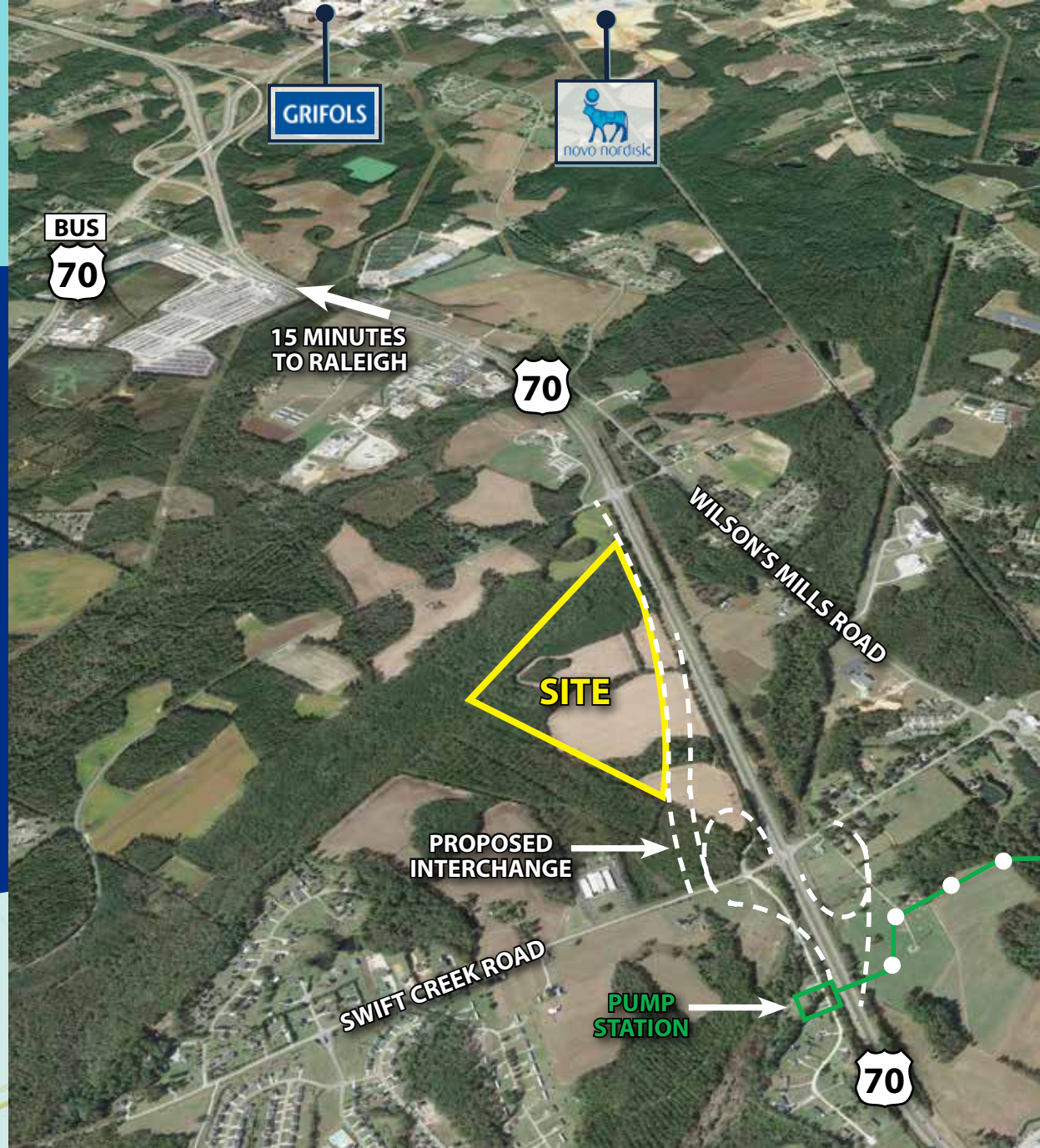
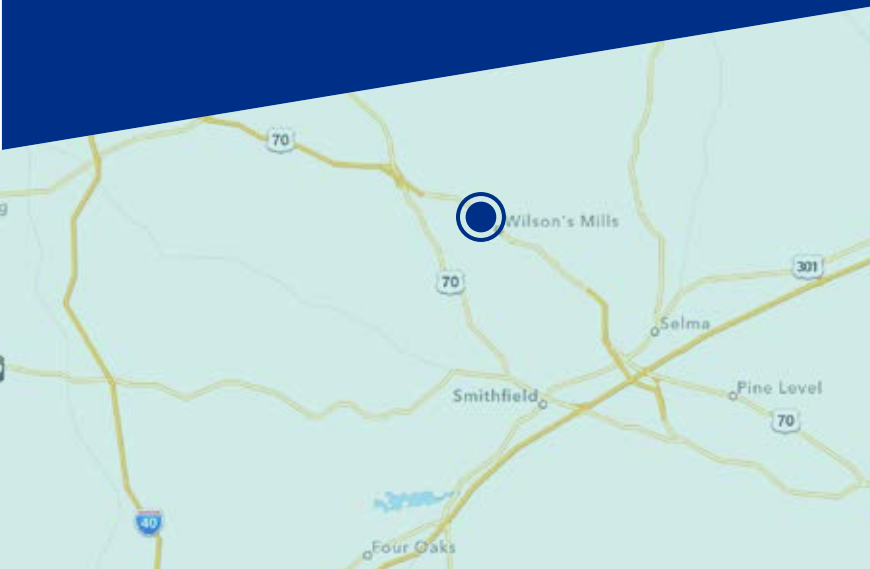




