

NAITRI PROPERTIES

3905 PAGE RD & 3910 AIRPORT RD

MORRISVILLE, NC 27560

OFFERING MEMORANDUM

12.02 ACRES

DEVELOPMENT OPPORTUNITY



ROB GRIFFIN
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CALL FOR OFFERS
DUE 5/1/2026

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NAITRI PROPERTIES



EXECUTIVE SUMMARY

DEVELOPMENT OPPORTUNITY

12.02 ACRES | MULTIFAMILY/INDUSTRIAL OPPORTUNITY

NAI Tri Properties is pleased to present the opportunity to acquire approximately 12.02 acres of land in the Research Triangle Park (RTP) submarket, one of the most dynamic and rapidly expanding corridors in North Carolina.

Ideally positioned within close proximity to RTP, the property offers exceptional access to the region's major transportation arteries, including Interstate 40, Interstate 540, and US Highway 70. This allows for seamless connectivity to the surrounding Triangle markets of Raleigh, Durham, and Chapel Hill. The site also benefits from being within minutes of RDU International Airport, providing efficient regional and national travel access.

This tract presents a development opportunity within a region known for innovation, technology, and life sciences. Surrounded by a strong base of corporate campuses, research institutions, and high-growth employers, the property is strategically positioned to support a variety of potential uses.

As one of the nation's most sought-after markets, the RTP area continues to experience strong population growth, significant capital investment, and increasing demand for well-located development sites. This 12.02 acre offering provides investors and developers with a rare opportunity to secure a tract located in the heart of one of the Southeast's premier innovation and employment hubs.

DEVELOPMENT OPPORTUNITY SITE CHARACTERISTICS

±12 ACRES | MULTIFAMILY/INDUSTRIAL OPPORTUNITY

ADDRESS: 3905 Page Road & 3910 Airport Road

TOTAL ACRES: 12.02 acres - 2 parcels

PARCELS: See table on adjacent page

PRICE GUIDANCE: \$4,808,000.00 (\$400,000/acre)

ZONING: Residential Rural District

FUTURE LAND USE: Mixed Residential Neighborhood

UTILITIES: Water - City of Durham
Sewer - Durham County

FEATURES:

- Central to everything in the Triangle
- Easy access to RDU, I-40, & I-540
- In HUD 2026 Difficult to Develop Area (DDA)

HUD DDA LINK [2025 and 2026 Small DDAs and QCTs](#)

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NAITRI PROPERTIES





BRIER CREEK
COUNTRY CLUB

BRIER CREEK
COMMONS

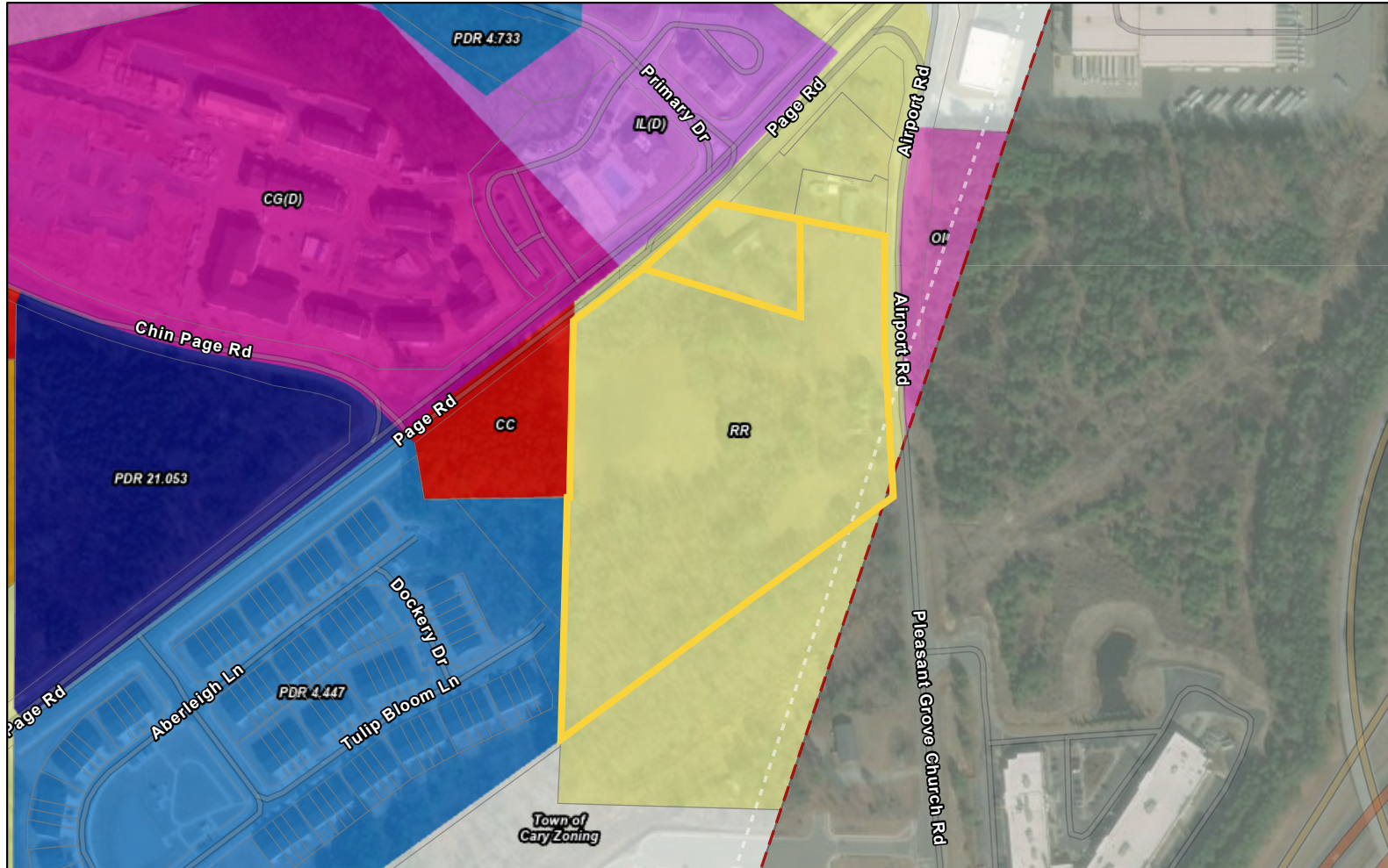
±12 Acres
Available



RALEIGH DURHAM
INTERNATIONAL
AIRPORT

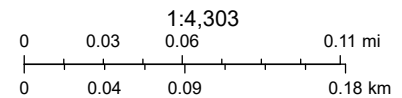
LOT SIZE	STREET ADDRESS	PARCEL ID #
1.10 AC	3905 Page Road	158083
10.92 AC	3910 Airport Road	158131

ZONING MAP



3/3/2026

Parcels, Durham County	RR	OI	Other Juris
Zoning	RS-M	CG	World Imagery
PDR-MDR (4 - 8 du/ac)	CC	IL	Low Resolution 15m Imagery
PDR-VHR (> 12 du/ac)			



