

C3 DEVELOPMENT

CHRISTIAN CHAPEL CHURCH ROAD | MONCURE | CHATHAM COUNTY | NORTH CAROLINA

±292.92-acre Development Opportunity Four Minutes From US-1

CHRISTIAN CHAPEL CHURCH ROAD

FOUNDRY
COMMERCIAL

EXECUTIVE SUMMARY

CHRISTIAN CHAPEL CHURCH ROAD | THE INVESTMENT OPPORTUNITY

Foundry Commercial, a North Carolina broker, has been retained as the exclusive agent for the owner of C3 Development (the “Property”), a ±292.29-acre development opportunity located four minutes south of the US-1 /Old-US-1 interchange in Chatham County, NC. C3 Development is currently zoned R-1 for residential use; however, if other use types are desired, a rezoning will be required. With nearby industrially zoned land, located within an Employment Center, likely rezoning designations for C3 Development may include industrial and/or commercial. C3 Development provides approximately 245 - 250 developable acres allowing developers flexibility with development options.

Located four miles south of the US-1 /Old US-1 interchange (33,500 VPD), C3 Development is three miles from future VinFast, 11 miles from I-540, 16 miles from Sanford, 29 miles from Downtown Raleigh, and 30 miles from RDU Airport. VinFast has recently announced a nearby \$4B and 7,500 job investment for North Carolina’s only electric vehicle manufacturing plant, which has spurred significant growth in the surrounding areas. With a tight industrial market in the Raleigh-Durham submarket coincided with limited large tracts of land, many developers are focusing on the US-1 corridor between Raleigh and Sanford.

C3 Development is uniquely located in a rapidly growing area with limited residential development to support nearby job creation. Currently, the majority of residential developments in the area are located north of US-1. C3 Development creates an opportunity for developers to create one of the first housing developments with proximity to Triangle Innovation Point (TIP) and the future VinFast development. Regardless of the development option selected, C3 Development is well positioned minutes from US-1 providing convenient access to Raleigh, Durham, Sanford, and surrounding areas.

INVESTMENT HIGHLIGHTS

- Located four miles from the US-1 /Old US-1 interchange (33,500 VPD)
- Key industrial node in Chatham County
- Opportunity to rezone for desired use
- Limited residential developments in the surrounding area

