

421

MOONS CHAPEL & US HIGHWAY 64

SILER CITY | CHATHAM COUNTY | NORTH CAROLINA

West Chatham Development Opportunity with
Proximity to Future WolfSpeed Manufacturing Facility

HICKS FARM ROAD

64

JC TEAGUE ROAD

WolfSpeed.

(±450-acre semi-conductor
manufacturing plant)



CAROLINA CORE PARKWAY

64

MOONS CHAPEL ROAD



FOUNDRY
COMMERCIAL

NAI Piedmont Triad

ADDRESS	Moons Chapel Road Siler City, NC 27344
CHATHAM COUNTY PINS	12561 and 13130
JURISDICTION	Siler City ETJ
ACREAGE	±96.60 acres
ZONING	Agricultural Residential (A-R)
UTILITIES	Well and Septic - Water and sewer moratorium until 2025
ACCESS	Moons Chapel Road
PRICING	Call for Pricing

EXECUTIVE SUMMARY

MOONS CHAPEL & US HIGHWAY 64 | THE INVESTMENT OPPORTUNITY

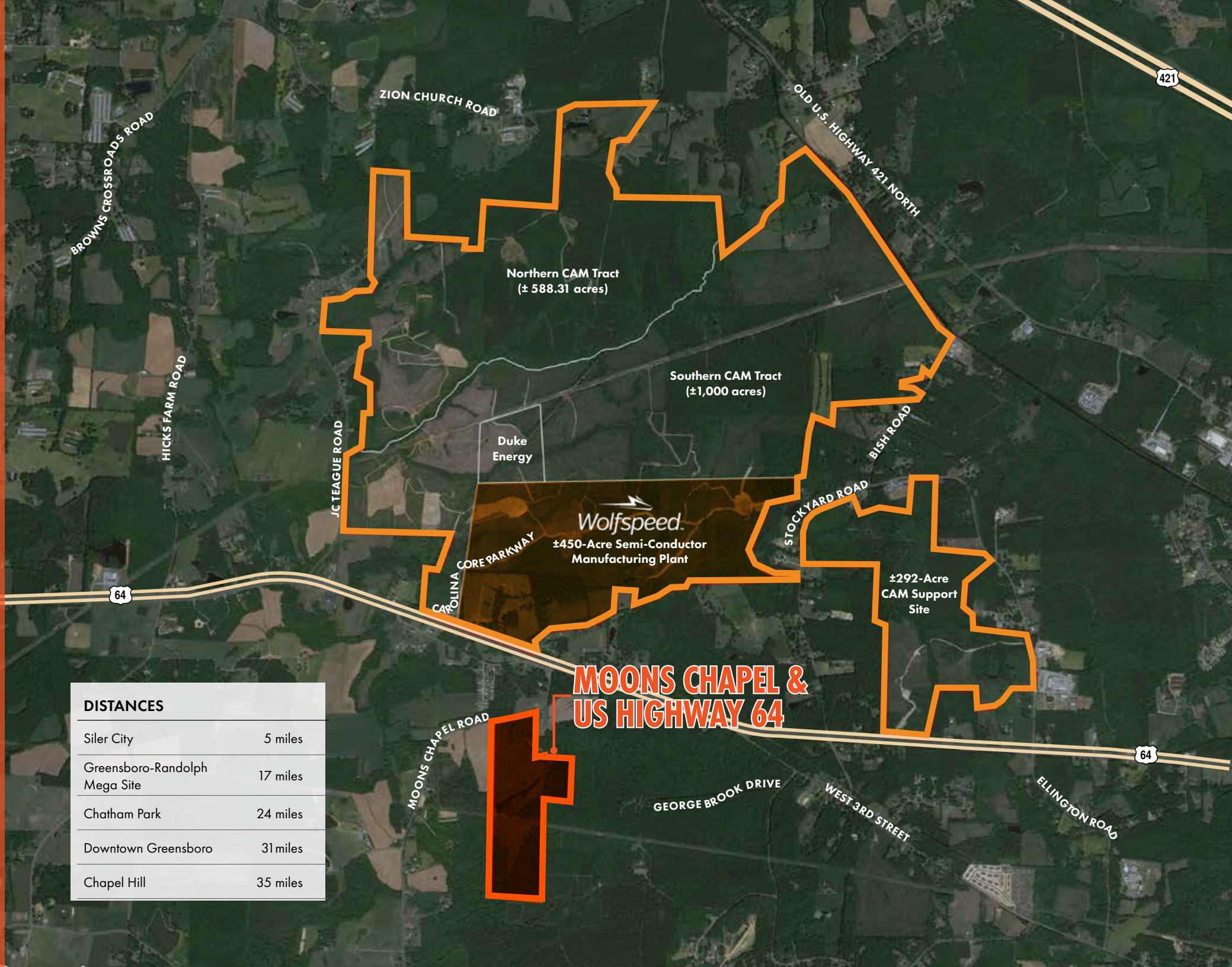
Foundry Commercial, LLC and NAI Piedmont Triad, North Carolina brokers, have been retained as the exclusive agents for the owner of the Moons Chapel & US Highway 64 (the “Property”), a ±96.60-acre development opportunity located in Western Chatham County three miles from the future WolfSpeed semi-conductor manufacturing facility in Siler City, North Carolina. WolfSpeed is currently under construction on a \$5B manufacturing plant within the Chatham-Siler City Advanced Manufacturing Site, which is estimated to employ over 1,800 workers. Moons Chapel & US Highway 64 provides for by-right development of single-family residences on minimum lot sizes of 40,000 SF. The site is located 1,500 feet from Highway 64 (9,900 VPD) providing immediate access to Siler City and surrounding areas.