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CONTACT

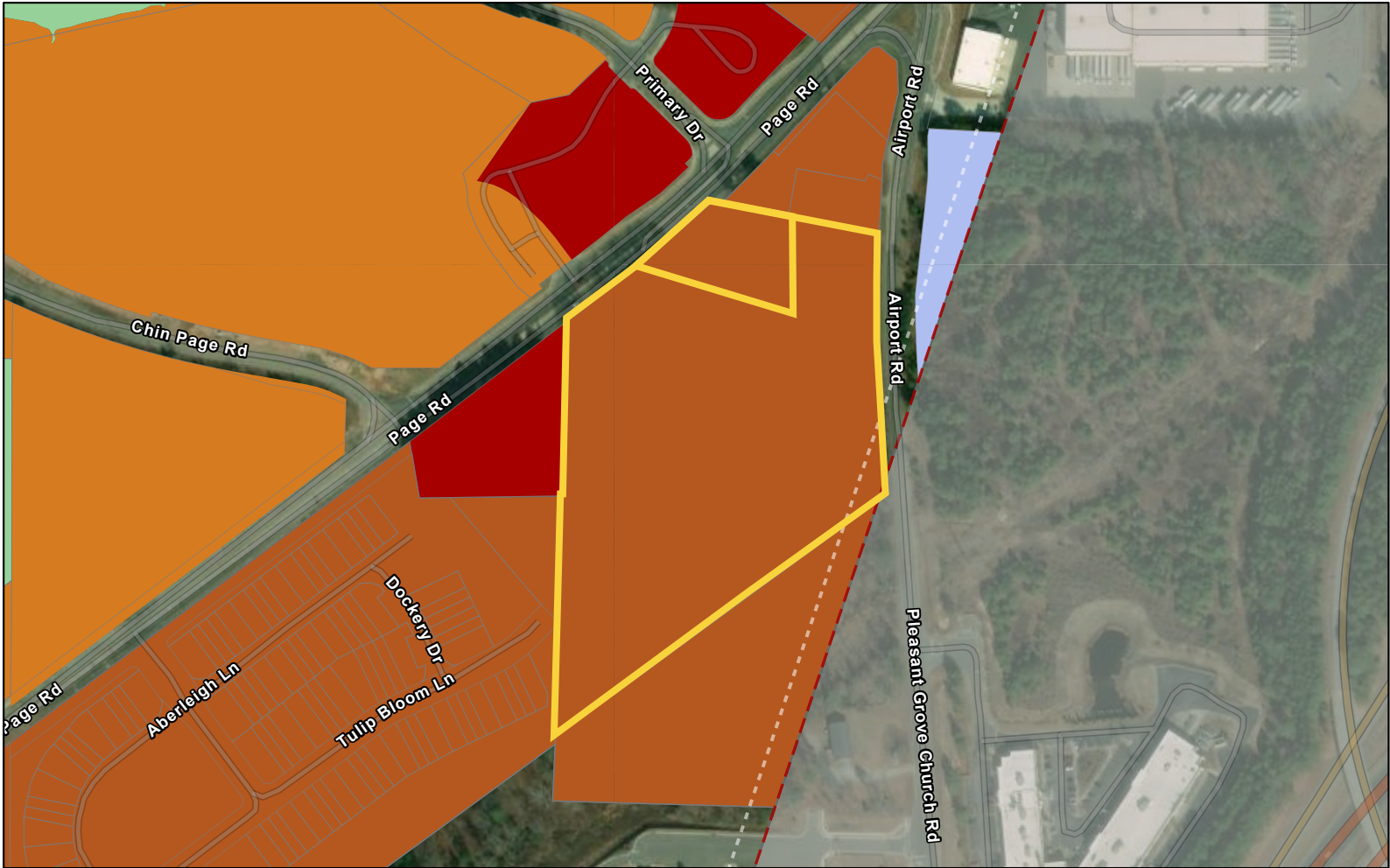
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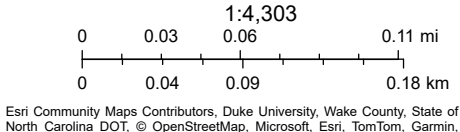
PLACE TYPE MAP



3/3/2026

- Parcels, Durham County
- Neighborhood Service Area
- Recreation & Open Space
- Apartment & Townhouse Neighborhood
- Mixed Residential Neighborhood
- General Industrial

World Imagery
 Low Resolution 15m Imagery
 High Resolution 60cm Imagery



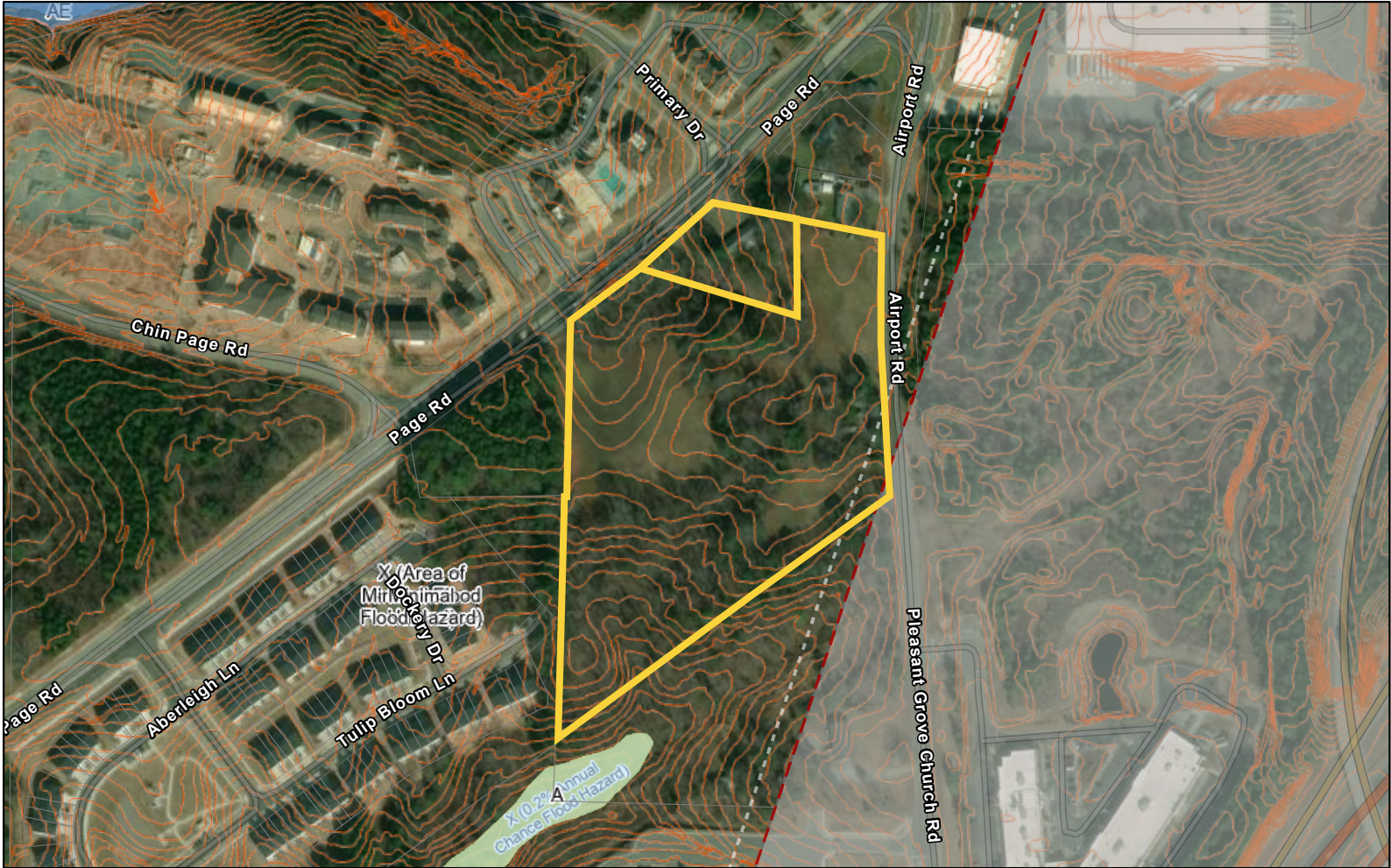
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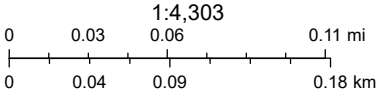
TOPOGRAPHY & FLOOD PLAIN MAP



