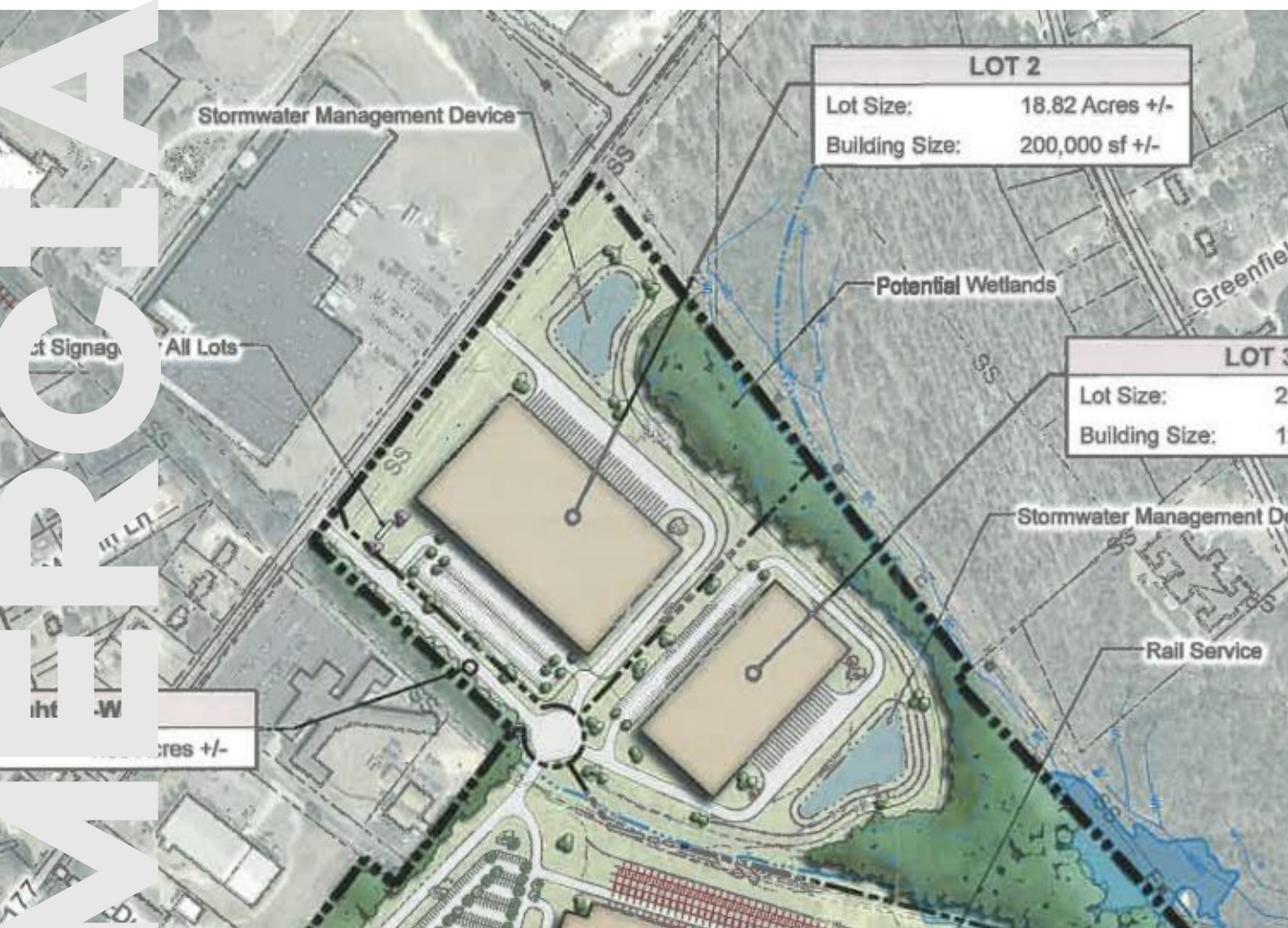


21
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PRE-LEASING

Warehouse/Flex Pre-leasing, Hamlet, NC

Almost 40 acres with approximately 380,000 SQ FT proposed building for Flex, Utilities, Institutional, and Service Uses.

High Visibility - accessed by a new public road / cul-de-sac connecting to NC Highway 177 in Richmond County.