ADDRESS Christian Chapel Church Road
Moncure, NC

CHATHAM COUNTY PINS 5376, 5377, 5470 & 78264

JURISDICTION Chatham County

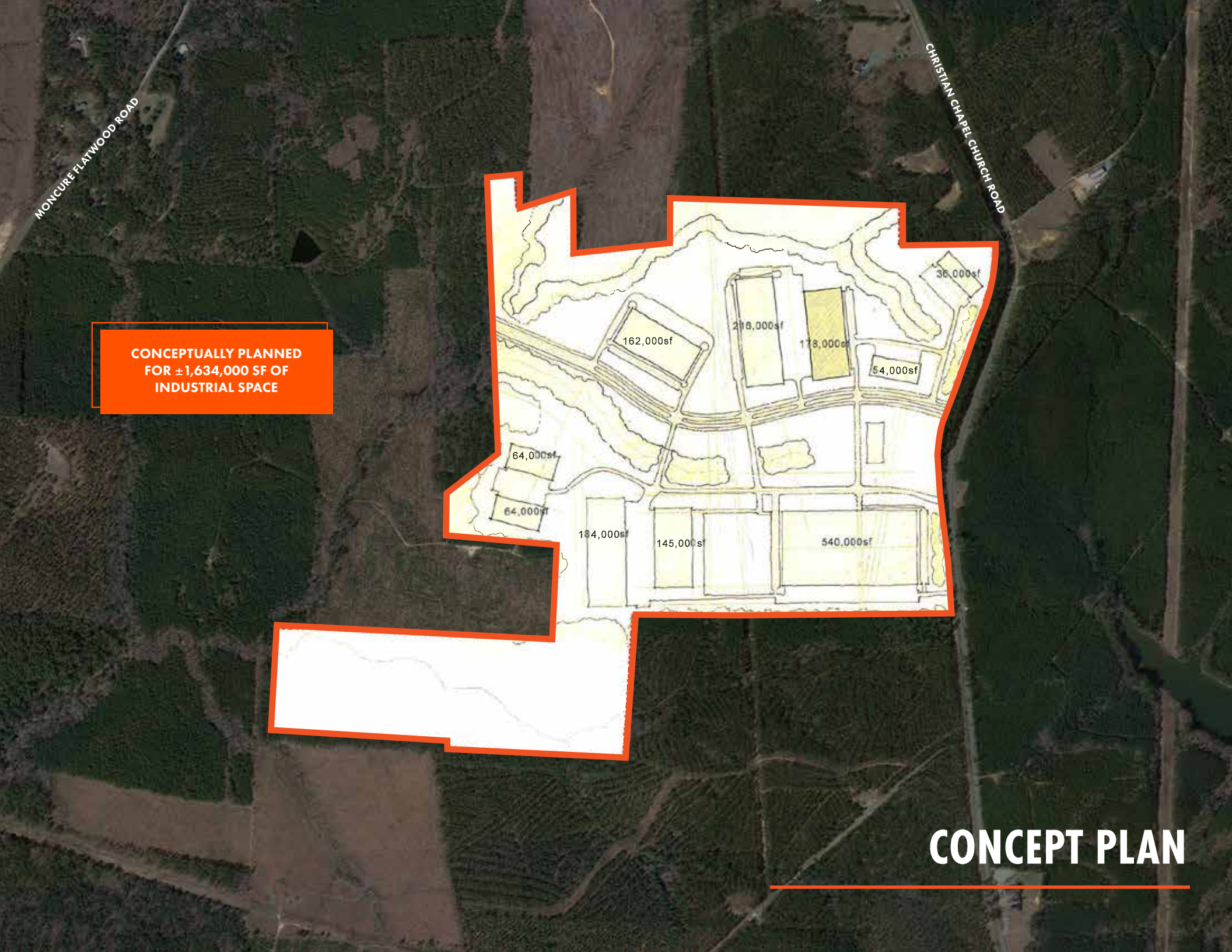
ACREAGE ±292.29 acres

ZONING R-1 Residential District

- UTILITIES
- Water (approximately 1,900 feet from the site)
 - Sewer not currently available

