

US 1 AND PEA RIDGE ROAD

NEW HILL, NC 27562

AVAILABLE | ±11.7 AC








PROPERTY FEATURES






- Located on Pea Ridge Road immediately off US-1
- Strategically positioned at the edge of Triangle Innovation Point and Vinfast, which combined will consist of nearly 11M SF of Life Sciences, advanced manufacturing, and industrial space
- Vinfast is the largest economic development project in North Carolina History, providing over 7,500 jobs and 2.8M SF of space
- Abundance of future commercial developments surrounding the site

DEMOGRAPHICS

1 MILE RADIUS

	8,130 ESTIMATED POPULATION 2023
	39.3 MEDIAN AGE
	\$63,398 MEDIAN HOUSEHOLD INCOME
	4,684 TOTAL EMPLOYEES
	\$162,494 MEDIAN HOME VALUE 2023

3 MILE RADIUS

	29,793 ESTIMATED POPULATION 2023
	37.7 MEDIAN AGE
	\$58,777 MEDIAN HOUSEHOLD INCOME
	13,242 TOTAL EMPLOYEES
	\$170,532 MEDIAN HOME VALUE 2023

5 MILE RADIUS

	37,596 ESTIMATED POPULATION 2023		14,821 TOTAL EMPLOYEES
	37.9 MEDIAN AGE		\$181,808 MEDIAN HOME VALUE 2023
	\$61,061 MEDIAN HOUSEHOLD INCOME		

FOR MORE INFORMATION, PLEASE CONTACT:

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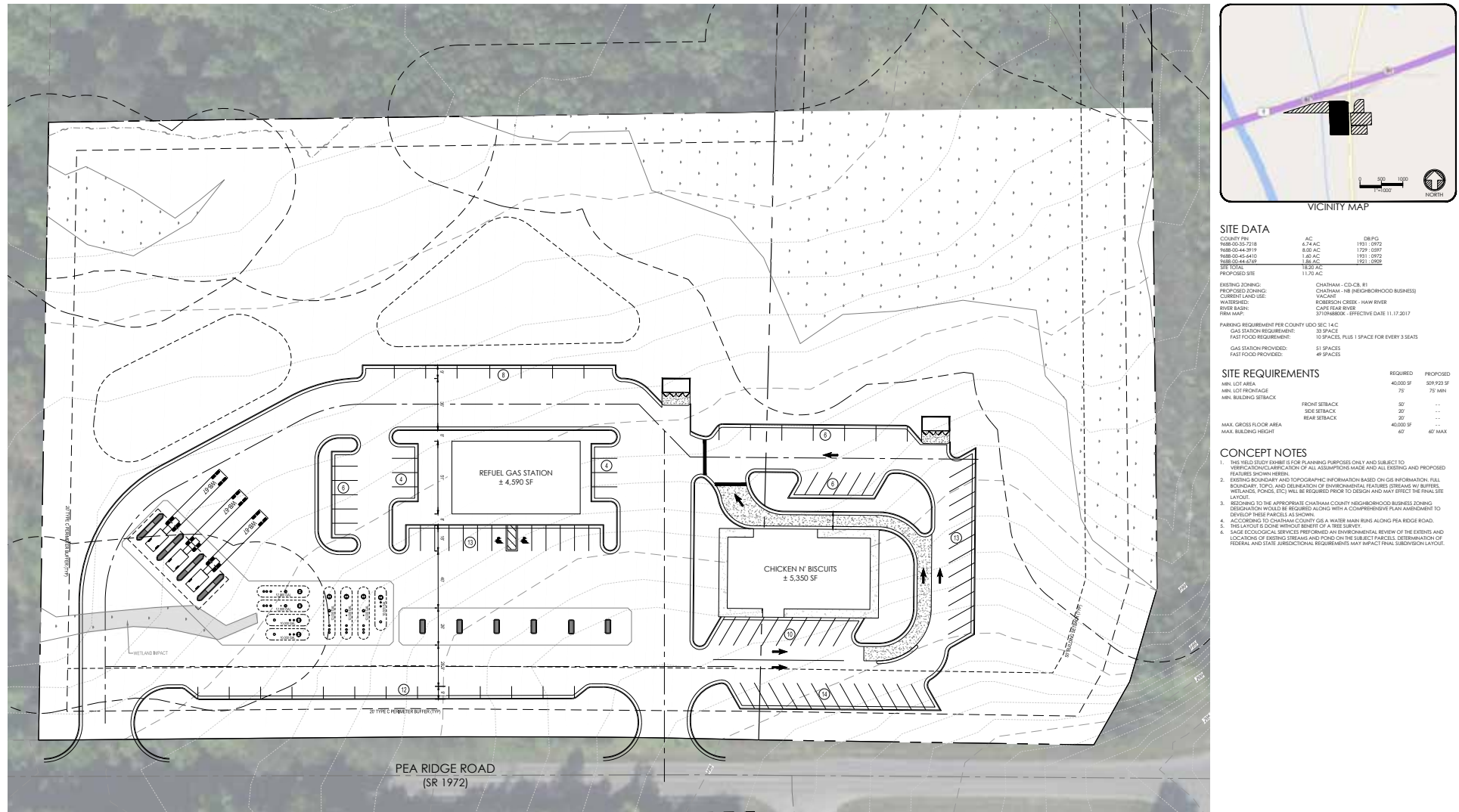
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CONCEPT PLAN



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PROPOSED NCDOT US-1 INTERCHANGE AND PEA RIDGE ROAD IMPROVEMENTS

Future planned developments along Pea Ridge Road will benefit from roadway enhancements along US-1 and Pea Ridge Road which will enhance access and support the planned heavy industrial growth around this interchange.