HIGHWAY 70A & SWIFT CREEK ROAD WILSON'S MILL, NC 27593

64.69 ACRES FOR SALE AT
PROPOSED INTERCHANGE



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HIGHWAY 70A & SWIFT CREEK ROAD

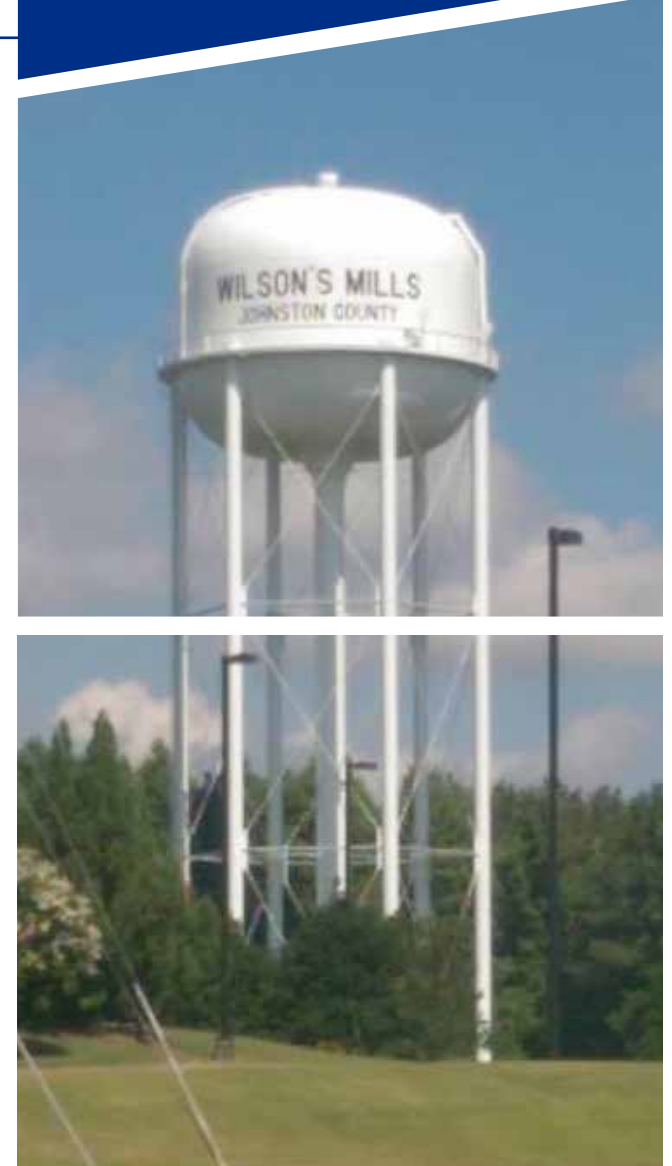
WILSON'S MILL, NC 27593

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PROPERTY DESCRIPTION

- 64.69 acres of mixed-use development land adjacent to proposed interchange with public utilities available
- More than 10% of the state's biopharmaceutical industry makes Clayton their home
- Novo Nordisk is investing \$2 billion US dollars in a new production facility in Clayton, located 4 miles west of the subject property which will soon employ nearly 1,500 individuals