Located within the Siler City ETJ, Moons Chapel & US Highway 64 is currently zoned Agricultural Residential (A-R) which provides for by-right development of detached single-family residences on lot sizes of at least 40,000 SF (1.08 units per acre). If additional density is desired, a rezoning would be required. Per the Town of Siler City Land Development Plan, the future land use (FLU) for the site is identified as Rural Residential.

Moons Chapel & US Highway 64 is located 1,500 feet south of Highway 64 (9,900 VPD) and 3 miles south of the Siler-Chatham Advanced Manufacturing Megasite, which is currently under construction for WolfSpeed’s \$5B semiconductor plant. The plant is estimated to be completed in Q3/Q4 2024 and will employ 1,800 in the next five years with average wages of \$77,753. The area commands strong demographics with convenient location near Highway 64 providing access to Siler City and surrounding areas.

INVESTMENT HIGHLIGHTS

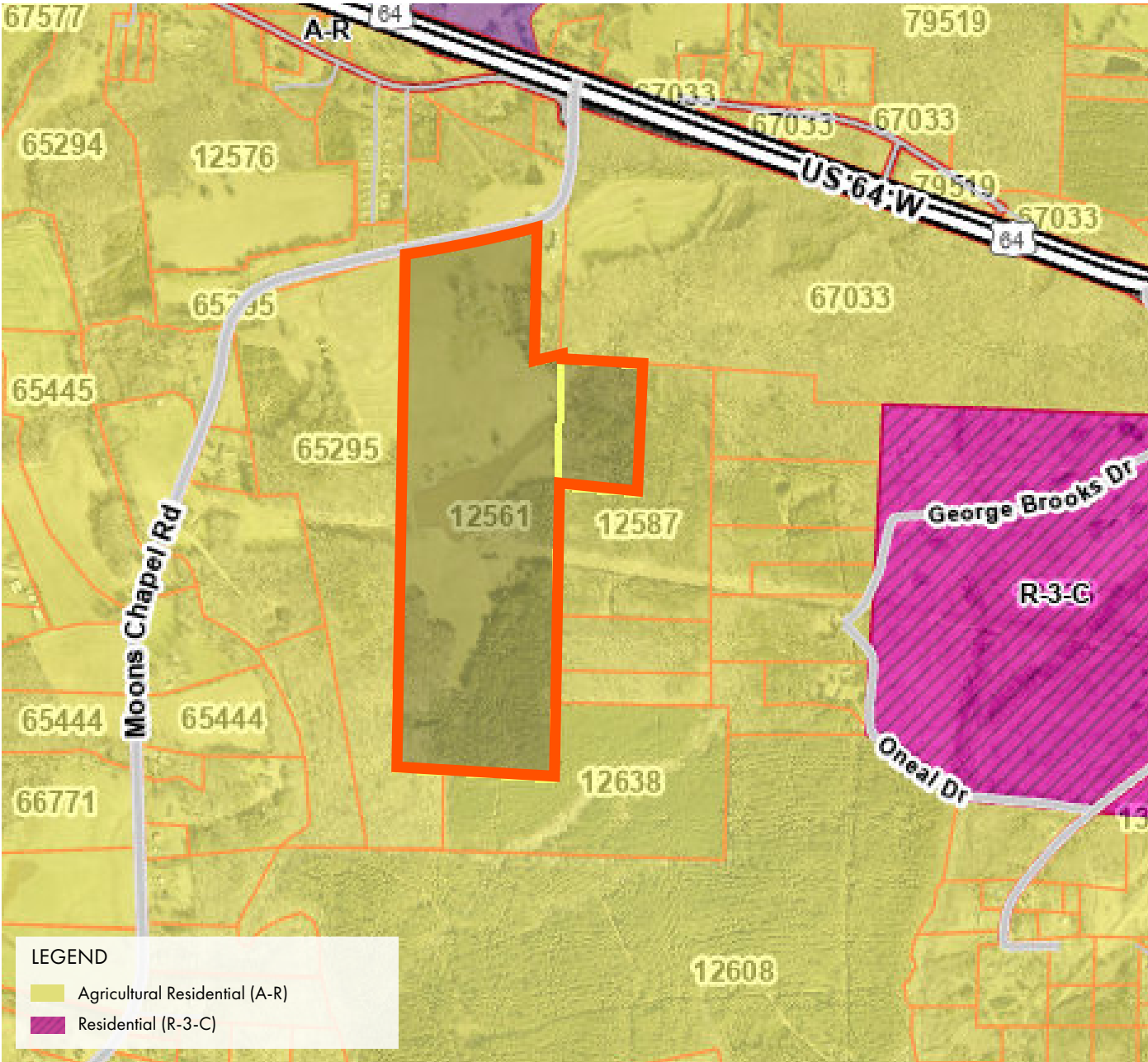
- Provides by-right development of large lot single-family homes (40,000 SF)
- A rezoning will be required for higher density or non-residential use type
- Minutes from \$5B future WolfSpeed manufacturing facility employing over 1,800 workers
- 1,500 feet from US Highway 64 (9,900 VPD)



MOONS CHAPEL & US HIGHWAY 64 | ZONING

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.