ACCESS Christian Chapel Church Road

PRICING Call for Pricing



CONCEPT PLAN

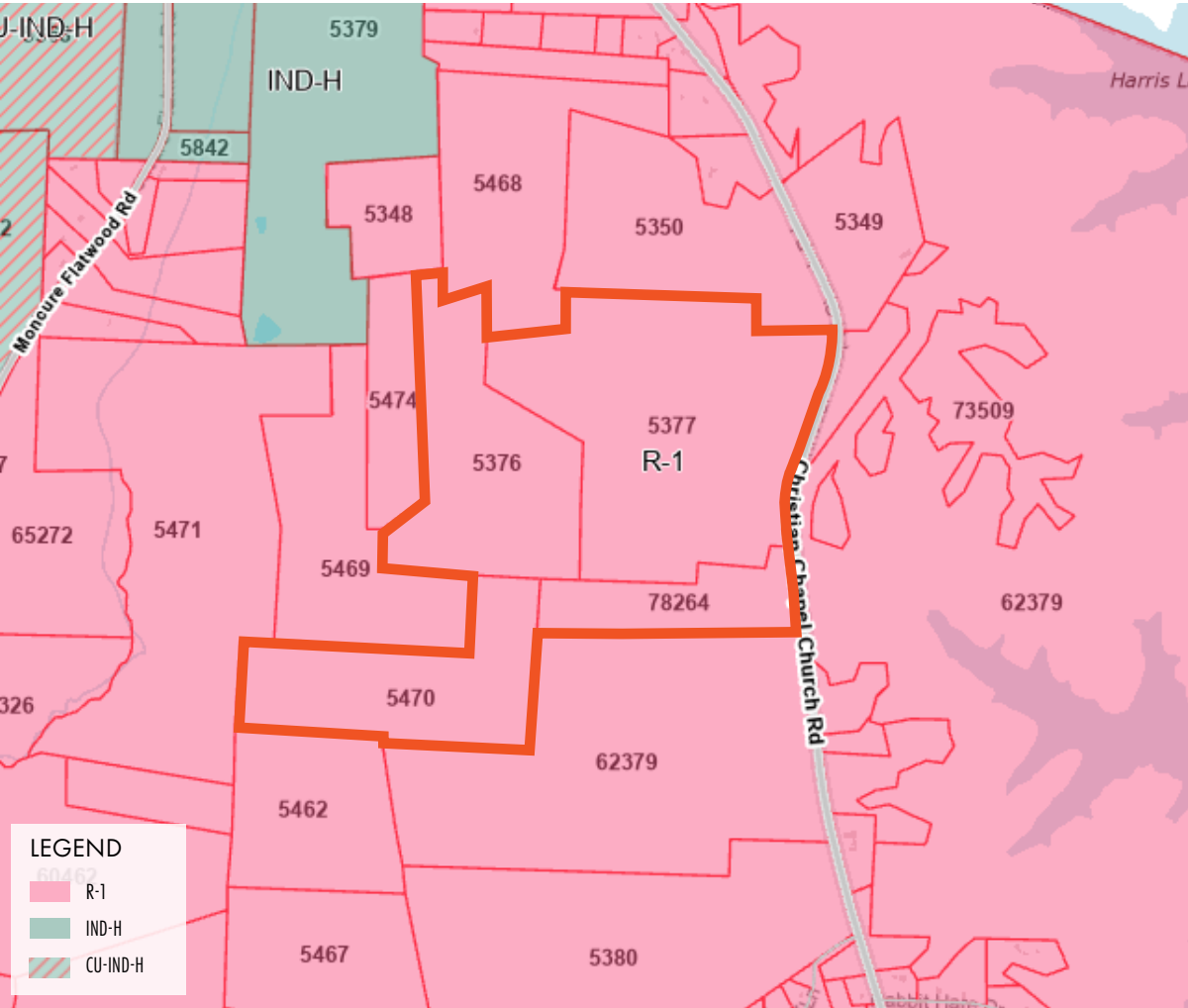
AVAILABLE DUE DILIGENCE

- Phase I ESA
- ALTA Survey
- Preliminary wetland and stream delineation
- Concept plan
- Preliminary soil survey study review

AVAILABLE IN THE
FOUNDRY DUE
DILIGENCE FOLDER

ZONING

Currently zoned R-1 for residential purposes, this designation allows for residential developments up to one unit per acre, by-right. However, the site is located nearby to one of the County’s Employment Centers with in-place heavy industrial zoning. A rezoning application can be submitted to the County based on the user’s desired use.