- Grifols' Clayton plant is located 3.5 miles to the east of the property. Grifols has announced it plans to invest \$210 million building two new plants in Clayton, scheduled to start production in 2021 and 2022.
- Grifols employs about 1,600 employees in Clayton
- 16" waterline along frontage and County Pump Station 2000' downgrade of site
- Zoned General Business Corridor. Permitted uses include dwelling with single-family detached, multifamily housing, office, professional or business, restaurant, gas station with convenience store, shopping center, and outdoor storage
- Site visible from US 70, level and 75% cleared
- Divisible under right circumstances
- *Located in a qualified opportunity zone*
- Census Tract: 37101040901

SALES PRICE: \$4,204,850



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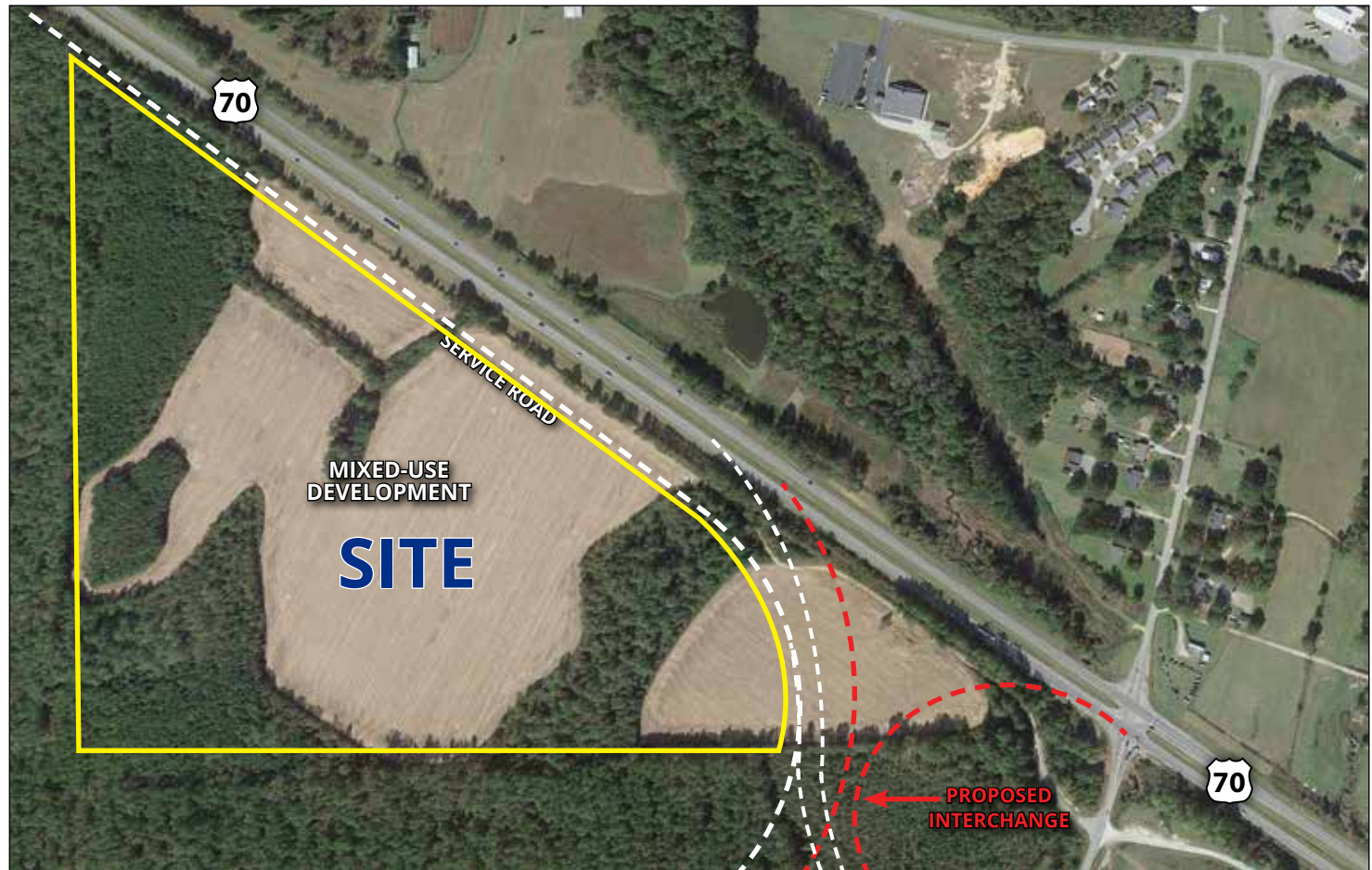
HIGHWAY 70A & SWIFT CREEK ROAD