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Property Highlights:

- Max building density : 350,000.00 sq ft
- Near by transmission : 230kv
- Nearby distribution : 23 kv
- Utility : water sewer at the site
- Road frontage : 170 ft
- Land zone : Li and HI
- Fiber : available



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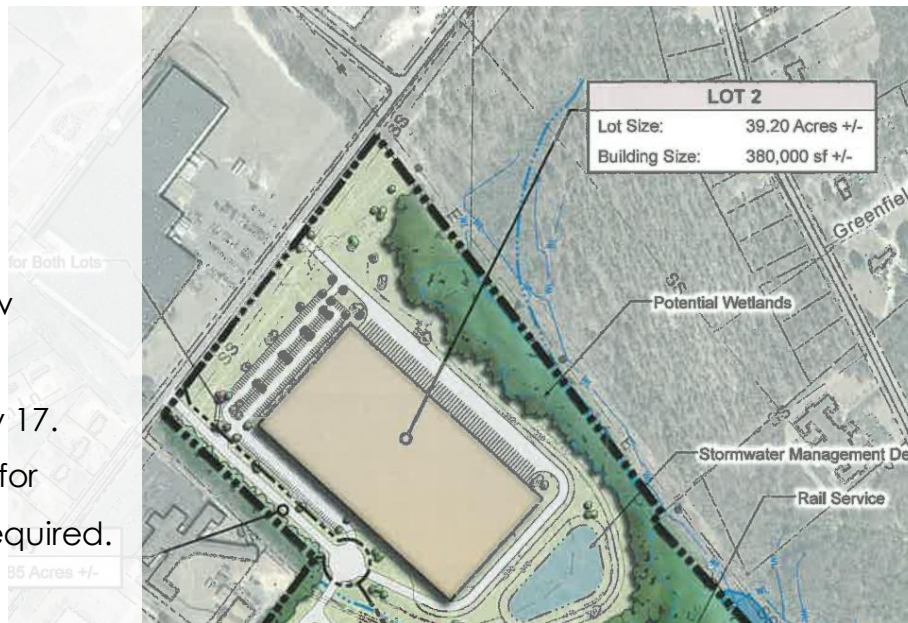
FUTURE CONCEPT PLANS

Concept 1

The lots are accessed by a new public road / cul-de-sac connecting to NC Highway 177.

Lot 2

380,000 sf +/- building footprint on approximately 39.20 acres. Access to this facility is the new public road and a secondary access directly off NC Highway 17. A portion of this lot is reserved for stormwater management, if required.



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FUTURE CONCEPT PLANS

Concept 2

The lots are accessed by a new public road / cul-de-sac connecting to NC Highway 177.

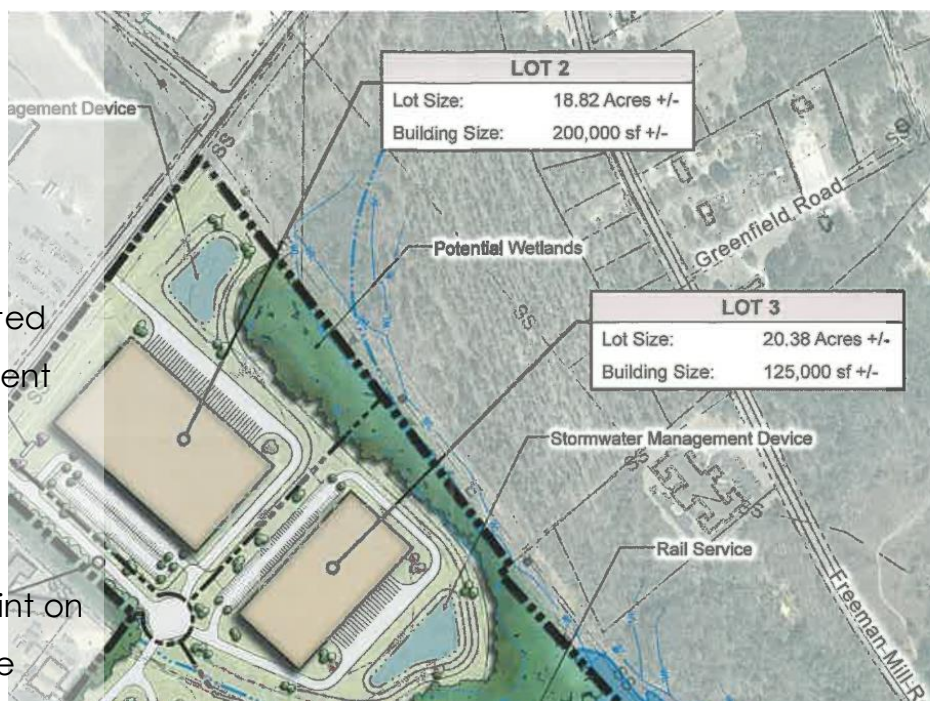
Lot 2

200,000 sf +/- building on approximate 18.82-acre lot.

A stormwater device is located on-site to handle management requirements, if required.

Lot 3

125,000 sf +/- building footprint on 20.38-acre lot. The lot can be accessed via the new public road and stormwater, if required.



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Lease Terms



Land Lease : \$75,000 Annual per acre

- 20-year term plus renewals
- Absolute NNN lease
- 3% Annual Escalations
- Corporate Guarantee
- \$75K base annually
- \$6250.00 monthly base rent

Warehouse Lease: \$6 to \$12 psf

- 10-year term plus renewals
- Absolute NNN lease
- 3% Annual Escalations
- Corporate Guarantee
- Tenant Allowance Negotiable



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LI & HI ZONING & UDO INFORMATION

Town of Hamlet Jurisdiction

The District or Districts in which a particular listed use is permitted with a zoning permit is indicated by a "P" in the District column(s) opposite the listed use. Uses permitted with the issuance of a special use permit are indicated by and "S" in the District Column(s) opposite the listed use. See Section 3.6 for information on interpreting permitted uses.

Uses include:

- Distribution
- Manufacturing & Research Centers
- Offices; Real Estate Sales or Rentals
- Government
- Athletic Facilities
- Satellite/Solar Dishes
- Heavy Equipment & Outdoor Storage

- Golf Courses/Ranges
- Riding Stables
- Shooting Ranges
- Motorcycles & Automotive Repair/Sales Kennels/Pet Grooming
- Truck Washing/School/Rental
- Breweries/Distilleries
- Printing/Publishing
- Correctional Facilities

[Click Here](#) to see City of Hamlet Zoning Ordinance

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UDO INFORMATION

Section 6.2 Table of Permitted Uses

Uses Types	Ref SIC	R-20	RA-20	R-10	R-8	R-6	R-6M	O&I	B-1	B-2	B-3	I-1	I-2	Special Requirements
Agricultural Uses														
Agricultural production (crops)	100	P	P											
Agricultural production (livestock)	200	P	P											
Animal feeder/breeder	210		P											
Animal services (livestock)	751		P											
Animal services (other)	752		P											
Fish hatcheries	920		P											
Forestry	810	P	P											
Horticultural specialties	180	P	P											
Pinestraw buying/baling stations												P	P	
Residential Uses														
Boarding and rooming houses	20					P	P		P	P	P			
Common area recreation & service facilities		P	P	P	P	P	P	P	P	P	P			
Family care homes- 6 or less persons		P	P	P	P	P	P	P	P	P	P			
mobile homes on individual lots			P				P							Note 1
mobile home parks			P				P							Note 2
multifamily dwelling (including condominiums; townhouses)		P	P			P	P	P	P	P	P			Note 3
two family dwellings (twin homes or duplexes)		P	P			P	P	P	P	P	P			Note 3
single family detached dwellings		P	P	P	P	P	P	P						
Accessory Uses and Structures														
accessory dwelling units		P	P	P	P									Note 4
accessory uses and structures (customary)		P	P	P	P	P	P	P	P	P	P	P	P	
athletic facilities												P		
caretaker dwelling												P	P	Note 5
fencing		P	P	P	P	P	P	P	P	P	P	P	P	Note 32

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UDO INFORMATION

Section 6.2 Table of Permitted Uses

Uses Types	Ref SIC	R-20	RA-20	R-10	R-8	R-6	R-6M	O&I	B-1	B-2	B-3	I-1	I-2	Special Requirements
home occupation		P	P	P	P	P	P	P						Note 6
office												P		
satellite dishes		P	P	P	P	P	P	P	P	P	P	P	P	Note 7
solar energy system- level 1		P	P	P	P	P	P	P	P	P	P	P	P	Note 34
swimming pools		P	P	P	P	P	P	P	P	P	P	P	P	Note 8
Temporary family healthcare structures		P	P	P	P	P	P							
yard sales		P	P	P	P	P	P	P						
Recreational Uses														
amusement or water parks, fairgrounds													P	Note 9
Athletic fields													P	
batting cages										P			P	
billiard parlors									P	P				
bingo games									P	P				
bowling centers									P	P				
clubs or lodges (non-profit)									P	P	P		P	
coin operate amusements									P	P	P			
country clubs and golf courses		P	P	P	P	P	P	P	P	P	P		P	Note 10
dance schools									P	P	P			
electronic gaming operation										P				Note 29
fortune tellers/astrologers									P	P				
go-cart raceways													P	Note 9
golf courses, miniature										P				
golf courses		P	P	P	P	P	P		P	P	P		P	Note 10
golf driving ranges										P			P	

CENTURY 21 COMMERCIAL®

UDO INFORMATION

Section 6.2 Table of Permitted Uses

Uses Types	Ref SIC	R-20	RA-20	R-10	R-8	R-6	R-6M	O&I	B-1	B-2	B-3	I-1	I-2	Special Requirements
marital arts instructional schools									P	P	P			
physical fitness centers									P	P	P			
public parks		P	P	P	P	P	P	P	P	P	P			
public recreation facilities		P	P	P	P	P	P	P	P	P	P			
riding stables, non-commercial		P	P											Note 11
riding stables, commercial													P	Note 11
shooting ranges, indoor													P	
shooting ranges, outdoor, local government only													P	
skating rinks									P	P				
sports and recreation clubs, indoor									P	P	P			
swim and tennis clubs		P	P	P	P	P	P	P	P	P	P			Note 12
Educational and Institutional Uses														
ambulance services						P	P	P	P	P				
auditoriums, coliseums, or stadiums										P			P	
cemeteries/mausoleums		P	P	P	P	P	P	P	P	P	P			Note 13
churches		P	P	P	P	P	P	P		P	P			Note 14
colleges or universities		P	P			P	P	P	P	P	P			Note 14
correctional institutions													P	
day care centers, adult (5 or less, home occupation)		P	P	P	P	P	P	P						Note 15
day care centers, adult (6 or more)		P	P		P	P	P	P	P	P	P			Note 15
day care centers, child (5 or less, home occupation)		P	P	P	P	P	P	P						Note 15
day care centers, child (6 or more)		P	P		P	P	P	P	P	P	P			note 15
elementary or secondary schools		P	P	P	P	P	P	P	P	P	P			
fire stations		P	P	P	P	P	P	P	P	P	P	P	P	
government offices								P	P	P	P			
hospitals			P			P	P	P	P	P				Note 14

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UDO INFORMATION

Section 6.2 Table of Permitted Uses

Uses Types	Ref SIC	R-20	RA-20	R-10	R-8	R-6	R-6M	O&I	B-1	B-2	B-3	I-1	I-2	Special Requirements
libraries						P	P	P	P	P	P			
museums or art galleries						P	P	P	P	P	P			
nursing and convalescent homes; congregate and group care			P			P	P	P		P	P			Note 14
orphanages			P			P	P	P		P	P			Note 14
police stations, neighborhood post offices		P	P	P	P	P	P	P	P	P	P	P	P	
psychiatric hospitals								P	P	P	P			
retreat centers			P					P		P				Note 14
school administration facilities								P	P	P				Note 14
specialty hospital								P	P	P				
Business, Professional & Personal Services														
accounting, auditing, or bookkeeping								P	P	P	P			
administrative or management services								P	P	P	P			
advertising agencies or representatives								P	P	P	P			
advertising services, outdoor								P	P	P	P			
automobile rental or leasing										P	P			
automobile repair services and sales, major										P			P	
automobile repair services and sales- car detailing, non-automated, minor									P	P	P			
automobile parking (commercial)									P	P		P	P	
automobile towing and storage services										P				
banks, savings, & loans, or credit union								P	P	P	P			
barber shops									P	P	P			
beauty shops									P	P	P			

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UDO INFORMATION

Section 6.2 Table of Permitted Uses

Uses Types	Ref SIC	R-20	RA-20	R-10	R-8	R-6	R-6M	O&I	B-1	B-2	B-3	I-1	I-2	Special Requirements
boat repairs										P	P		P	
building maintenance services									P	P				
car washes										P				
clothing alterations or repairs									P	P	P			
computer maintenance and repairs									P	P		P	P	
computer services									P	P	P		P	
economic, socio, or educational research								P	P	P	P			
employment agencies, personnel agencies								P	P	P	P			
engineering, architect, or survey services								P	P	P	P			
equipment rental & leasing (no outdoor storage)									P	P	P			
equipment rental & leasing (with outdoor storage)										P			P	
equipment repairs, heavy													P	
equipment repairs; light engine repair, light									P	P				
finance or loan offices								P	P	P	P			
funeral homes or crematoriums								P	P	P				
furniture repair shops									P	P				
hostels or motels									P	P	P			
insurance agencies (no on-site claims insp.)								P	P	P	P			
insurance agencies (carries/on-site claims insp.)									P	P				
Kennels or pet grooming services										P			P	
landscape and horticultural services			P							P				
laundromats, coin operated									P	P	P			

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UDO INFORMATION

Section 6.2 Table of Permitted Uses

Uses Types	Ref SIC	R-20	RA-20	R-10	R-8	R-6	R-6M	O&I	B-1	B-2	B-3	I-1	I-2	Special Requirements
tourist homes (bed and breakfast)		P	P			P	P	P	P	P	P			Note 16
travel agencies								P	P	P	P			
truck driving schools										P			P	
truck and utility trailer rental & leasing, light										P			P	
truck and utility trailer rental & leasing, heavy													P	
truck washing													P	
veterinary services										P	P			
vocational, business or secretarial schools								P	P	P				
watch or jewelry repair shops									P	P	P			
Retail Trade														
ABC stores (liquor)									P	P	P			
antique stores									P	P	P			
appliance stores									P	P	P			
arts & crafts									P	P	P			
auto/supply sales									P	P	P			
bakeries									P	P	P			
bars									P	P	P			Note 17
boat sales										P				
bookstores									P	P	P			
breweries – approved 03-08-2022									P	P		P	P	Note 35
building supply sales (no storage yard)									P	P	P			
building supply sales (with storage yard)										P				
camera stores									P	P	P			
candy stores									P	P	P			
clothing, shoe and accessory stores									P	P	P			

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UDO INFORMATION

Section 6.2 Table of Permitted Uses

Uses Types	Ref SIC	R-20	RA-20	R-10	R-8	R-6	R-6M	O&I	B-1	B-2	B-3	I-1	I-2	Special Requirements
computer sales									P	P	P			
convenience stores (with gasoline pumps)										P	P			
convenience stores (without gasoline pumps)									P	P	P			
dairy products stores									P	P	P			
department, variety of general merchandise stores									P	P	P			
distilleries – approved 03-08-2022									P	P		P	P	Note 35
drugstores									P	P	P			
fabric or piece goods stores									P	P	P			
flea markets									P	P	P			Note 31
floor covering, drapery or upholstery									P	P	P			
florist									P	P	P			
food stores									P	P	P			
fuel oil sales										P				
furniture sales									P	P	P			
garden centers or retail nurseries			P							P	P			
gift or card shops									P	P	P			
hardware stores									P	P	P			
hobby shops									P	P	P			
home furnishing , miscellaneous									P	P	P			
jewelry stores									P	P	P			
luggage or leather good stores									P	P	P			
manufactured home sales										P				
miscellaneous retail sales									P	P	P			
motorcycle sales										P			P	
musical instrument sales									P	P	P			
newsstands									P	P	P			

CENTURY 21 COMMERCIAL®

UDO INFORMATION

Section 6.2 Table of Permitted Uses

Uses Types	Ref SIC	R-20	RA-20	R-10	R-8	R-6	R-6M	O&I	B-1	B-2	B-3	I-1	I-2	Special Requirements
petroleum and related products													P	Note 25
pharmaceutical preparations												P	P	
photographic equipment												P	P	
photographic supplies												P	P	
pinestraw buying/baling stations												P	P	
pottery and related products			P									P	P	
preserved fruits & vegetables (no can manufacturing)												P	P	
primary metal products and foundries													P	
printing and publishing												P	P	
pulp and paper mills													P	
rubber and plastics miscellaneous												P	P	
rubber and plastics, raw													P	
salvage yards auto parts													P	Note 26
savage yards, scrap processing													P	Note 26
sawmill or planing mills													P	
signs												P	P	
soaps and cosmetics												P	P	
solar energy system-level 3 (special use permit required)		S	S	S	S	S	S	S	S	S	S	S	S	Note 34
sporting goods and toys												P	P	
sugar and confectionary products												P	P	
surface active agents													P	
textile products (no dyeing & finishing)												P	P	
texting products (with dyeing & finishing)													P	
tires and inner tubes													P	
tobacco products													P	
wood containers												P	P	

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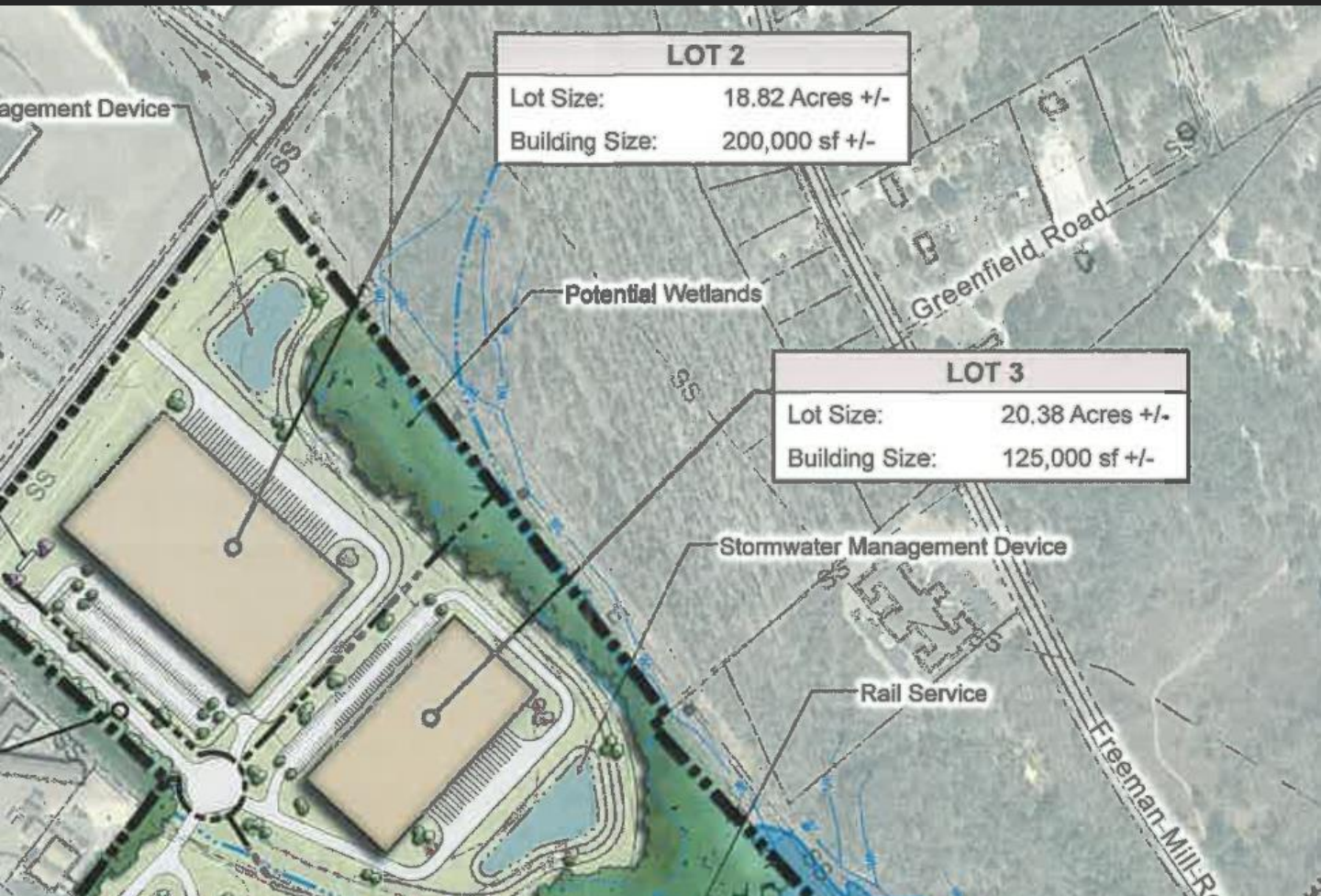
UDO INFORMATION

Section 6.2 Table of Permitted Uses

Uses Types	Ref SIC	R-20	RA-20	R-10	R-8	R-6	R-6M	O&I	B-1	B-2	B-3	I-1	I-2	Special Requirements
wood products, miscellaneous												P	P	
Other Uses														
automotive parking (subject to Article VIII)		P	P	P	P	P	P	P	P	P	P	P	P	
christmas tree sales			P						P	P	P	P	P	
outdoor retail sales										P			P	
sexually oriented business										P				Note 28
temporary construction, storage or offices; real estate sales or rental offices (with current building permit for permanent building)		P	P	P	P	P	P	P	P	P	P	P	P	
temporary events, including but not limited to														
arts and crafts shows			P						P	P	P	P	P	
carnivals and fairs			P						P	P		P	P	
concerts, stage shows			P						P	P		P	P	
conventions, trade shows									P	P		P	P	
outdoor religious events			P						P	P		P	P	
yard sales (see accessory uses and structures)									P	P		P	P	Note 30

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SITE MAP



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SITE PHOTOS



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ADDITIONAL DETAILS

Serving Railroad:	CSX	Water Provider:	Richmond County
Qualified Opportunity Zone:	Yes	Sewer Provider:	City of Hamlet
Electricity Provider:	Duke Energy	Nearest Commercial Airport:	Charlotte Douglas Int'l
Gas Provider:	Piedmont Natural Gas	Nearest Port Facility:	Port of Wilmington

Electricity Provider: Duke Energy

Gas Provider: Piedmont Natural Gas

Water Provider: Richmond County

Sewer Provider: City of Hamlet

Distance to Nearest Interstate/Major Highway (MI.): 0.25

Nearest Commercial Airport: Charlotte Douglas Int'l

Distance to Nearest Commercial Airport (MI.): 75

Nearest Port Facility: Port of Wilmington

Distance to Port (MI.): 127



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DEMOGRAPHICS

Demographics >>

	1 mile	3 miles
Population	104	8,222
Households	43	3,368
Median Age	38.80	41.70
Median HH Income	\$22,500	\$32,907
Daytime Employees	33	2,222
Population Growth '24 - '29	↔ 0.00%	▼ -0.10%
Household Growth '24 - '29	▲ 2.33%	▼ -0.06%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Freeman Mill Rd	Earl Rosco Dr W	1,497	2022	0.51 mi
Freeman Mill Road	Earl Rosco Dr W	1,500	2019	0.69 mi
Louis Breeden Boulevard	-	6,601	2022	0.82 mi
Louis Breeden Boulevard	Industry Rd N	6,379	2022	0.82 mi
Oak Ridge Church Road	McGirt Rd NE	250	2019	0.92 mi
Oak Ridge Church Rd	McGirt Rd NE	251	2022	0.96 mi
US Hwy 74 Byp	Louis Breeden Blvd W	10,926	2022	1.03 mi
Louis Breeden Blvd	Ridgeview Dr S	2,661	2022	1.04 mi
Freeman Mill Road	Gin Mill Rd SE	900	2019	1.10 mi
G R Kindley Freeway	-	16,342	2022	1.10 mi

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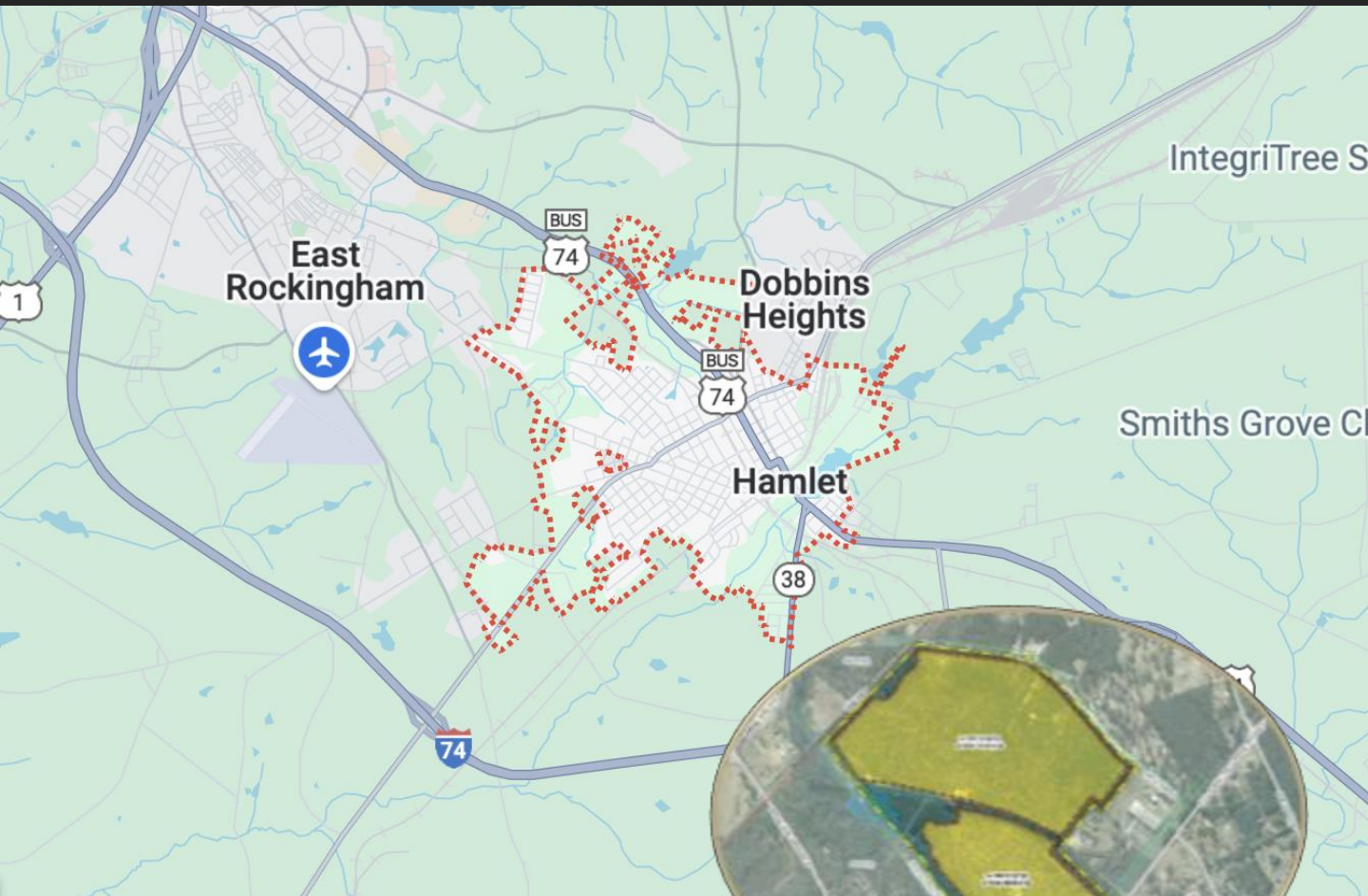
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LOCATION



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NC DISCLOSURE:

NC Disclosure Working with Real Estate Agents

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party. This brochure address the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

SELLERS

Seller's Agent

If you are selling real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers as you seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

Duties to Seller: The listing firm and its agents must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

Services and Compensation: To help you sell your property, the listing firm and its agents will offer to perform a number of services for you. These may include helping you price your property; advertising and marketing your property; giving you all required property disclosure forms for you to complete; negotiating for you the best possible price and terms; reviewing all written offers with you; and otherwise promoting your interests.

For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the buyer.

Dual Agent: You may even permit the listing firm and its agents to represent you and a buyer at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

It may be difficult for a dual agent to advance the interests of both buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated agency" where one agent in the firm represents the seller and another agent represent the buyer. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

BUYERS

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DISCLOSURE: PROPERTY OWNER IS A REAL ESTATE AGENT



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Buyer's Agent

Duties to Buyer: If the real estate firm and its agent represent you, they must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skills, care and diligence; and account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your buyer's agent, they may not give any confidential information about you to sellers or their agents without your permission so long as they represent you. But until you make this agreement with your buyer's agent, you should avoid telling the agent anything you would not want a seller to know.

Unwritten Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent you and assist you for a time as a buyer's agent without a written agreement. But if you decide to make an offer to purchase a particular property, the agent must obtain a written agency agreement before writing the offer. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

Services and Compensation: Whether you have a written agreement or unwritten agreement, a buyer's agent will perform a number of services for you. There may include helping you: find a suitable property; arrange financing; learn more about the property; and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit a written offer to the seller.

A buyer's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your buyer's agent is spelled out in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

Dual Agent: You may permit an agent or firm to represent you and the seller at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your buyer's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your buyer's agent will ask you to amend the buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. It may be difficult to for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although the dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated dual agency" where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can be accomplished by putting the arrangement in writing at the earliest possible time.

Seller's Agent Working With a Buyer

If the real estate agent or firm that you contact does not offer buyer agency or you do not want them to act as your buyer agent, you can still work with the firm and its agents. However, they will be acting as the seller's agent (or "sub agent"). The agent can still help you find and purchase property and provide many of the same services as a buyer's agent. The agent must be fair with you and provide with any "material facts" (such as a leaky roof) about properties.

But remember, the agent represents the seller - not you - and therefore must try to obtain for the seller the best possible price and terms for the seller's property. Furthermore, a seller's agent is required to give the seller any information about you (even personal, financial or confidential information) that would help the seller in the sale of his or her property. Agents must tell you in writing if they are seller's agents before you say anything that can help the seller. But until you are sure that an agent is not a seller's agent, you should avoid saying anything you do not want a seller to know.

Seller's agents are compensated by the sellers.



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