- STIP # HE-0006 includes roadway improvements at two interchanges along US-1
- Phase 1 construction began in January 2023
- Phase 2 includes a new interchange at Pea Ridge Road/US-1, widening of Pea Ridge Road and Top Chord Way, and extending Top Chord Way with integration to TIP
- Phase 2 construction will be funded upon a target threshold of 3,875 jobs created in the area



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TRIANGLE INNOVATION POINT WEST

TIP West provides 450+ acres of industrially zoned land and is planned for over 8M SF of life science, advanced manufacturing, and industrial space. The first building within TIP is slated for delivery in Q2 2023 and consists of 342k SF of warehouse space pre-leased by FedEx.



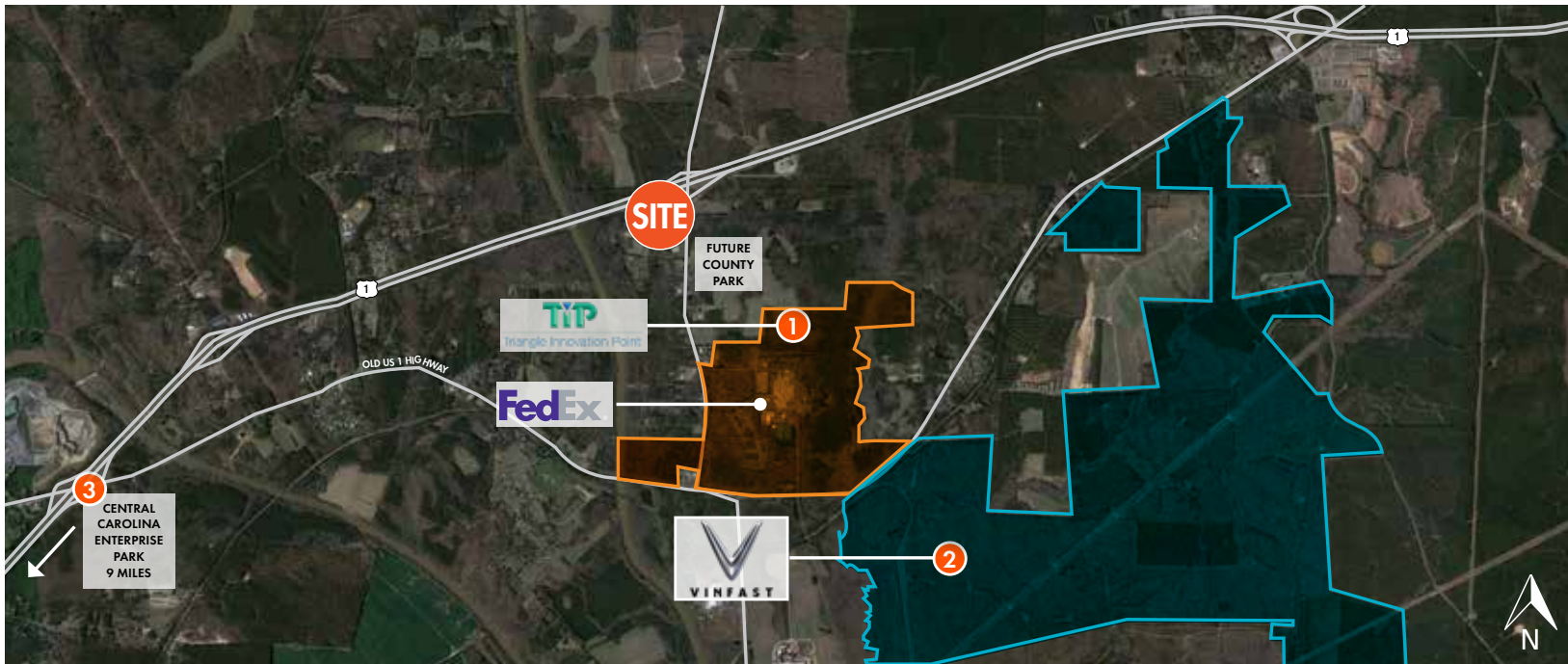
FUTURE VINFAST ELECTRIC VEHICLE MANUFACTURING

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) is located 9 miles to the southwest and is one of eleven state-certified sites in the state. Current occupants of the park include Pfizer (234k SF), Astellas Pharma (177k SF), and Liberty Tire Recycling (117k SF).



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