WILSON'S MILL, NC 27593

64.69 ACRES FOR SALE AT
PROPOSED INTERCHANGE

SITE AERIAL

- US 70 Bypass has been designated as the future I-42 between I-40 and Morehead City Port Authority
- Improvement are being made (including a proposed interchange) to limit cross-over traffic and direct access off the highway. The only points of egress and ingress will be the proposed interchanges
- This interchange is schedule to start construction in 2019



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HIGHWAY 70A & SWIFT CREEK ROAD WILSON'S MILL, NC 27593

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UTILITIES MAP

- Lowest elevation on property is 228 feet
- Invert elevation to closest manhole is 171 feet



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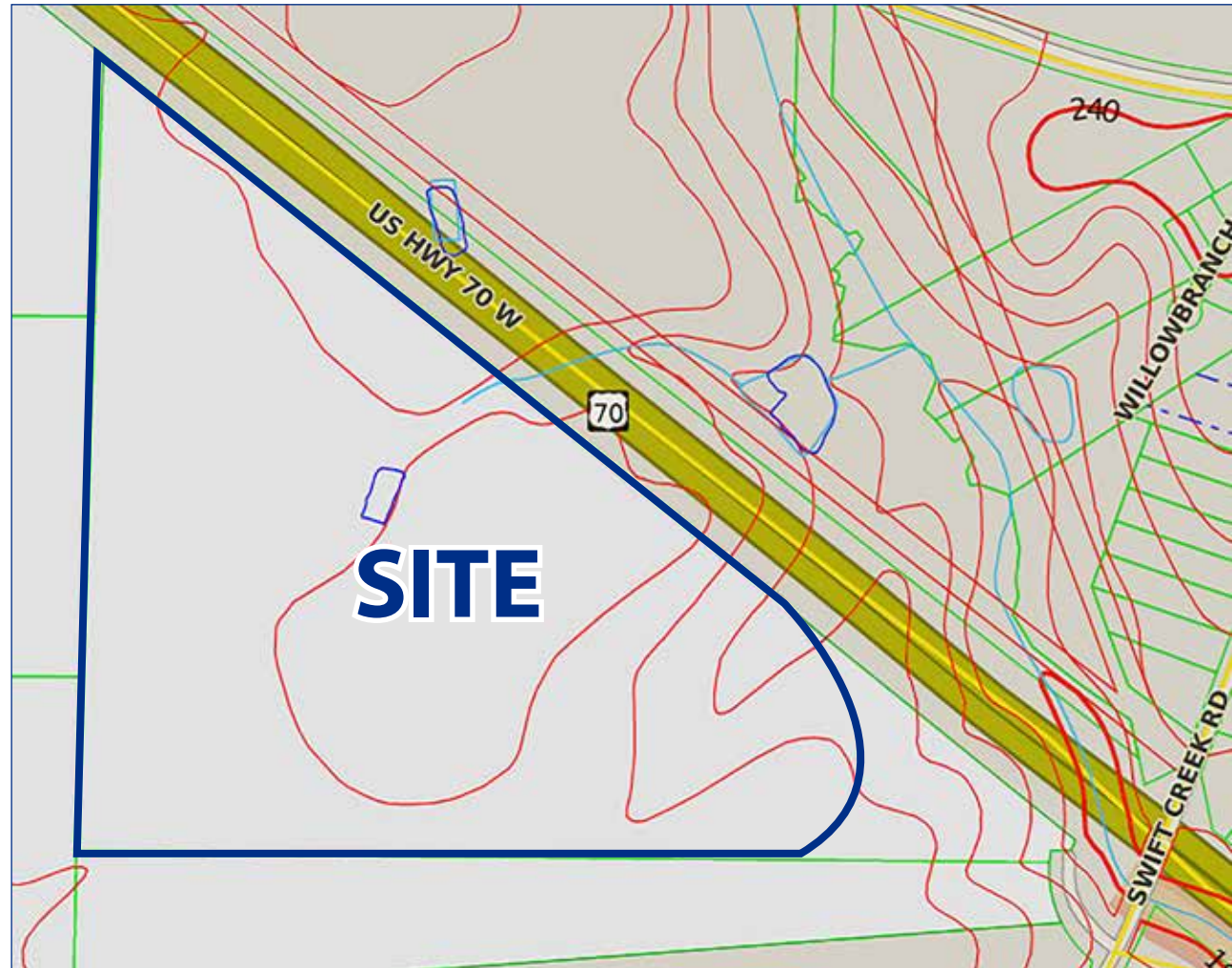