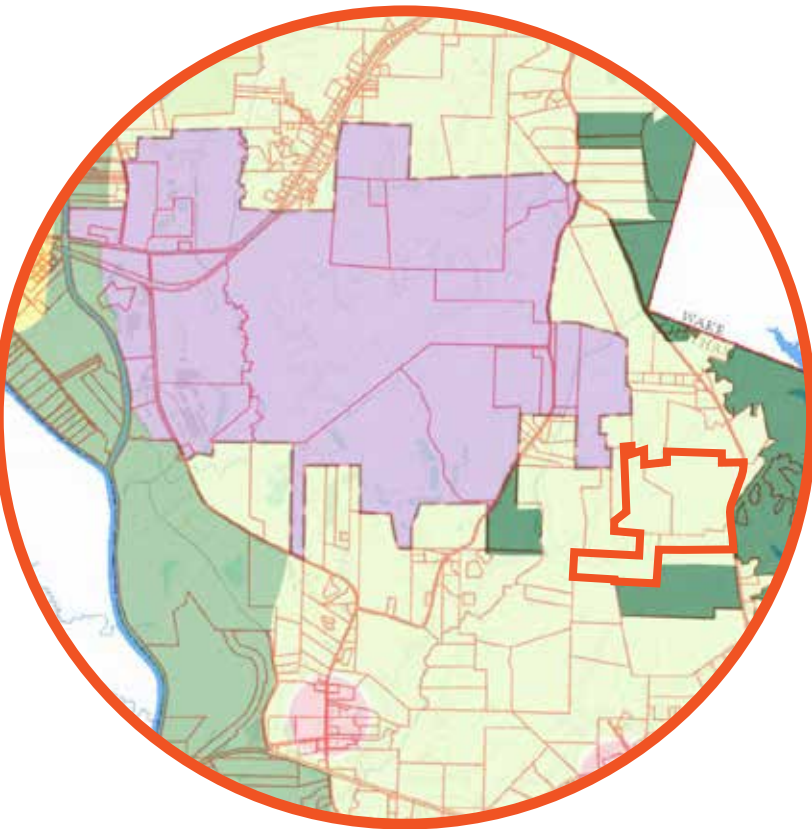
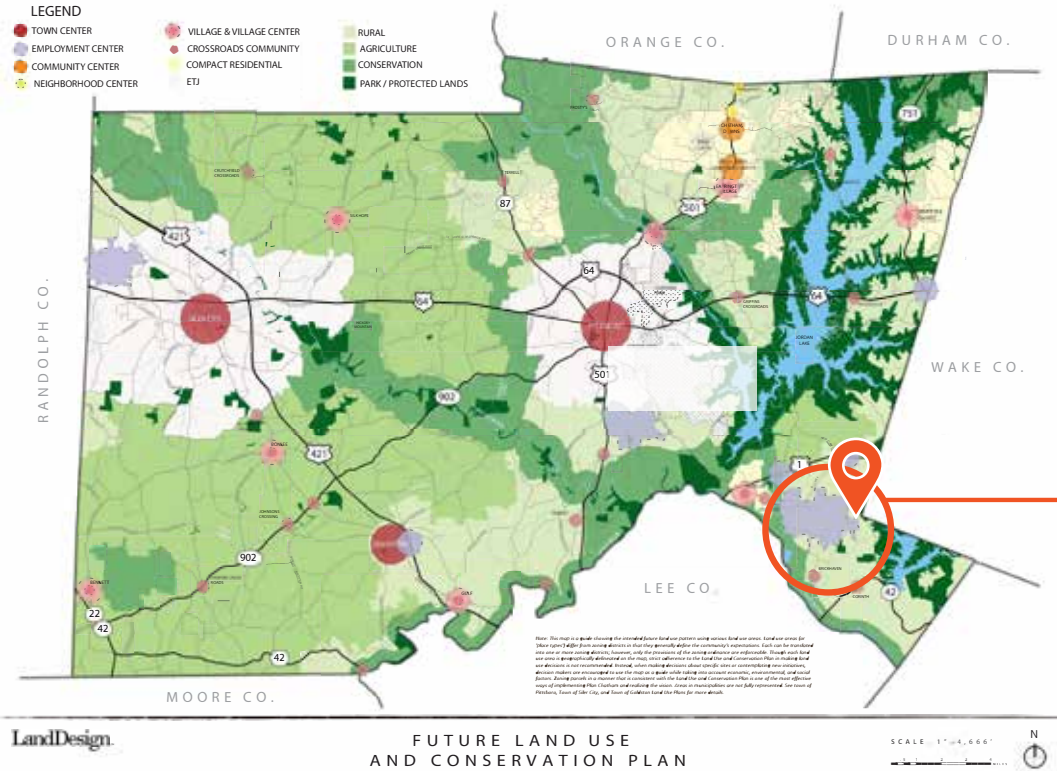


KEY INDUSTRIAL NODE IN CHATHAM COUNTY

CHATHAM COUNTY’S INDUSTRIAL NODES

Chatham County’s Comprehensive Plan has identified five areas as future employment centers. The employment center’s purpose is targeted to providing for future job-generating uses and include a mix of industrial, office, and supporting retail, restaurant, service, recreation, and other uses. These employment centers support a mix of industrial zoning designations and overall limit industrial expansion within the County.

- C3 Development is in close proximity to the southeastern most industrial node
- This node is supported by TIP and VinFast
- Lack of large available sites in the Raleigh-Durham area resulting in expansion down US-1
- Numerous additional planned developments in this area.



INDUSTRIAL DEVELOPMENT PIPELINE



TRIANGLE INNOVATION POINT WEST

TIP West provides 450+ acres of industrially zoned land and is planned for over eight million square feet of life science, advanced manufacturing, and industrial space located approximately 0.50 miles from the property. The first building within TIP is slated for delivery in Q2 2023 and consists of 342,000 SF of warehouse space pre-leased by FedEx.



