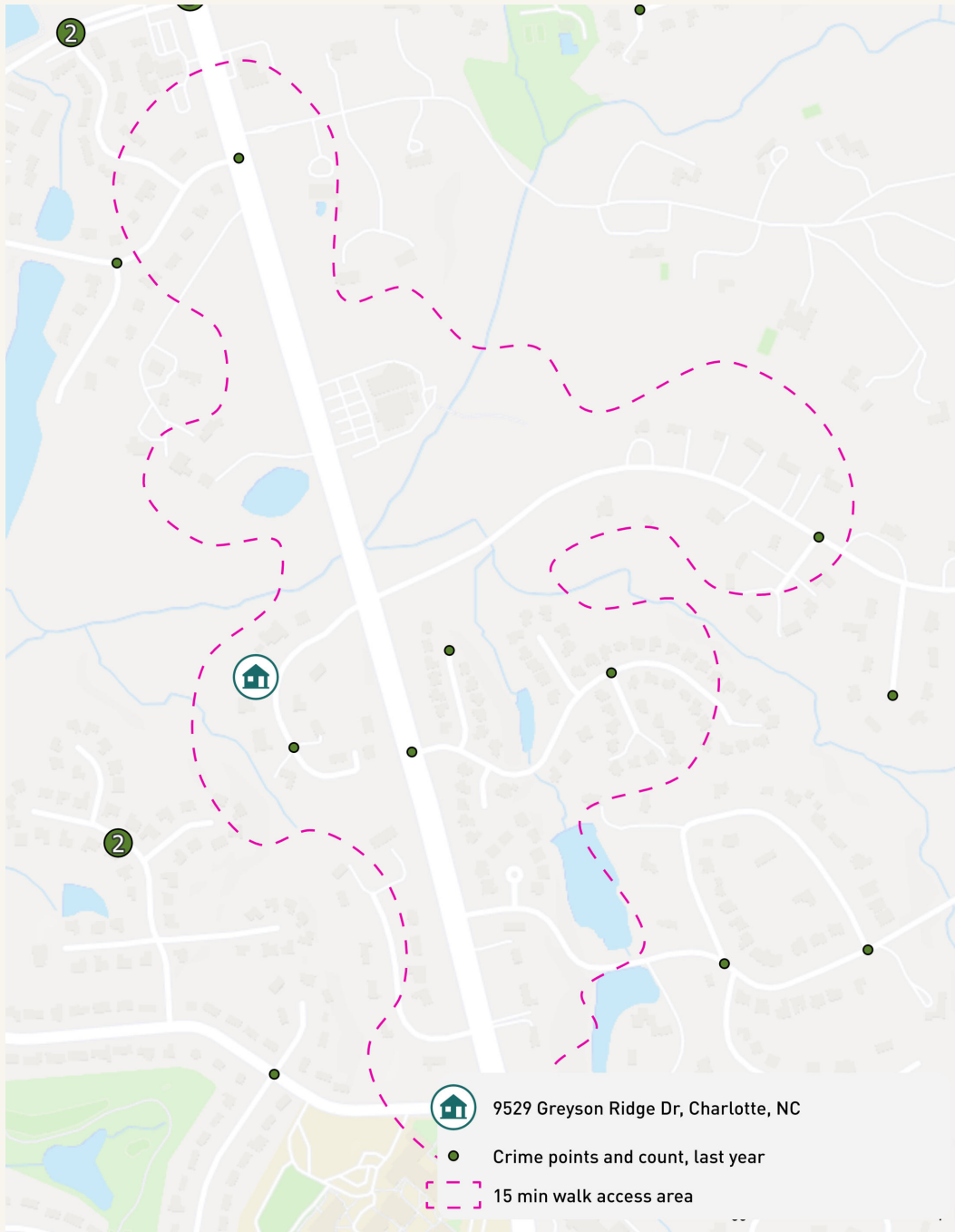


INSTITUTION	LEVEL	RATING	DISTANCE
Providence High School	HIGH	9	2.1 mi
South Charlotte Middle	MIDDLE	9	2.4 mi
Olde Providence Elementary	ELEM	7	3.5 mi
Jay M. Robinson Middle	MIDDLE	10	2.8 mi
Rea Farms STEAM Academy	K-8	10	3.1 mi
Crestdale Middle	MIDDLE	10	5.4 mi
Levine Middle College High Sch	HIGH	10	8.9 mi

Providence High School carries the upper-grade story with a 9 rating close to home. South Charlotte Middle also lands high, while Jay M. Robinson Middle and Rea Farms STEAM Academy add 10-rated choices in the wider school set.