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ENVIRONMENTAL MAP



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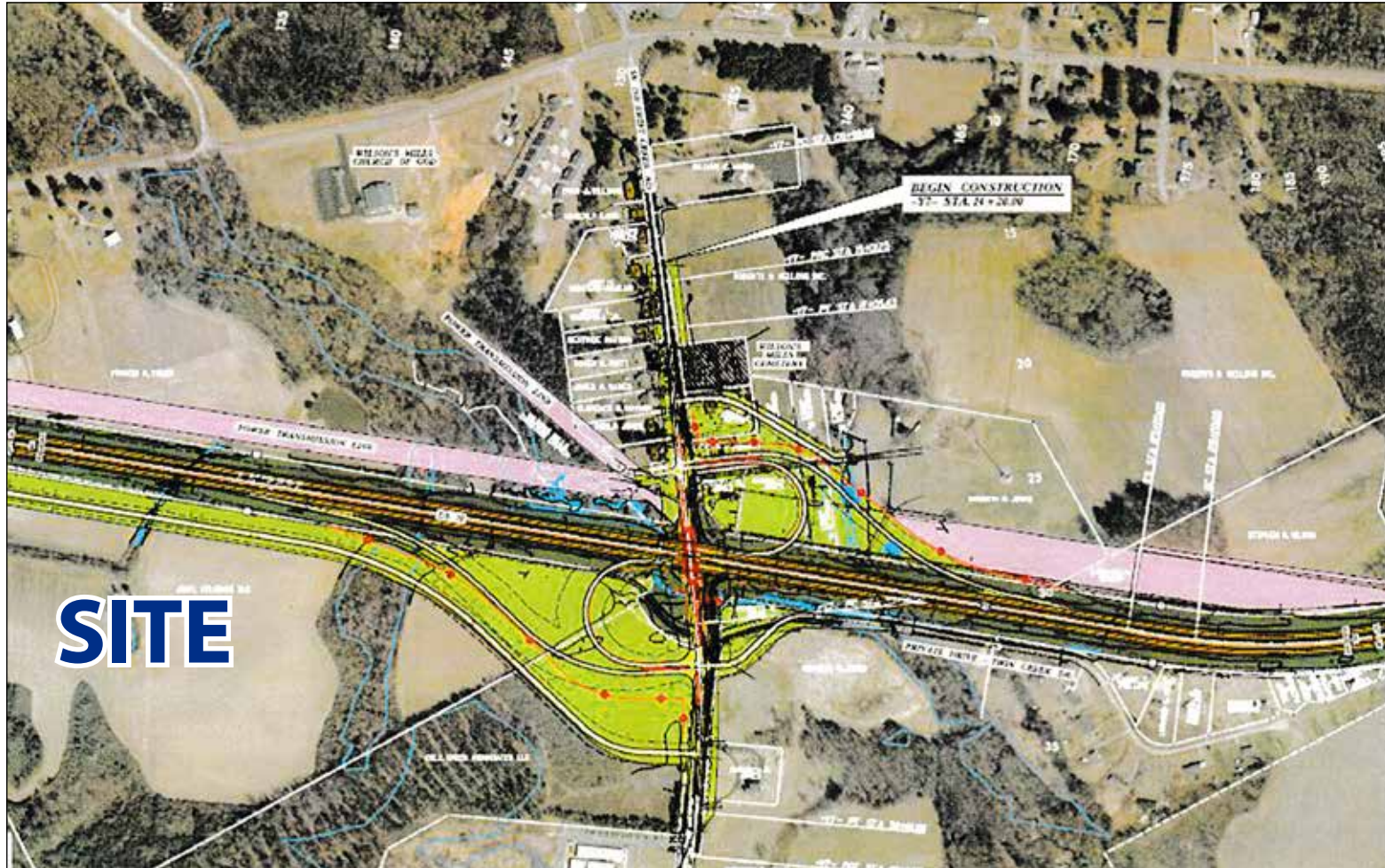


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HIGHWAY 70A & SWIFT CREEK ROAD WILSON'S MILL, NC 27593

64.69 ACRES FOR SALE AT
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NCDOT PROPOSED INTERCHANGE DRAWINGS



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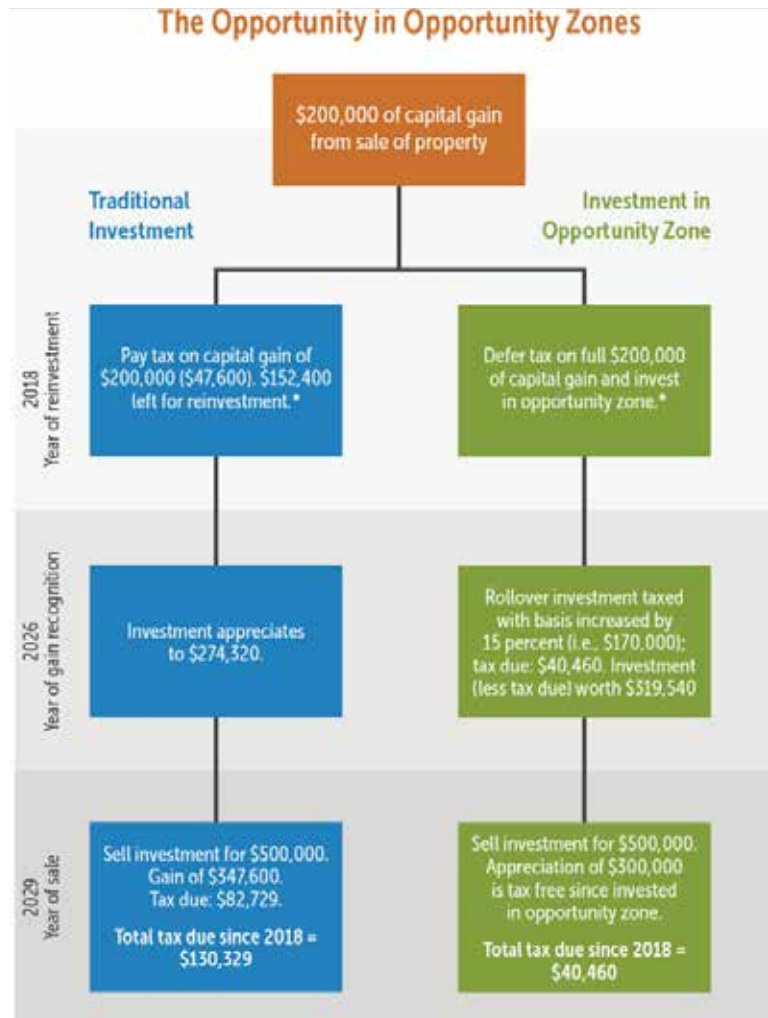
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OPPORTUNITY ZONES



*Assume 10 percent annual rate of return and 23.8 percent capital gains rate.