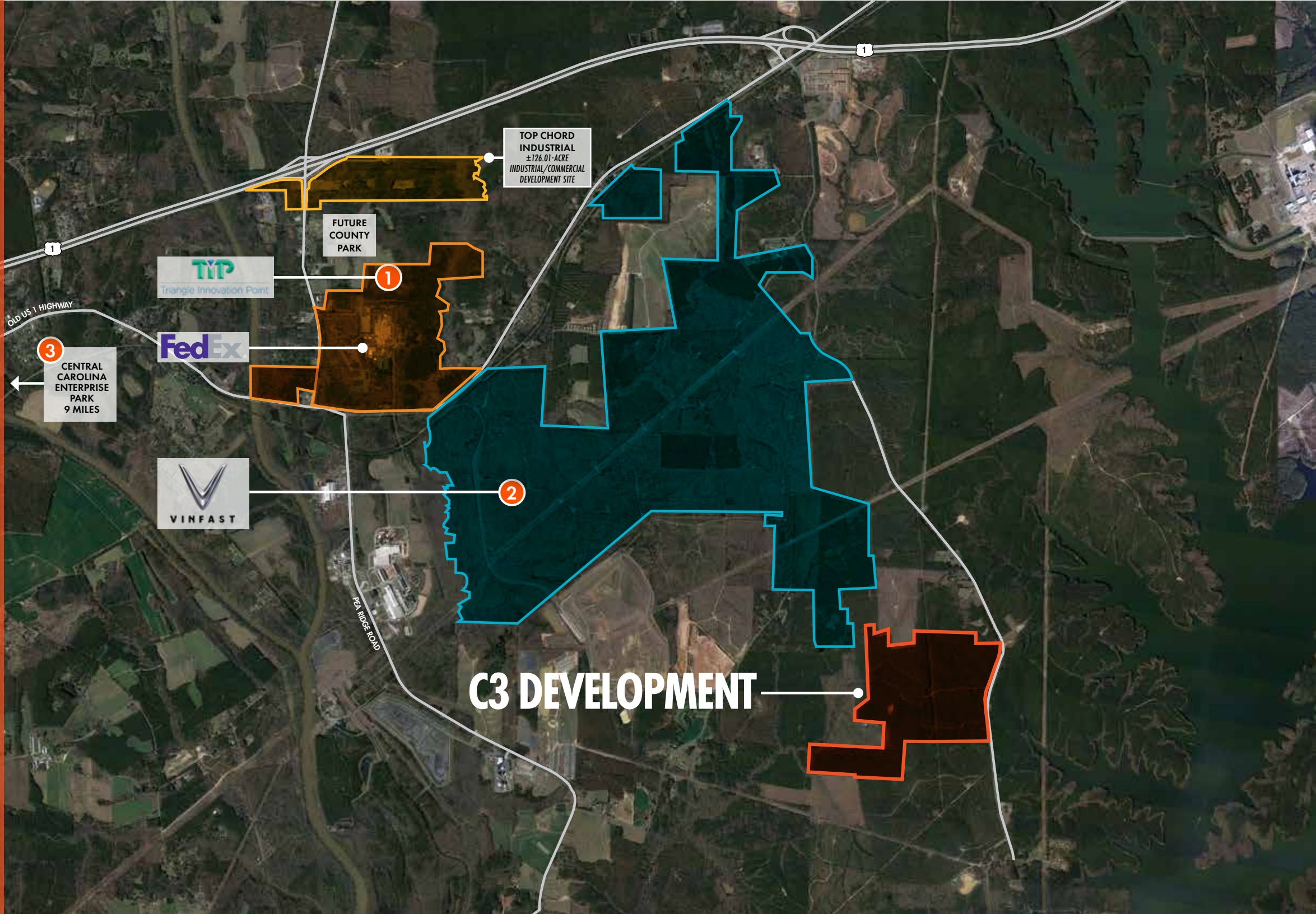
FUTURE VINFAST ELECTRIC VEHICLE MANUFACTURING

VinFast, an electric vehicle company with headquarters in Los Angeles, California has recently announced a \$4B investment on approximately 1,765 acres of land within TIP to develop an electric vehicle manufacturing facility. The facility will bring 7,500 additional jobs and is slated to start in 2025.



CENTRAL CAROLINA ENTERPRISE PARK

Central Carolina Enterprise Park (CCEP), consisting of 230-acres, is located 9 miles to the southwest and is one of eleven state-certified sites in the state. The development currently consists of 5 buildings with a total of 585,000 SF of industrial space. Current occupants of the park include Pfizer (234,000 SF), Astellas Pharma (177,000 SF), and Liberty Tire Recycling (117,000 SF). Average rents within CCEP are approximately \$17.75 PSF and a fifth shell building has recently been completed and is for sale/rent.



CHATHAM COUNTY RESIDENTIAL

C3 DEVELOPMENT CREATES AN OPPORTUNITY FOR DEVELOPERS TO
CREATE ONE OF THE FIRST HOUSING DEVELOPMENTS
WITH PROXIMITY TO TRIANGLE INNOVATION POINT (TIP)
AND THE FUTURE VINFAST DEVELOPMENT.