The honest gap starts with elementary: Olde Providence Elementary sits lower than the headline middle and high options. This is drive-access, not walkable; buyers get achievement on the school side, but campus-by-campus review matters for the younger grades.

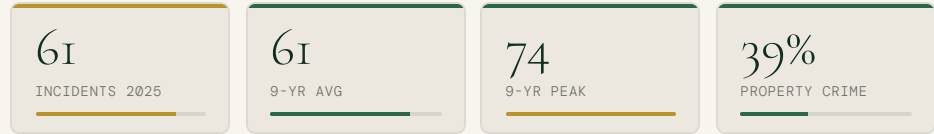
03 Safety Context



ANALYST VERDICT

Counts ticked up but property leads

Rank #40 of 282 places this tract among the calmest in Charlotte.



CRIME TYPE	COUNT	SHARE	CATEGORY
All Other Thefts	12	20%	Property
All Other Offenses	11	18%	Other
Simple Assault	7	11%	Violent
False Pretenses/Swindle	6	10%	Fraud
Damage/Vandalism Of Property	5	8%	Property
Impersonation	4	7%	Fraud
Burglary/B&E	3	5%	Property

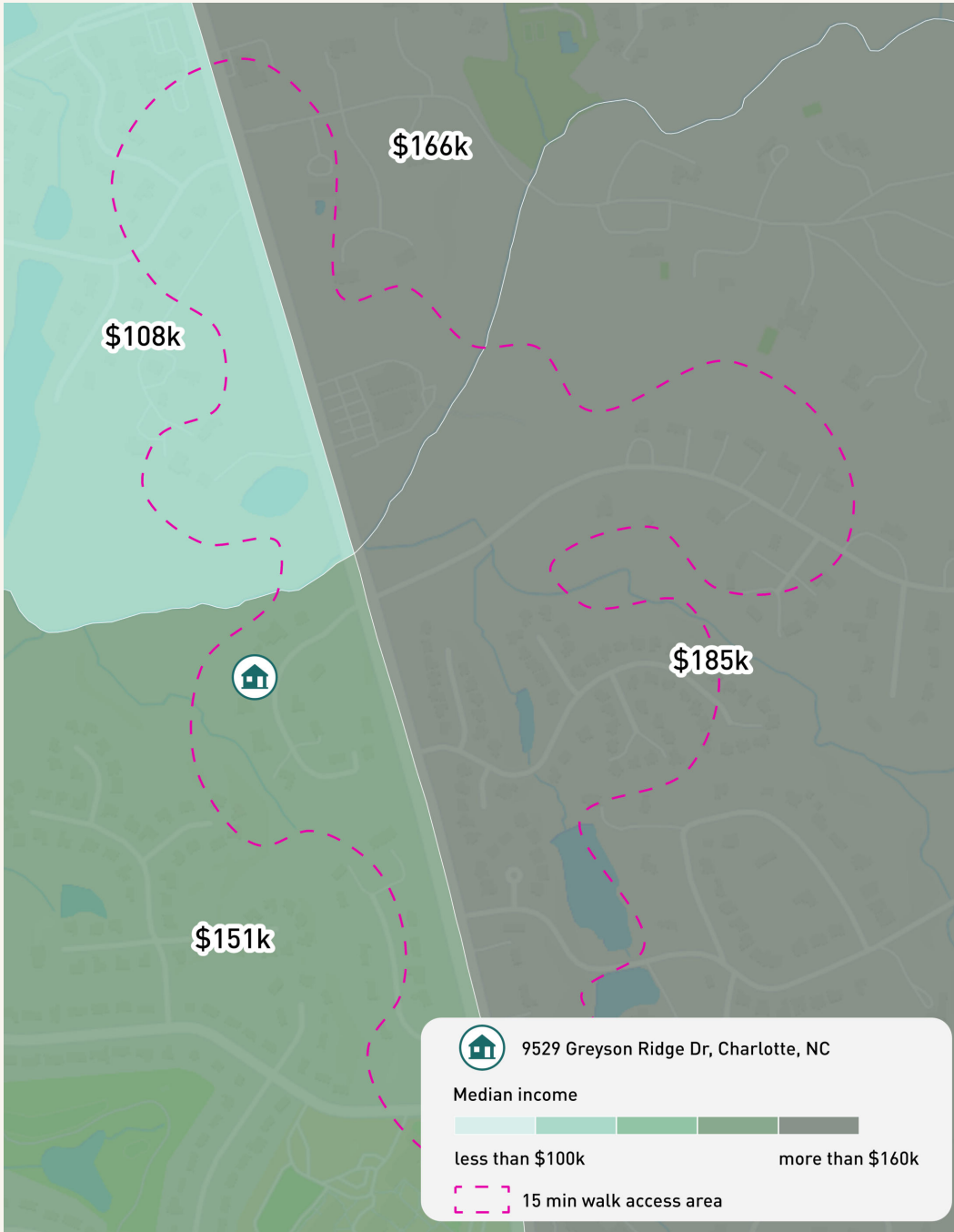
WHERE THIS TRACT RANKS - CHARLOTTE, NC (282 TRACTS)