Source: www.claconnect.com

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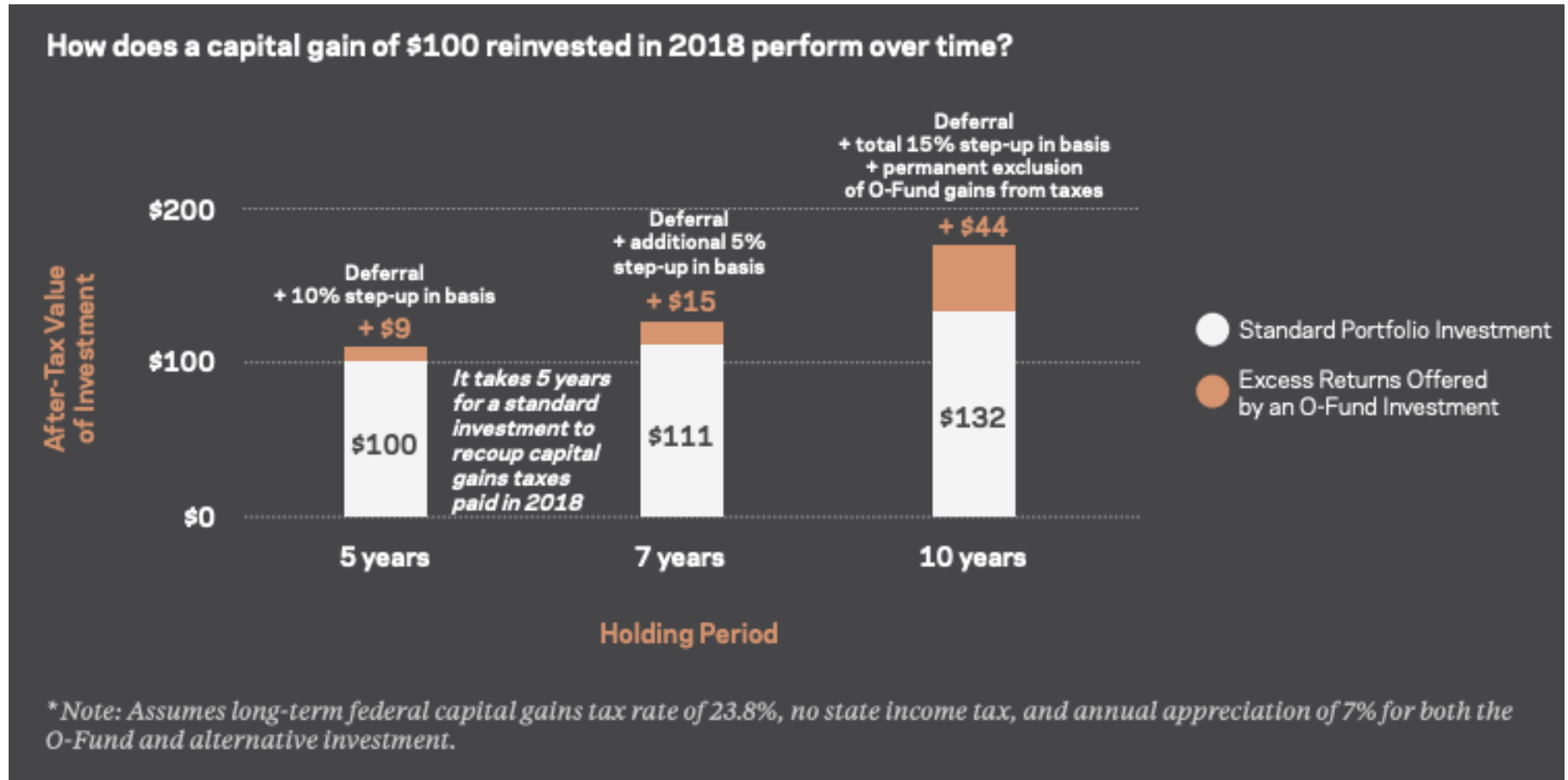
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INCENTIVES OFFERED BY THE OPPORTUNITY ZONES PROGRAM



Source: www.eig.org/opportunityzones

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