CHATHAM COUNTY SINGLE FAMILY DEVELOPMENT WITHIN 10 MILE RADIUS							
SUBDIVISION		STATUS	PRODUCT TYPE	PRICE RANGE	AVERAGE LOT SIZE	ANNUAL STARTS	FUTURE
1	Eagles Ridge	BO 4Q20	Single Family	\$285,000 - \$1,000,000	241,435	0	0
2	Park Pointe West	BO 3Q17	Single Family	\$400,000 - \$800,000	171,639	0	0
3	Chestnut Crossing	BO 1Q17	Single Family	\$215,000 - \$280,000	88,774	0	0
4	Seaforth Landing	Act 1Q17	Single Family	\$500,000 - \$1,000,000	76,160	10	0
5	Park Pointe East	BO 1Q15	Single Family	\$400,000 - \$800,000	70,112	0	0
6	Seaforth Preserve	Act 2Q21	Single Family	\$1,135,000 - \$1,295,000	63,000	12	0
7	Firefly Overlook	Future	Single Family	TBD	50,568	0	30
8	Conservancy at Jordan Lake	Future	Single Family	TBD	25,960	0	395
		Future	Single Family	TBD	25,200	0	840

SUBDIVISION		AVERAGE LOT SF	AVERAGE SALE PRICE	# OF SALES	MUNICIPALITY
1	Buckhorn Creek	30,430	\$715,500	7	Holly Springs
2	Jordan Pointe	20,376	\$1,162,111	18	Apex
3	Lochridge	20,056	\$922,770	24	Holly Springs
4	Meyers Place	37,843	\$737,250	8	Holly Springs
Grand Total		27,176	\$884,408	40	