Counts moved up from last year, even after a recent low, so the current direction deserves context rather than alarm. Property incidents lead, and home security and vehicle habits are the practical watch-out; fraud awareness and identity protection are also worth flagging.

At 13.8 incidents per 1,000 residents, the tract runs 82% below the Charlotte average. Rank #40 of 282 puts it in the top 14% of city tracts, giving this location a quieter safety context than many nearby options.

04 Demographic Context



ANALYST VERDICT

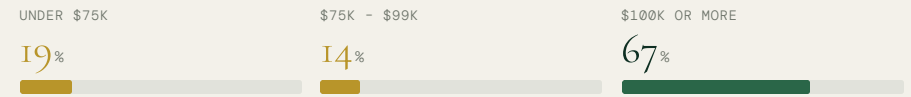
Money and degrees anchor an established owner base

Two in three households earn \$100k+



INDICATOR	VALUE	VS CHARLOTTE
Median household income	\$150,849	+44%
Bachelor's degree or higher	63.5%	+18 pp
Owner-occupied	79.2%	+29 pp
Median age	44.6 yrs	+9 yrs
Working-age (25-64)	60.6%	-2 pp
Seniors (65+)	17.7%	+7 pp

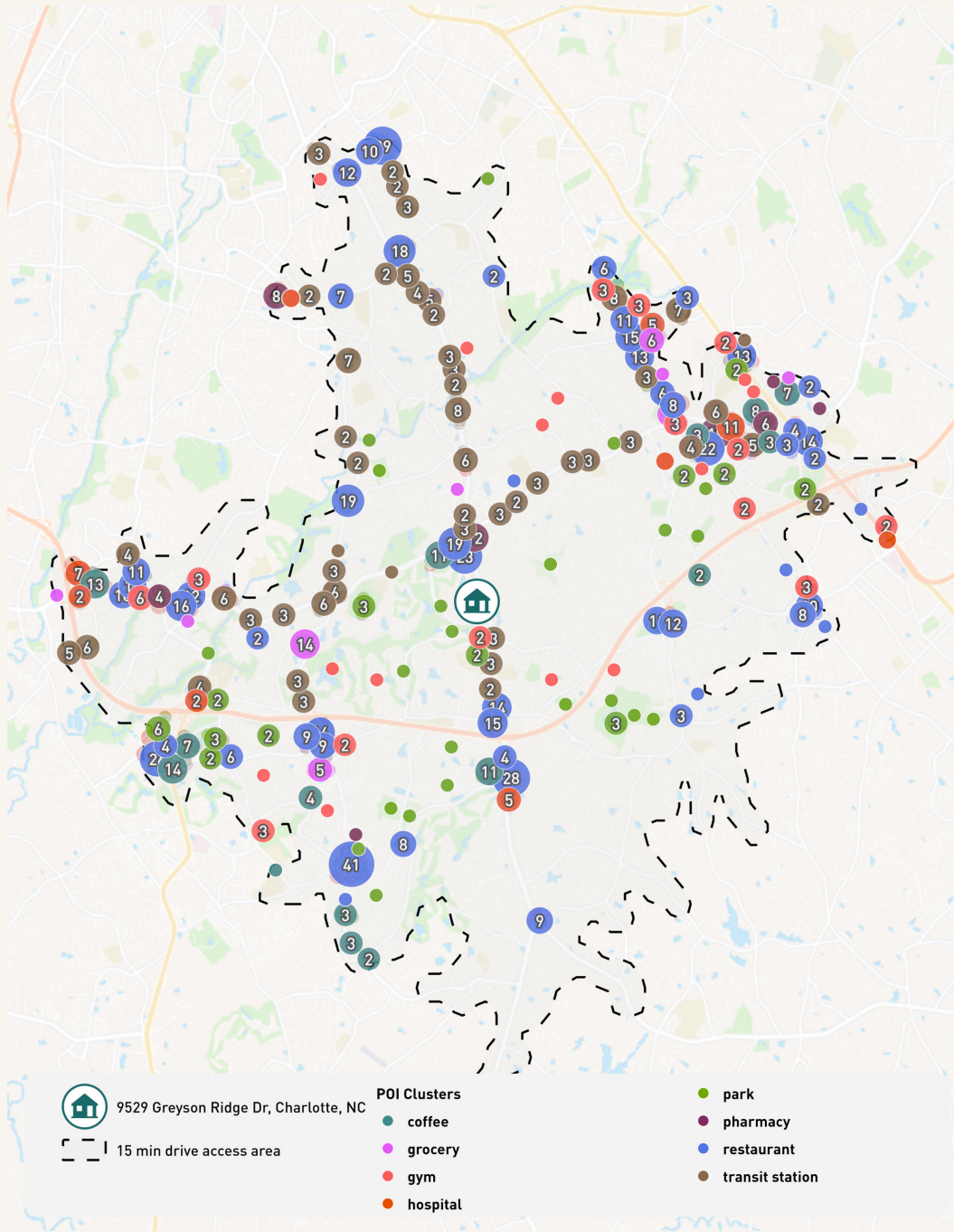
INCOME PROFILE · SHARE OF HOUSEHOLDS