3/3/2026

- | | | |
|--------------------------------|----------------------------------|-------------------------------------|
| Parcels, Durham County | X (Area of Minimal Flood Hazard) | X (0.2% Annual Chance Flood Hazard) |
| Flood Zones (Insurance) | Flood Zones (Development) | X (Area of Minimal Flood Hazard) |
| AE | AE | Topographic Contours (2-feet) |
| A | X (1% Future Conditions) | |

World Imagery



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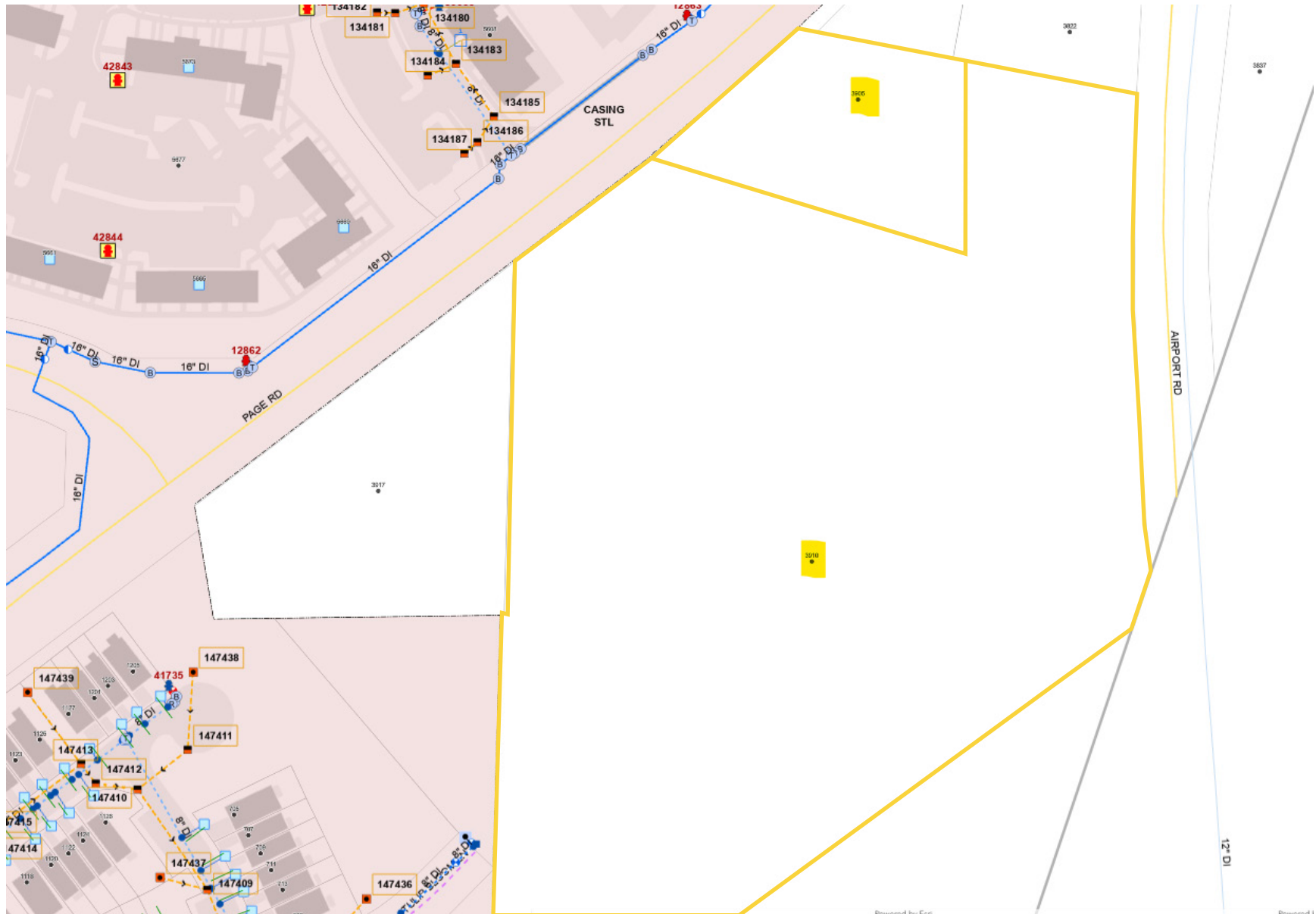
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WATER MAP



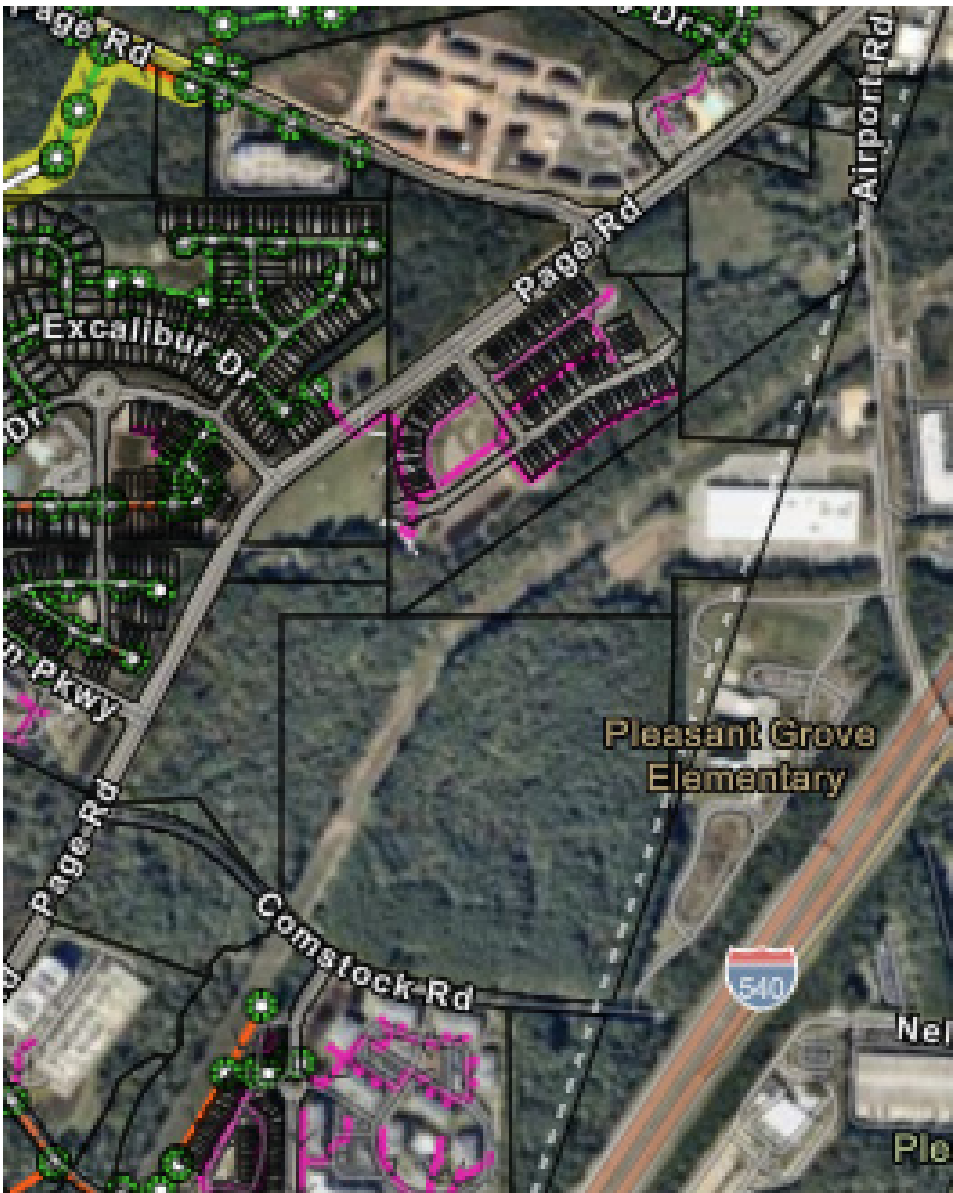
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SEWER MAP



- Private Sewer Lines
- Manholes/Public Sewer Lines

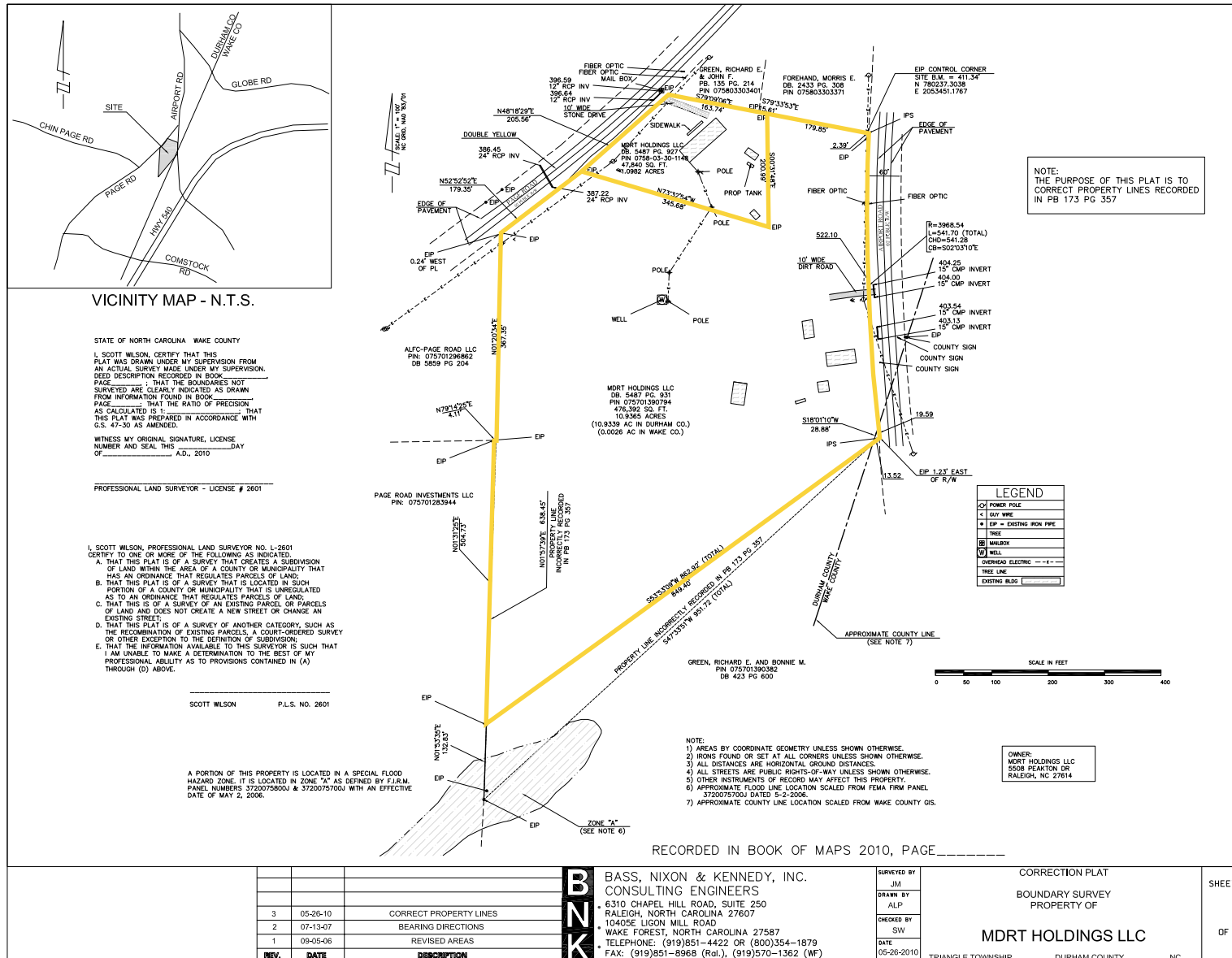
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PLAT MAP



VICINITY MAP - N.T.S.

STATE OF NORTH CAROLINA WAKE COUNTY
 I, SCOTT WILSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK PAGE . . . THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE . . . THAT THE RATIO OF PRECISION AS CALCULATED IS . . . THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS . . . DAY OF . . . A.D., 2010

PROFESSIONAL LAND SURVEYOR - LICENSE # 2601

I, SCOTT WILSON, PROFESSIONAL LAND SURVEYOR NO. L-2601 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:
 A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 C. THAT THIS IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMMENDATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
 E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

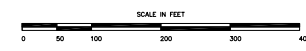
SCOTT WILSON P.L.S. NO. 2601

A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "A" AS DEFINED BY FURIA PANEL NUMBERS 3720075000 & 37200757000 WITH AN EFFECTIVE DATE OF MAY 2, 2006.

RECORDED IN BOOK OF MAPS 2010, PAGE _____

LEGEND

○	POWER POLE
◁	GUY WIRE
—	EP = EXISTING IRON PIPE
—	FIRE
■	MAILBOX
○	WELL
—	OVERHEAD ELECTRIC
—	TRAIL LINE
▭	EXISTING BLDG



OWNER: MDRT HOLDINGS LLC 5508 PEAKTON DR RALEIGH, NC 27614

- NOTE:
- 1) AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 - 2) IRONS FOUND OR SET AT ALL CORNERS UNLESS SHOWN OTHERWISE.
 - 3) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - 4) ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 - 5) OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 - 6) APPROXIMATE FLOOD LINE LOCATION SCALED FROM FEMA FIRM PANEL 37200757000 DATED 5-2-2006.
 - 7) APPROXIMATE COUNTY LINE LOCATION SCALED FROM WAKE COUNTY GIS.

REV.	DATE	DESCRIPTION
3	05-26-10	CORRECT PROPERTY LINES
2	07-13-07	BEARING DIRECTIONS
1	08-05-06	REVISED AREAS

BANK BASS, NIXON & KENNEDY, INC.
 CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250
 RALEIGH, NORTH CAROLINA 27607
 10405E LIGON MILL ROAD
 WAKE FOREST, NORTH CAROLINA 27587
 TELEPHONE: (919)851-4422 OR (800)354-1879
 FAX: (919)851-8968 (Rel.), (919)570-1362 (WF)

SURVEYED BY JJI	CORRECTION PLAT BOUNDARY SURVEY PROPERTY OF MDRT HOLDINGS LLC TRIANGLE TOWNSHIP DURHAM COUNTY NC
DRAWN BY ALP	
CHECKED BY SW	
DATE 05-26-2010	

SHEET _____ OF _____

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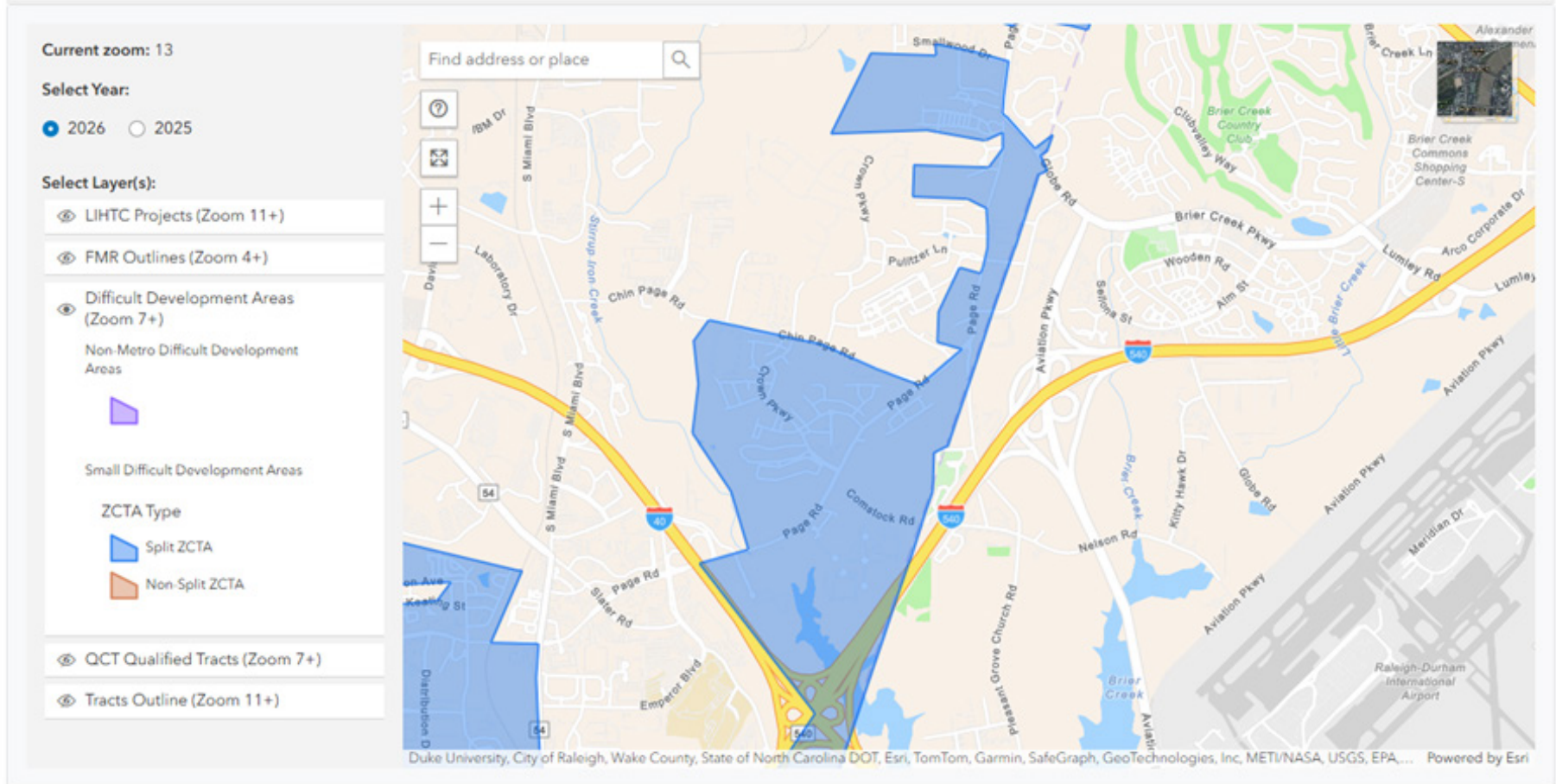
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HUD DDA MAP

Overview of 2025 and 2026 Small DDAs and QCTs

The 2026 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2026. The 2026 QCT designations use tract boundaries from the 2020 decennial census. The 2026 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 decennial census. The designation methodology is explained in the [Federal Register notice](#) published September 30, 2025.



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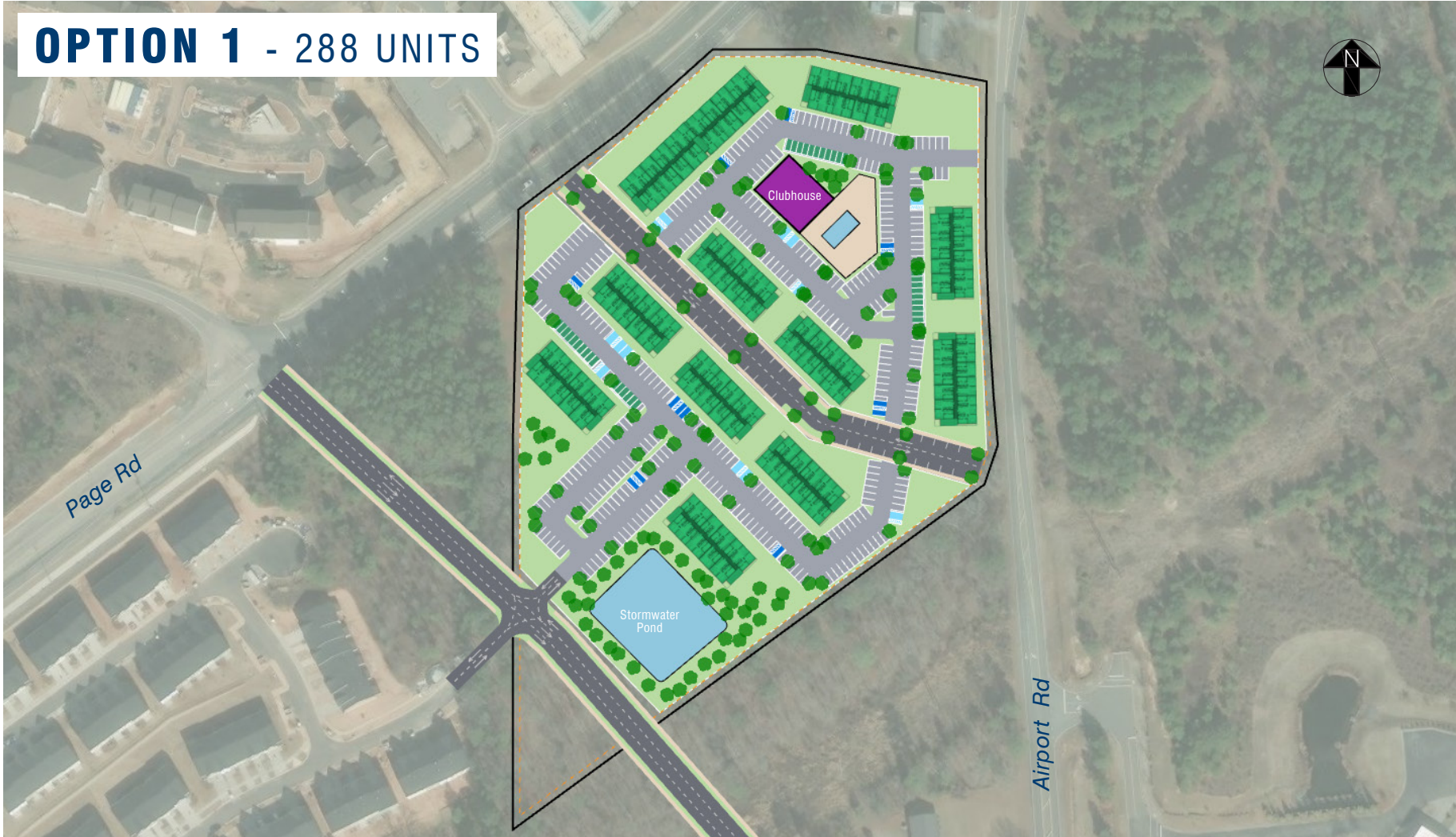
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MULTIFAMILY TEST FIT



ISG Architecture + Engineering + Environmental + Planning

NAI TRI PROPERTIES
Durham / Chapel Hill - JULY 21, 2025

ISGInc.com

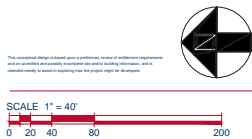
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INDUSTRIAL TEST FIT



The conceptual design information shown on this plan is for informational purposes only and is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

CONCEPTUAL SITE PLAN

3905 PAGE RD
DURHAM, NC
SCHEME 01 | DRAWN BY: ABS | 03.19.2016



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INDUSTRIAL TEST FIT #2



The proposed design is subject to a permitting process of additional requirements and a final plan will be submitted to the local authority for review and approval. All dimensions are approximate and subject to change without notice.



CONCEPTUAL SITE PLAN

3905 PAGE RD
DURHAM, NC

SCHEME 01 | DRAWN BY: ABS | 03.23.2026

COUNTY
S & CO
C * CO * S

ARCO
DESIGN/BUILD

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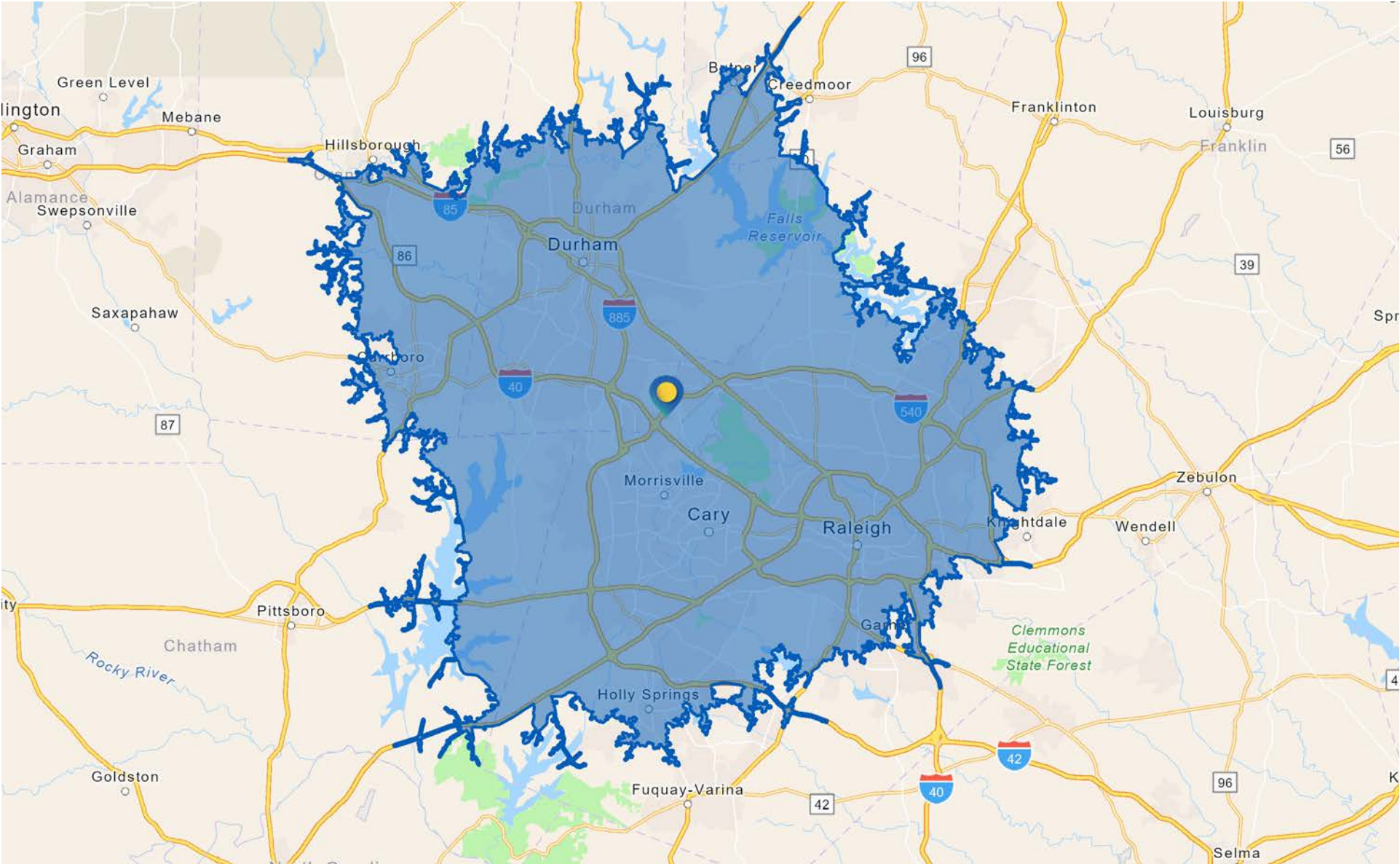
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LOCATION



DRIVE TIME - 27 MINUTES



CONTACT

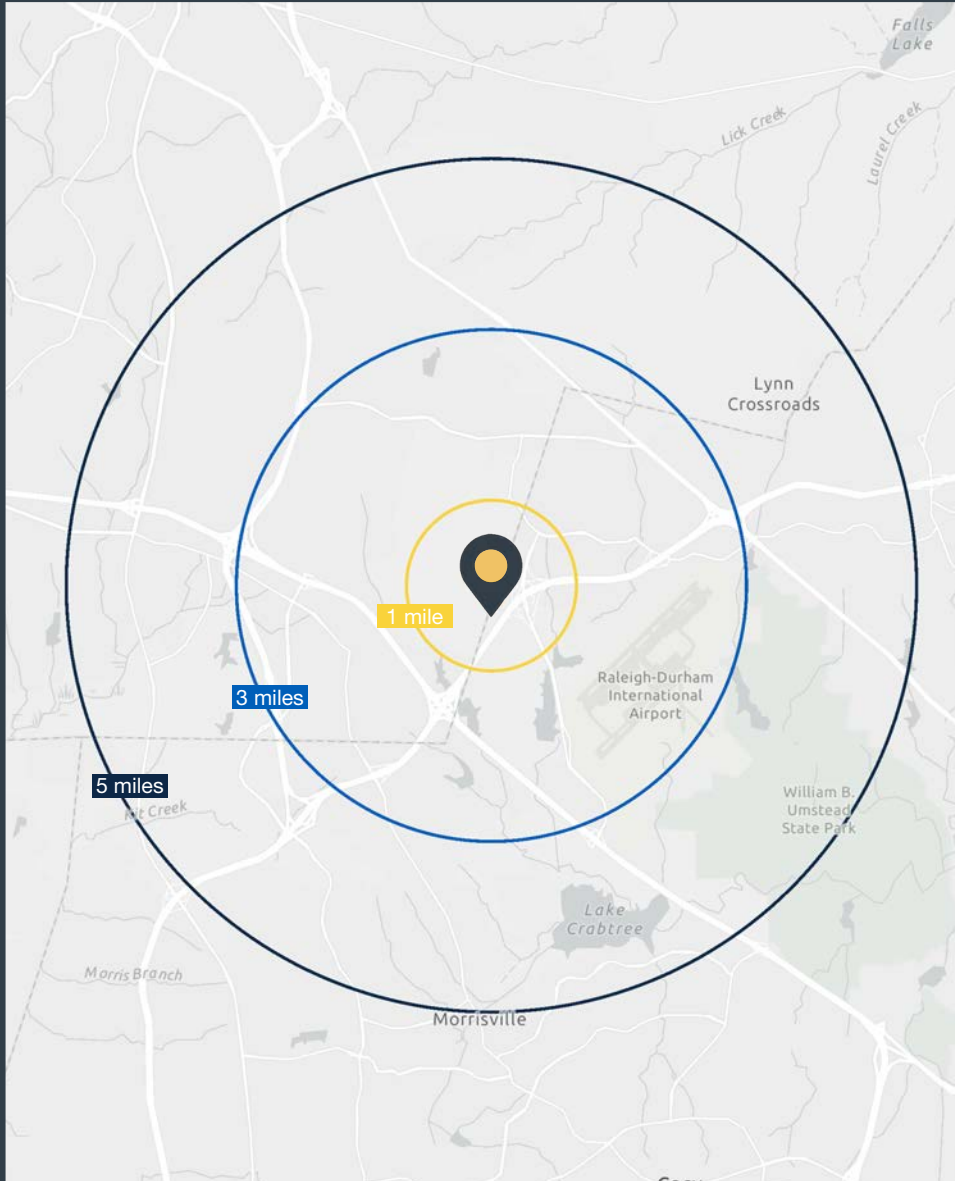
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DEMOGRAPHICS - 2025 KEY FACTS



	1 MILE	3 MILE	5 MILE
KEY FACTS			
Population	6,950	38,516	111,641
Average Household Size	1.9	2.0	2.2
Median Age	34.4	35.3	36.1
Median Household Income	\$106,788	\$109,000	\$116,459
EDUCATION			
Bachelor's/Grad/Prof Degree	71%	70%	68%
Some College	17%	17%	19%
High School Graduate	9%	10%	10%
No High School Diploma	3%	3%	3%
EMPLOYMENT			
Unemployment Rate	2.1%	2.3%	2.6%
White Collar	84.0%	83.5%	83.6%
Blue Collar	5.5%	7.8%	8.9%
Services	10.6%	8.7%	7.6%
INCOME			
Median Household Income	\$106,788	\$109,000	\$116,459
Per Capita Income	\$68,862	\$71,175	\$64,597
Median Net Worth	\$133,668	\$144,587	\$248,671
BUSINESS			
Total Businesses	130	2,404	5,740
Total Employees	2,210	39,396	82,839

SURROUNDING AMENITIES

This site offers a wealth of amenities to eat, shop, work, and live within a 5-mile radius. Below is a list of comforts, excluding apartment complexes, that can be reached within a short 5-minute drive.

DINING

Aladdin's Eatery
Alpaca Chicken
Arby's
Bob Evan's
Bojangles
Bruegger's Bagels
Caribou Coffee
Chelsea Café
Chick-Fil-A
Chili's Grill & Bar
Chipotle
Cracker Barrel
Crumbl
Dairy Queen
Farmside Kitchen
Firehouse Subs
First Watch
Greek Cuisine
Jake's Wayback Burgers
Jimmy John's
Longhorn Steakhouse
LuLu Bang Bang
Manhattan Café
McDonald's
Mez
Moe's Southwest Grill

Naga's South Indian Cuisine
Olive Garden
Page Road Grill
Panera Bread
Randy's Pizza
Slice of New York Pizza
Starbucks
Thali Indian
The Flying Biscuit Café
The Goat
Tropical Smoothie Café
Urban Noodle
Wok'n Grille
Zaxby's

SHOPPING/SERVICES

Barnes & Noble
BJ'S Wholesale Club
bp
Circle K
Dick's Sporting Goods
Exxon
Michaels
Mobil
Regal Brier Creek
Ross Dress for Less
Sephora

Sheetz
Shell
Staples
T.J. Maxx
Target
Walgreens
Walmart

MEDICAL

Avance Care Primary Care Brier Creek
Brier Creek Medical Pavilion
Duke Health Center Arrington
Duke Occupational Health at RTP
Duke Primary Care Brier Creek
Imperial Center Family Medicine

BANKS

Chase
Coastal Credit Union
First Citizens
PNC
Truist

STAY

Aloft
Courtyard by Marriott

Delta Hotels by Marriott
Double Tree by Hilton
Embassy Suites by Hilton
Fairfield by Marriott
Holiday Inn Express & Suites
Homewood Suites by Hilton
Hyatt House
Residence Inn by Marriott
Sheraton Imperial
Sleep Inn
SpringHill Suites by Marriott
The Westin

PARKS & RECREATION

Andretti Indoor Karting & Games
Brier Creek Country Club
Brier Creek Park
Edge Athletic Company
Lake Crabtree County Park
Topgolf

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TRIANGLE REGION



Exponential Population Growth

Considered the fastest growing region in the state, the Raleigh/Durham/Research Triangle region has a population of over 2 million and has grown by more than 40% in the last 20 years. The region is expected to continue to grow at an even faster rate in the next decade. Within the Triangle region, Wake County is the largest and fastest growing area with a population of more than 1,072,000, adding approximately 65 people per day.

Diversified Employment Base

At the heart of the region's success lies a diverse and growing blend of people and cultures from every corner of the globe. The region's quality growth and ability to mix native traditions and newcomer influences have shaped a population full of vitality, diversity, and prosperity. With a diversified and prosperous business climate and an environment attractive to tomorrow's technology, the Triangle boasts one of the most highly educated and diverse workforces in the nation. With more than 46 percent of its 25-or-older population holding a bachelor's degree or higher, it's no wonder Forbes magazine ranked Raleigh as one of the best cities for new college grads.

Innovation

As the home of three nationally renowned research universities, the Triangle has garnered a reputation for innovation and entrepreneurship. The Research Triangle region utilizes a triple helix business model in which leaders from the area's businesses, government, and major research universities work together to transform business practices, acquire and develop the latest technology to enable new companies and industries to thrive.

Quality of Life

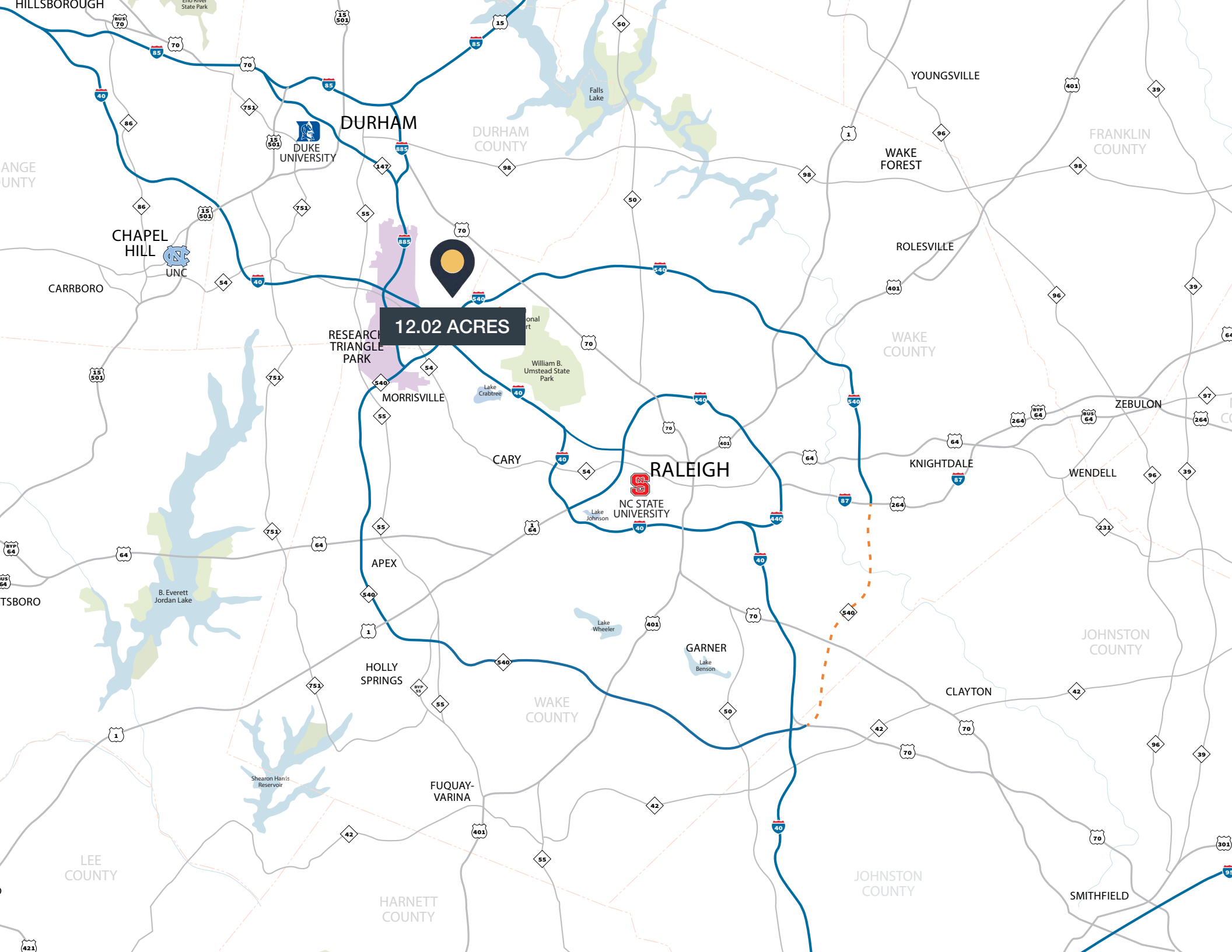
The low cost of living, quality health care, and ready access to abundant recreational activities make the Triangle region a desirable place to start or relocate a business. Centrally located between the majestic Blue Ridge Mountains to the west and the legendary Outer Banks and Atlantic coast to the east, the Triangle enjoys a favorable climate year-round. Tropical air in the summer and mild temperatures in the winter keep the mean annual temperature at a comfortable 60 degrees.

Top Business Climate

Anchored by one of the nation's largest research parks and three nationally renowned research universities, the Research Triangle area consistently ranks among the nation's best economies year after year. Industry giants in pharmaceuticals, computer software, telecommunications, cleantech, and biotechnology dot the landscape, helping to fuel thriving retail sales and entrepreneurial success.

Consistent Employment Growth

The Triangle area has had consistently low unemployment rates accompanied by high rates of job growth. The area's unemployment is consistently below the statewide unemployment rate as well as the national rate. The metro area's economic success is most evident in the rising incomes of its residents. The region's per capita income has long outstripped the state's per capita income, and this strong economic performance is projected to continue to increase over the next 15 years.



12.02 ACRES

DURHAM



DUKE UNIVERSITY

CHAPEL HILL



UNC

RESEARCH TRIANGLE PARK

MORRISVILLE

RALEIGH



NC STATE UNIVERSITY

HOLLY SPRINGS

FUQUAY-VARINA

YOUNGVILLE

WAKE FOREST

ROLESVILLE

WAKE COUNTY

ZEBULON

WENDELL

JOHNSTON COUNTY

CLAYTON

SMITHFIELD

RESEARCH TRIANGLE PARK Accolades & Research Hubs

More than a location and an engine for economic growth, the Research Triangle Park is a center of innovation where educators, researchers, and businesses come together as collaborative partners. It is home to winners of the Nobel and the Pulitzer prizes, as well as recipients of the U.S. Presidential Award and National Foundation Awards.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

- \$1.55 billion in research annually
- #4 ranked public university nationally (US News and World Report)
- #5 for federal research among universities
- 9th largest US research university in volume and annual expenditures

Duke UNIVERSITY

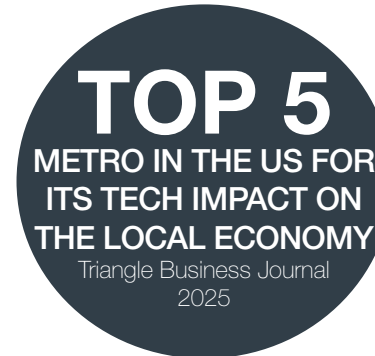
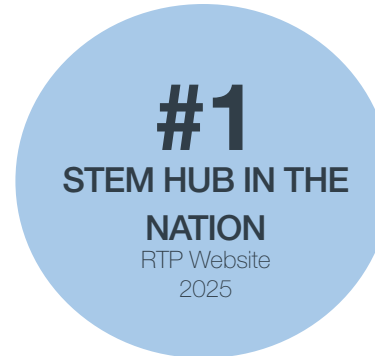
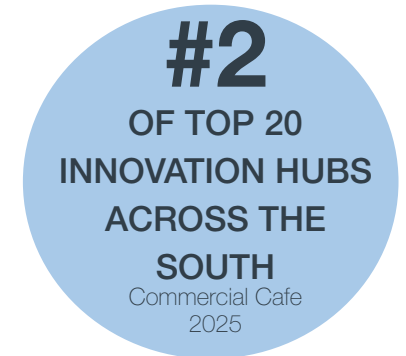
- #7 ranked university nationally (US News and World Report)
- \$1.3 billion annually invested in research and development

NC STATE UNIVERSITY

- Largest four-year institution in NC
- 5th largest recipient of industry-sponsored research among public universities without a medical school
- Centennial Campus - 1,000+ acre campus with 60 corporate, nonprofit and government partners and over 2,500 employees

RTP RESEARCH TRIANGLE PARK

- 65,000+ Employees
- 300+ Companies
- \$300 million invested annually



CALL FOR OFFER INSTRUCTIONS

Initial Offers Due 5:00pm EST, Friday, May 1, 2026.

Thank you for your interest 3905 Page Road and 3910 Airport Road. Please submit your LOI by emailing to:

Rob Griffin: rgriffin@triprop.com

and

Ed Brown: ebrown@triprop.com

Please make sure your LOI includes (at a minimum):

- Purchase Price
- Source of Purchaser's Capital (Including debt and equity)
- Earnest Money Deposit & structure for entitlement period(s), if requested
- Due Diligence Period (shorter due diligence period will be favorably considered)
- Any entitlement period(s) required
- Closing Period

Timing Guidance:

- Due Diligence - 90 days
- Rezoning Period - 12 months
- Site Plan Period - 8 months
- Closing - Earlier of site plan approval or expiration of site plan period

CONFIDENTIALITY & DISCLAIMER

NAI Tri Properties, (“Broker”) has been retained by the Seller in Raleigh, NC (“Property”) as the exclusive broker for this Investment opportunity.

This Offering Memorandum has been prepared by Broker for use by the principal (“Principal”) to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner’s obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

NAI Tri Properties
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Raleigh, NC 27607
tel 919.832.0594
fax 919.832.7385
triprop.com