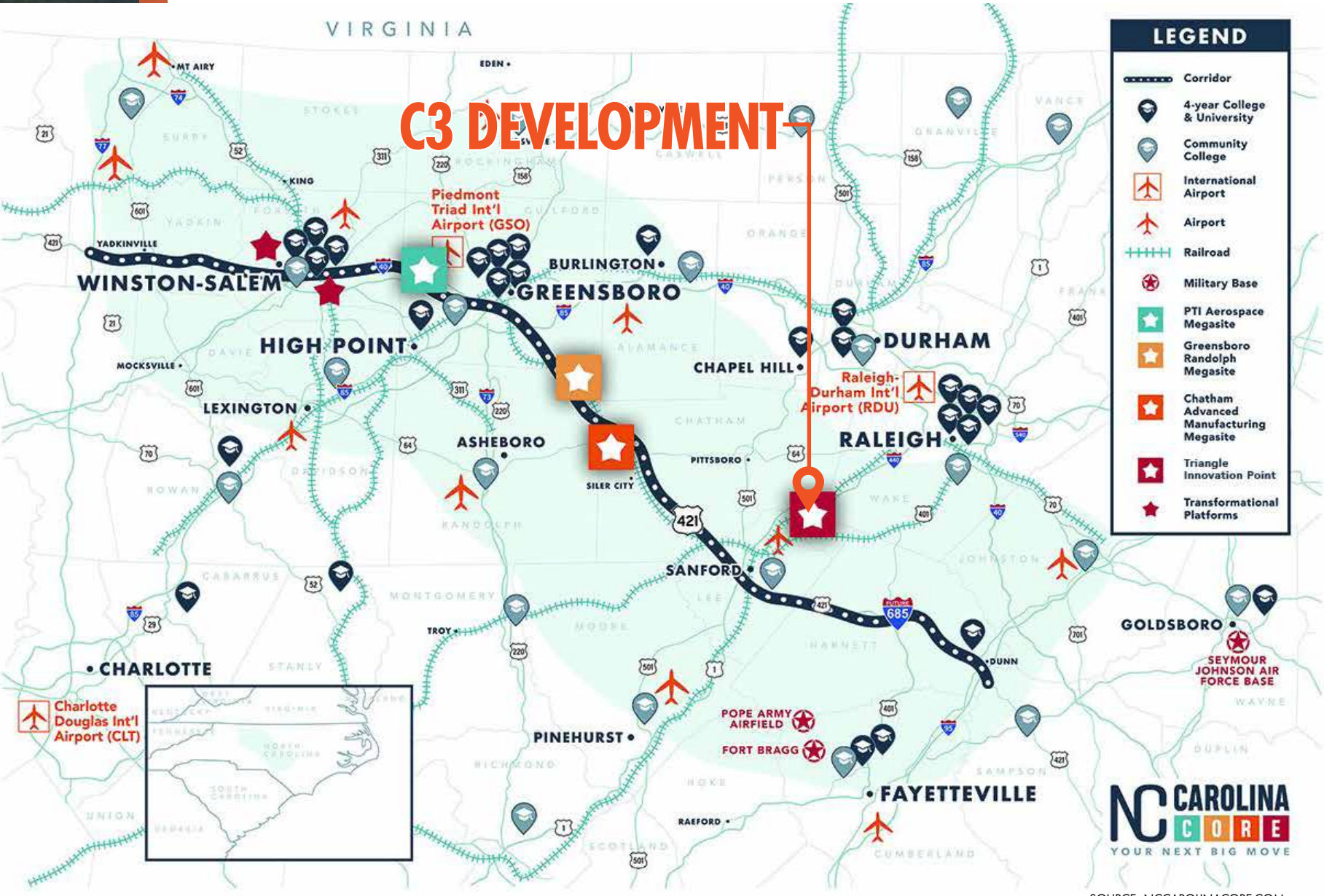


CAROLINA CORE

CAROLINA CORE A REGION BASED ON ASSETS

The Carolina Core consists of a 120+ mile stretch I-685 within central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle.

Carolina Core is home to four strategically-located megasites that offer advanced manufacturers room to grow. These certified sites, coupled with the lowest corporate income tax in the U.S., a future-ready workforce and convenient access to major markets, positions the Carolina Core as an ideal location.