The neighbors here read as established owner households: high earners, college-educated professionals, and long-term residents rather than starter-home turnover. Two in three households clear \$100k, making upper-income households the local norm, not a rare pocket.

The median age leans older than Charlotte, and seniors show up more often here, giving the area a quieter, settled rhythm. Ownership runs far above the city, so neighbors are more likely to hold homes through life stages than rotate in and out.

05 Access & Connectivity



ANALYST VERDICT

Daily errands need a car but essentials stay close

Grocery 3.0 min, pharmacy 3.0 min, fitness 3.3 min.

21 WALK SCORE	3.0min NEAREST GROCERY	2.7min NEAREST RESTAURANT	3.0min NEAREST PHARMACY
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CATEGORY	NEAREST VENUE	DRIVE	DIST	RATING
Grocery	Walmart Supercenter	3.0 min	1.1 mi	4.0 *
Fitness	Belk Gym	3.3 min	1.1 mi	4.5 *
Restaurant	Cajun Yard Dog, Arboretum	2.7 min	1.0 mi	4.5 *
Pharmacy	Walmart Pharmacy	3.0 min	1.1 mi	3.3 *
Coffee	Kung Fu Tea	3.4 min	0.8 mi	4.4 *
Park	Village of Raintree Community	3.8 min	1.8 mi	5.0 *

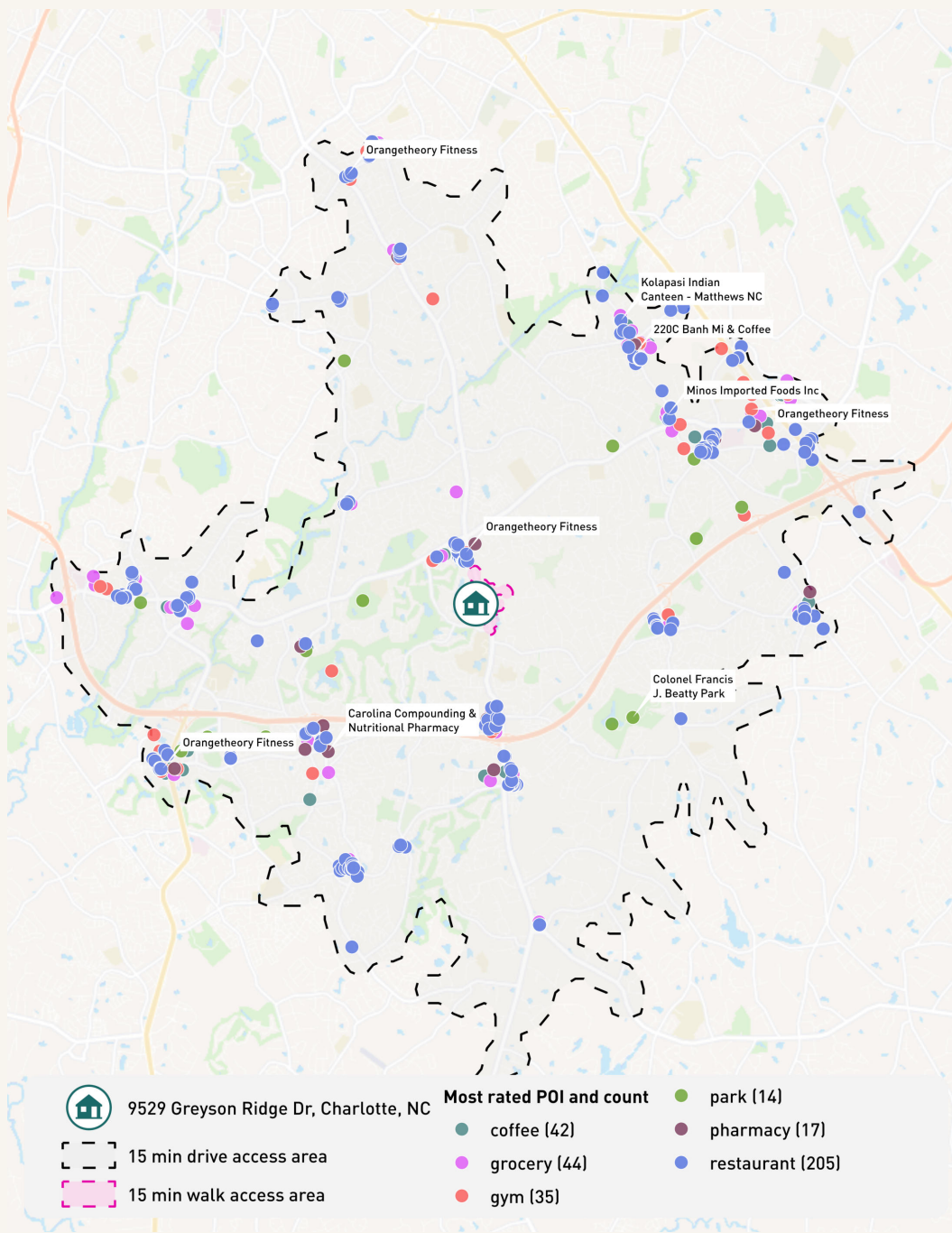
MOBILITY SCORES · WALK SCORE

WALK SCORE 21 /100	TRANSIT SCORE 18 /100	BIKE SCORE 1 /100
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Daily errands need a car here, which is expected in this part of South Charlotte. The upside is proximity: restaurant at 1.0 mi, grocery at 1.1 mi, and pharmacy at 1.1 mi. A 4.5-star fitness option 1.1 mi away keeps routine trips easy.

Walk Score of 21 is car-dependent territory, which is the norm for this area. The trade-off is straightforward: errands are not sidewalk-first, but grocery and pharmacy both land at 1.1 mi, with the closest restaurant only 1.0 mi away.

06 Daily Access & Lifestyle



ANALYST VERDICT

Deep dining and fitness with real depth of choice

324 restaurants and 118 gyms within a 15-min drive.

324 RESTAURANTS	118 FITNESS / GYM	71 PARKS	80 GROCERY STORES
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CATEGORY	COUNT	TOP VENUE	RATING
Restaurants	324	Kolapasi Indian Canteen	4.9 *
Coffee & Cafes	109	220C Banh Mi & Coffee	4.9 *
Fitness / Gym	118	Orangetheory Fitness	5.0 *
Parks & Green space	71	Colonel Francis J. Beatty	4.7 *
Grocery	80	Minos Imported Foods Inc	4.9 *
Pharmacy	75	Carolina Compounding & Nu	4.9 *

The area runs active and food-forward – deep on restaurants and fitness, with plenty of places to keep routines fresh. Kolapasi Indian Canteen leads the restaurant side, while Orangetheory Fitness anchors the workout scene with a perfect rating.

Grocery depth holds at 80 stores, led by Minos Imported Foods. Park access is not the headline, but 71 options still leave room for weekend walks, errands, and outdoor breaks around a dining-first weekly rhythm.

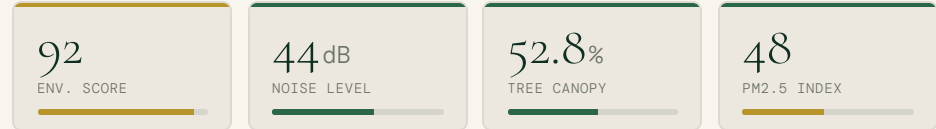
07 Environmental Conditions



ANALYST VERDICT

Clean air and green cover by city standards

Tree canopy is 34.8 percentage points above Charlotte, with PM2.5 lower than the city baseline.

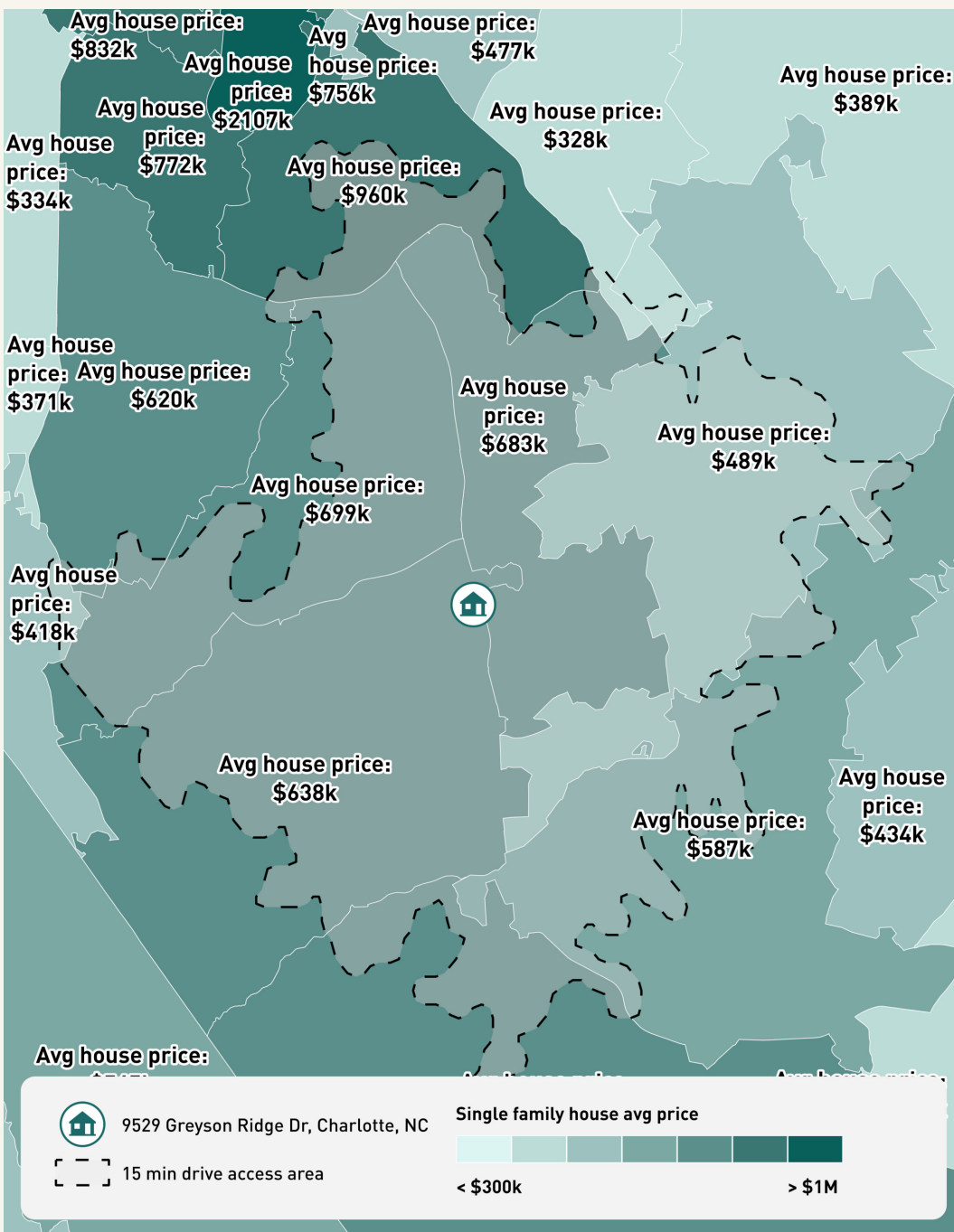


METRIC	VALUE	CHARLOTTE AVG	VS CITY
Ambient noise	44 dB	52 dB	-8 dB
Parks within 15-min drive	71	11	+60
Surface temperature	75.6°F	79.1°F	-3.5°F
Urban heat island	+1.7°F	+4.2°F	-2.5°F
Tree canopy coverage	52.8%	18.0%	+34.8 pp
PM2.5 air quality index	48	65	-17

Green cover leads the setting here, with tree canopy far above the Charlotte average and cleaner PM2.5 than the city baseline. Noise stays in suburban quiet territory, and both surface temperature and heat island readings run cooler, which should make summer afternoons feel easier outside.

Park access is also unusually strong, giving nearby errands and outdoor options more room to breathe. A flood risk zone sits within 0.1 miles – worth checking the specific parcel against FEMA maps before closing, but it does not change the everyday feel.

08 Price Zone & Market Context



ANALYST VERDICT

Ballantyne outpaced the county

Growth beat Mecklenburg over five years; last year held while the county slipped.

\$637,784 HOME VALUE	+41.2% 5-YEAR GROWTH	+0.9% 1-YEAR CHANGE	+35.5% VS COUNTY
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PERIOD	NEIGHBORHOOD	COUNTY	Δ
Current	\$637,784	\$470,848	+35.5%
1 year ago	+0.9%	-0.1%	+1.0 pp
3 years ago	+11.7%	+7.5%	+4.2 pp
5 years ago	+41.2%	+31.0%	+10.2 pp

MARKET PULSE · ZIP 28277

DAYS ON MARKET	ACTIVE LISTINGS	NEW THIS MONTH
18 days	486	112

WHERE THIS BLOCK RANKS · MECKLENBURG COUNTY, NC (29 ZIPS)

5-YEAR GROWTH	CURRENT PRICE	VS-COUNTY DELTA
#3 of 29	#9 of 29	#3 of 29

Ballantyne carries a clear price gap above the Mecklenburg median, and buyers have paid it for a reason. Over five years, this block outpaced the county by a wide margin, turning higher entry cost into earned ground rather than empty markup.

The last year was quieter, but it still matters. Mecklenburg slipped while this block posted a small gain, so the floor held firm when the wider county eased off. That steadier recent footing separates a high-priced address from one that simply asks more upfront.