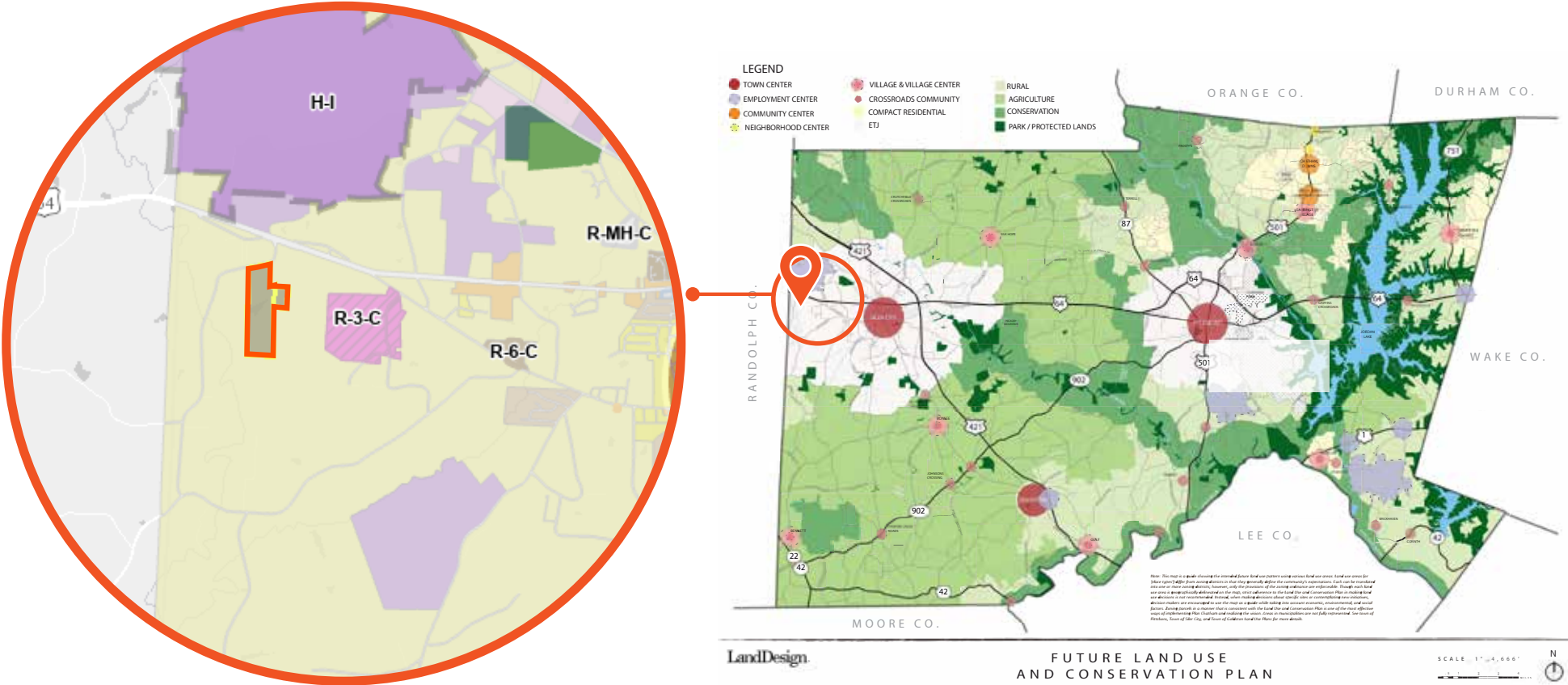


MOONS CHAPEL & US HIGHWAY 64 | KEY INDUSTRIAL NODE IN CHATHAM COUNTY

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 residential uses. These employment centers support a mix of zoning designations and overall limit industrial expansion within the County.

Located three miles to the north of Moons Chapel Residential, WolfSpeed based in Durham, NC, purchased 445 acres within the Chatham-Siler Advanced Manufacturing Megasite in 2022 with plans for constructing a \$5B semiconductor manufacturing facility. The manufacturing plant is currently under construction and is slated for completion in Q3/Q4 2024. The plant is estimated to employ over 1,800 with average wages of \$77,753 over the next five years.



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.



SOURCE: NCCAROLINACORE.COM

NOTABLE EMPLOYERS



- > 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**



KARL HUDSON IV, CCIM

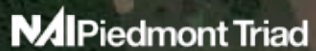
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