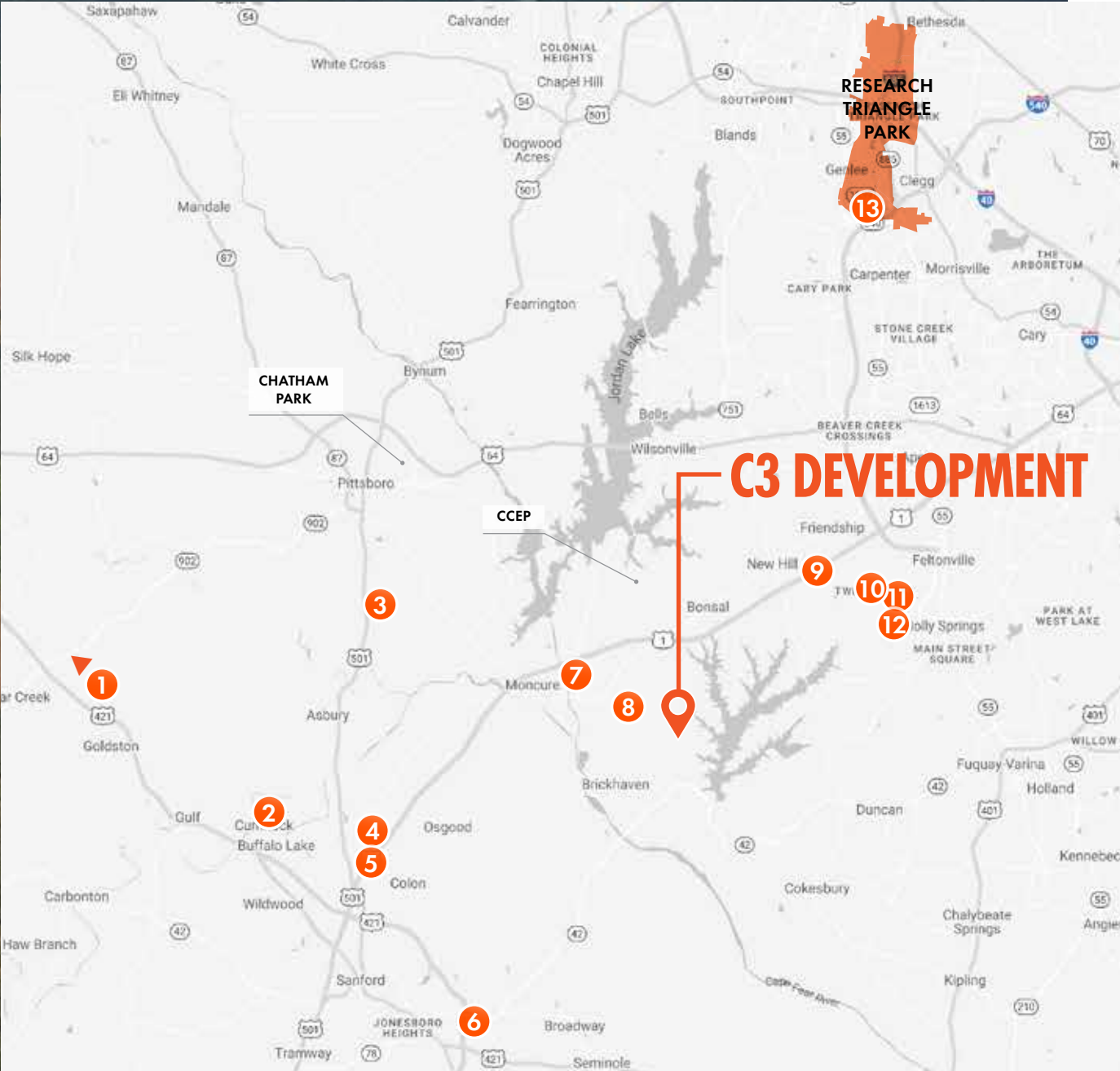


- > TALENT POOL OF **2,000,000+**
- > ACCESS TO **30 COLLEGES AND UNIVERSITIES**
- > ACCESS TO **MAJOR AIRPORTS**
- > 4 MEGASITES WITH MORE THAN **7,200 ACRES OF CERTIFIED LAND**
- > BUSINESS SECTORS INCLUDE
 - **AEROSPACE & AVIATION**
 - **AUTOMOTIVE**
 - **BIOMEDICAL & LIFE SCIENCES**
 - **TECH & ENTREPRENEURSHIP**

NOTABLE EMPLOYERS



RESEARCH TRIANGLE REGION



		# OF JOBS
1		1,700
2		1,000
3		75
4		1,700
5		1,450
6		900
7		300
8		7,500
9		350
10		TBD
11		750
12		690
13		3,000+

CHATHAM COUNTY CONNECTIVITY

One of the fastest growing counties in the state, Chatham County has recently announced large investments from companies such as VinFast and Wolfspeed. The County is also home to companies such as Mountaire, Arauco, 3M, and Brookwood Farms. As industrial growth stemming from Research Triangle Park continues to outpace land availability in the Raleigh-Durham area, further expansion along the US-1 corridor is expected.

RECENT DEVELOPMENTS



CHATHAM PARK

The 7,100-acre live-work-play-learn community is under construction in Pittsboro



MOSAIC AT CHATHAM PARK

The \$350M mixed-use development will serve as the commercial gateway to Chatham Park.



CHATHAM-SILER CITY ADVANCED MANUFACTURING SITE

The 1,802-acre certified site will be home to Wolfspeed.



BRIAR CHAPEL

The award-winning community is recognized as one of the largest Green Certified communities in the Research Triangle.

SOURCE: NCCAROLINACORE.COM

DISTANCES

US 1 HIGHWAY 4 MINUTES

HIGHWAY 540 11 MINUTES

PITTSBORO 21 MINUTES

US 421 HIGHWAY (SANFORD) 21 MINUTES

I-40 25 MINUTES

RESEARCH TRIANGLE PARK 28 MINUTES

RALEIGH-DURHAM INTERNATIONAL AIRPORT 28 MINUTES

DOWNTOWN RALEIGH 30 MINUTES

DOWNTOWN DURHAM 35 MINUTES

LAND SERVICES

SARAH GODWIN

Senior Vice President

(919) 309 5819

sarah.godwin@foundrycommercial.com

KARL HUDSON IV, CCIM

Partner, Land Services

(919) 987 1012

karl.hudson@foundrycommercial.com

PATRICK STEVENS

Analyst

(984) 206 7005

patrick.stevens@foundrycommercial.com

INDUSTRIAL SERVICES

JACKSON RIVES

Principal, Industrial Services

(919) 656 2816

jackson.rives@foundrycommercial.com

ALEXIS LAMBETH

Partner, Industrial Services

(919) 524 3593

alexis.lambeth@foundrycommercial.com

JORDAN RIVES

Senior Associate

(336) 688 4702

jordan.rives@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL