

NEW



# Franklinton: A Thriving Hub at The Crossroads of Opportunity

13.55 +/- Acres | Franklin County, NC | OFFERING MEMORANDUM



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Greenville, SC 29615  
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.



## PROPERTY SUMMARY

Welcome to Franklinton, NC, strategically positioned at the northern gateway of The Research Triangle Park. This vibrant town is perfectly situated just off US 1, offering seamless access to North Raleigh within a mere 10-minute drive and the I440 beltline within 30 minutes. With a storied past as the original site of the Burlington Mills Factory, this tract now stands poised for a remarkable transformation.

Franklinton is at the epicenter of dynamic developments, including an approved DRB project that consists of 600 residential units and a private school. Additional nearby approved developments include Burlington Park with 120 Townhome units, Cortlandt Manor with 149 single-family units, and Beekman Place featuring a 50-unit townhome development all within 2,000 feet of the subject parcel.

This is your opportunity to be a part of Franklinton's exciting journey. Join us in shaping the future and seizing the possibilities that await in this thriving, well-connected, and forward-looking town. The transformati



## ACREAGE BREAKDOWN

13.55 (+/-) open field and established mixed timber

## ADDRESS

0 NC 56  
Franklinton, NC 27525

## LOCATION

From I-540 West, take exit 14 to US-1. Travel north for 17 miles. Take the exit for NC-56.

## PROPERTY HIGHLIGHTS

- The site boasts exceptional access from all directions, featuring an impressive 1,900 feet of frontage along NC56, a main east/west connector linking Louisburg and Franklinton.
- A rare find with paved city streets on all four corners. Ingress and Egress have never been easier.
- Previously zoned as a Mixed Use District, the future land use is designated for General Commercial, aligning perfectly with the town's exponential residential growth. The demand for additional retail, commercial, and neighborhood amenities has never been greater.
- The property owner has developed a visionary site plan, encompassing five commercial buildings, each offering a range of 32,000 sqft to 8,000 sqft of commercial space.
- The property benefits from a thorough assessment, including environmental phase 1 and phase 2 studies, alongside a comprehensive boundary survey.
- The subject property is within the City Limits an



**COMMERCIAL PROPERTY HIGHLIGHTS**

**Zoning**  
MUD

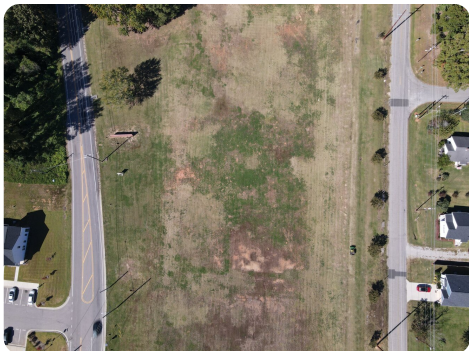
**Listing ID#**  
2774154

**Future Land Use**  
GC

**Commercial Market**  
Raleigh

**Commercial Submarket**  
Franklinton





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LAND  
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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 or unwritten agreement, a *buyer's agent* will perform a number of services for you. These 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 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 best be accomplished by putting the agreement 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 “subagent”). 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 you 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 *sellers' 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.**

*Sellers' agents* are compensated by the sellers.

### Disclosure of Seller Subagency (Complete, if applicable)

When showing you property and assisting you in the purchase of a property, the above agent and firm will represent the **SELLER**. For more information, see “Seller's Agent Working with a Buyer” in the brochure. Agent's Initials Acknowledging Disclosure: \_\_\_\_\_

(Note: This brochure is for informational purposes only and does not constitute a contract for service.)

The North Carolina Real Estate Commission  
P.O. Box 17100 • Raleigh, North Carolina 27619-7100  
919/875-3700 • Web Site: [www.ncrec.gov](http://www.ncrec.gov)  
REC 3.45 3/1/13

00,000 copies of this public document were printed  
at a cost of \$.000 per copy.



Scan the code above to access the Commission Web site  
from your mobile devices.

WORKING  
WITH  
REAL  
ESTATE  
AGENTS

## 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 some-

times 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 addresses 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 your *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 all 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 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 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.

## BUYERS

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 **subagent**). Some agents will offer you a choice of these services. Others may not.

### *Buyer's Agent*

*Duties to Buyer:* If the real estate firm and its agents 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 skill, 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 and assist you for a time

*Continued on the back*

## FOR BUYER/SELLER

Agent Name

License Number

Firm Name

Date

## WORKING WITH REAL ESTATE AGENTS

**Agents are required to review this with you and must retain this acknowledgment for their files.**

### ***This is not a contract***

By signing, I acknowledge that the agent named below furnished a copy of this brochure and reviewed it with me.

Buyer or Seller Name (Print or Type)

Buyer or Seller Signature

Buyer or Seller Name (Print or Type)

Buyer or Seller Signature

Date

Firm Name

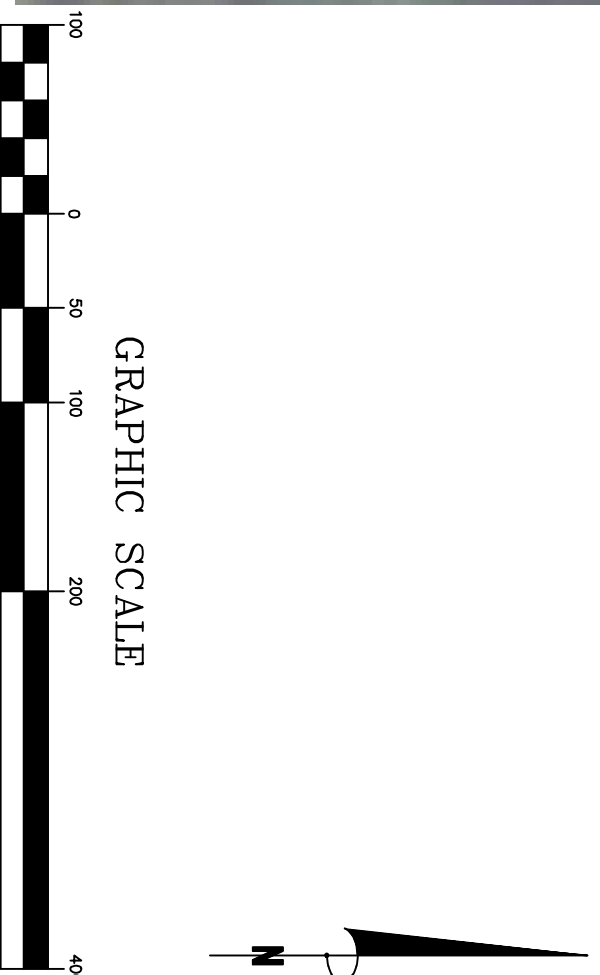
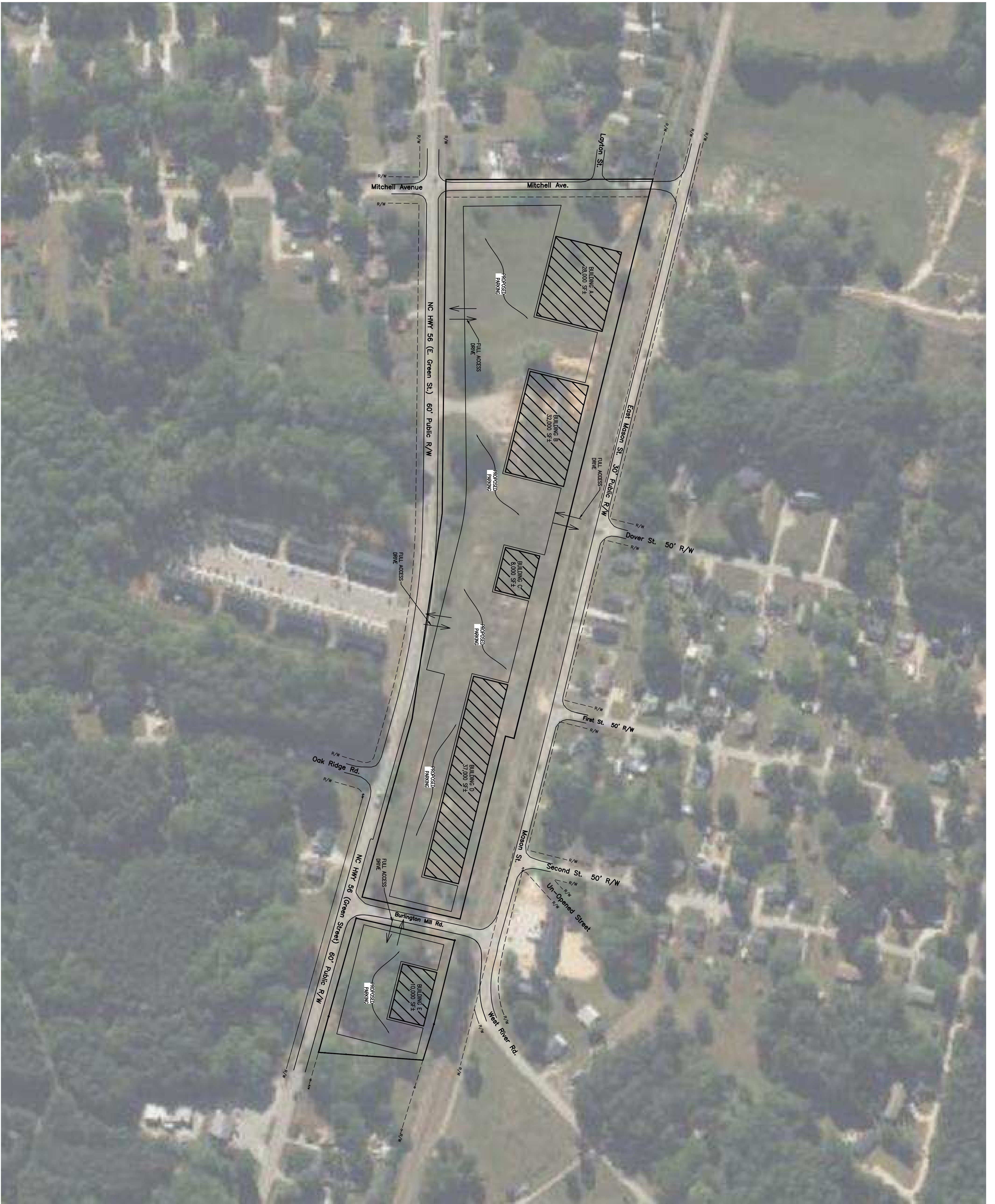
Agent Name

License Number

### ***Disclosure of Seller Subagency (Complete, if applicable)***

When showing you property and assisting you in the purchase of a property, the above agent and firm will represent the **SELLER**. For more information, see “*Seller's Agent Working with a Buyer*” in the brochure.

Buyer's Initials Acknowledging Disclosure: \_\_\_\_\_



LOCATION MAP

Bowman North Carolina Ltd.  
 4004 BARRETT DR  
 Suite 101  
 RALEIGH, NC 27609  
 Phone: (919)553-6570  
 bowman.com  
 Bowman North Carolina Ltd.



NC 56 Hwy  
 Franklinton, NC  
 Franklin County

PRELIMINARY  
 DO NOT  
 USE FOR  
 CONSTRUCTION

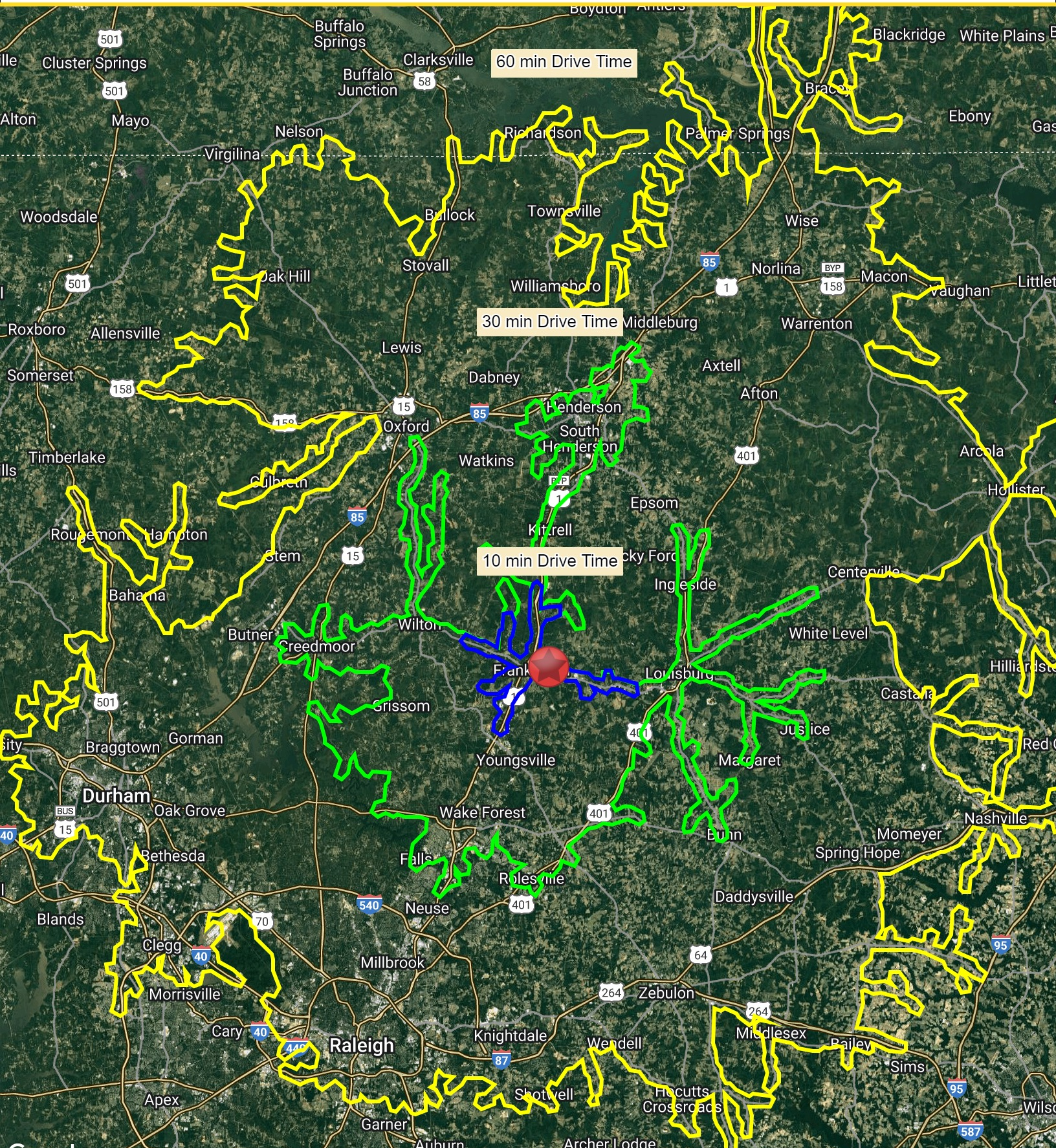
REVISIONS		
No.	Date	Desc.

Drawn: [ ]  
 Checked: [ ]  
 Approved: [ ]  
 Project No.: 000000  
 Date: October 9, 2023

CONCEPTUAL  
 AERIAL PLAN  
 Sheet No. C1.0



# Drive Time Map



# Article 156.4 USES

## Section 4.2 Use Classifications, Categories, and Types

**TABLE 4.2.5: INSTITUTIONAL USE CLASSIFICATION**

USE CATEGORY	CHARACTERISTICS	
	EXAMPLES	
Transportation	The Transportation Use Category includes use types that provide for the landing and takeoff of airplanes and helicopters, and passenger terminals for surface transportation. Accessory uses may include freight handling areas, concessions, offices, parking, maintenance, and fueling facilities.	
	Example use types include airports, helicopter landing facilities, and passenger terminals for ground transportation (train, bus). Transit route facilities such as bus stops, bus shelters, and park-and-ride facilities are classified as Utilities.	
Utilities	The Utilities Use Category includes both major and minor utilities as well as wireless telecommunications facilities. Major utilities are infrastructure services that provide regional or community-wide service. Minor utilities are neighborhood or subdivision infrastructure services that need to be located in or near the neighborhood or subdivision where the service is provided. Communication or broadcasting facilities and wireless telecommunication facilities are also types of utilities. Services may be publicly or privately provided. Accessory uses may include offices, parking, monitoring, storage areas, or data transmission equipment.	
	Example use types include solar arrays, telecommunications facilities (towers and antenna collocations), major, and minor utility facilities.	
	Major Utility	A utility providing regional or community-wide service that normally entails the construction of new buildings or structures. Examples include potable water treatment plants, electrical generation plants, utility equipment and storage yards, and wind and energy facilities.
	Minor Utility	A utility providing a localized service or network function that is small in scale and impact. Examples include natural gas border stations, utility substations, water towers, pump stations, stormwater management facilities, telephone exchanges, and facilities serving transit.
NOTES: [1] Uses listed in Section 4.1.4, Prohibited Uses, are not allowed within any zoning district in the Town.		

### 4.2.6 USE CATEGORIES IN THE COMMERCIAL USE CLASSIFICATION

Table 4.2.6, Commercial Use Classification, sets out the use categories included in the commercial use classification in Table 4.1.7, Principal Use Table. It also describes the characteristics and examples of the use types in each use category.

**TABLE 4.2.6: COMMERCIAL USE CLASSIFICATION**

USE CATEGORY	CHARACTERISTICS	
	EXAMPLES	
Adult Establishment	An adult use as defined in Section 14-202.10(2) of the North Carolina General Statutes.	
Animal Care	The Animal Care Use Category is characterized by uses related to the provision of medical services and treatment to animals, including veterinary services, animal hospitals, and the boarding of animals related to the provision of these services.	
	Examples use types include animal shelters, animal grooming, kennels (outdoor and indoor), animal hospitals, and veterinary clinics.	
Eating Establishments	The Eating Establishments Use Category includes use types that prepare and sell food and beverages for immediate or direct on- or off-premise consumption. Accessory uses may include bars or cocktail lounges associated with the establishment, decks and patios for outdoor seating, drive-through facilities, facilities for live entertainment or dancing, customer and employee parking areas, and valet parking facilities.	
	Example use types include restaurants (including brewpubs) with indoor and outdoor seating, bars or nightclubs, caterers, restaurants with drive-through service, specialty eating establishments (ice cream parlors, bakery shops, dessert shops, juice or coffee houses). Accessory uses may include bars or cocktail lounges associated with the establishment, decks and patios for outdoor seating, drive-through facilities, facilities for live entertainment or dancing, customer and employee parking areas, and valet parking facilities.	
	Major Restaurant	An eating establishment with a drive-through, a bar, or with more than 150 seats (including outdoor seating), or with more than 2,000 square feet of floor area, or more.
	Minor Restaurant	An eating establishment with no drive-through, walk-up only service, 50 or fewer seats (including outdoor seating), or 2,000 square feet of floor area or less.
Offices	The Office Use Category includes use types that provide for activities that are conducted in an office setting and generally focus on business, professional, or financial services. Accessory uses may include cafeterias, day	

# Article 156.4 USES

## Section 4.2 Use Classifications, Categories, and Types

**TABLE 4.2.6: COMMERCIAL USE CLASSIFICATION**

USE CATEGORY	CHARACTERISTICS	
	EXAMPLES	
	<p>care facilities, recreational or fitness facilities, parking, supporting commercial, or other amenities primarily for the use of employees in the business or building.</p> <p>Example use types include business and sales offices (such as lenders, banks, brokerage houses, tax preparers, and real estate agents), and professional services (such as lawyers, accountants, engineers, or architects). Offices that are part of and located with a principal use in another use category are considered accessory to the establishment's primary activity. Contractors and others who perform services off-site are included in the Offices Use Category if equipment and materials are not stored outside and no fabrication, services, or similar work is carried on at the site. Government offices are classified as Civic uses. Medical and dental clinics, medical or dental labs, and blood collection facilities are classified as Health Care uses. Financial institutions offering drive-through or walk-up service to patrons (branch banks or credit unions) are classified as Personal Services.</p>	
Recreation & Entertainment	<p>The Recreation and Entertainment Use Category is characterized by use types that provide recreational, amusement, and entertainment opportunities that are privately-owned and commercial in nature. Uses may be either indoors, outdoors, or both.</p> <p>Example use types include major and minor recreation and entertainment.</p>	
	Internet Sweepstakes Cafe	<p>A commercial establishment that provides access to the internet, on a computer located in the establishment for the purpose of engaging in games of skill or games of chance in pursuit of some form of winnings.</p>
	Major Recreation & Entertainment	<p>Major uses include recreational uses occurring outdoors (private golf driving ranges and privately-owned miniature golf facilities; go-cart racing, race-track, or dirt-track facilities; water parks, and amusement parks; and privately-owned active sports facilities such as ball fields, courts, and archery ranges), billiard halls, dance halls, and internet sweepstakes cafes.</p>
	Minor Recreation & Entertainment	<p>Minor uses include indoor commercial recreation uses, bowling alleys, movie theatres, dance and yoga studios, fitness centers, sports instructional schools, martial arts instruction, and similar uses.</p>
Personal Services	<p>The Personal Service Use Category is characterized by use types related to the provision of services or product repair for consumers. Personal services use types meet frequent or recurrent service needs of a personal nature, including the repair of small personal items such as shoes, watches, jewelry, and clothing.</p> <p>Example use types include financial institutions like check cashing establishments or payroll lenders, laundromats, laundry and dry-cleaning drop-off establishments, photographic studios, mailing or packaging services, photocopy and blueprint services, locksmiths, hair salons and barber/beauty shops, tanning and nail salons, tattoo parlors and body piercing establishments, massage therapy and day spas, dance or music instruction, and psychics or mediums.</p>	
	Major Personal Services Establishment	<p>A personal services establishment with more than 3,000 square feet of gross floor area.</p>
	Minor Personal Services Establishment	<p>A personal services establishment with 3,000 square feet of gross floor area or less.</p>
Retail Sales	<p>The Retail Sales Use Category includes use types involved in the sale, lease, or rent of new or used products primarily intended for the general public. Accessory uses may include offices, storage of goods, limited assembly, processing, or repackaging of goods for on-site sale, concessions, ATM machines, outdoor display/sales areas, and parking. Use types within this use category are categorized based on their intensity, scale, and function.</p> <p>Example use types include stores selling, leasing, or renting consumer, home, and business goods, whether new or used, including art and art supply stores, audio/video stores, bicycle sales, book stores, clothing stores, convenience stores, department stores, dry good sales, electronic equipment stores, fabric shops, furniture stores, florist shops, garden supply centers, gift shops, grocery stores, hardware stores, stores that sell household products, jewelry stores, office supply stores, pet and pet supply stores, pharmacies, and gas stations. Accessory uses may include storage of products for sale, offices, concessions, seating areas, areas for testing of products prior to purchase, and provision of product-related service or repair.</p>	
	Major Retail Sales	<p>A retail sales establishment that includes a drive-through (includes gas stations), or 3,000 or more square feet of floor area.</p>
	Minor Retail Sales	<p>A retail sales establishment that does not include a drive-through and is less than 3,000 square feet in floor area.</p>
	Shopping Center	<p>A shopping center is a building (or buildings) with two or more establishments engaged in retail sales or other commercial activities regardless of the amount of floor area involved.</p>
Secondhand Sales	<p>The Secondhand Sales Use Category is comprised of retail sales uses engaged in the resale of products to others.</p> <p>Example use types include pawn shops, auction houses, flea markets, thrift stores, and similar uses.</p>	
	Major Secondhand Sales	<p>A secondhand sales establishment with 3,000 or more square feet of floor area.</p>

# Article 156.4 USES

## Section 4.2 Use Classifications, Categories, and Types

**TABLE 4.2.6: COMMERCIAL USE CLASSIFICATION**

USE CATEGORY	CHARACTERISTICS	
	EXAMPLES	
	Minor Secondhand Sales	A secondhand sales establishment with less than 3,000 square feet in floor area.
Vehicle Sales & Service	The Vehicle Sales & Service Use Category includes use types involving the direct sale; rental; storage; and servicing of automobiles, trucks, boats, motorcycles, recreational vehicles, and other consumer motor vehicles intended to transport persons or goods over land or water or through the air, whether for recreation, commerce, or personal transport. Accessory uses may include offices, sales of parts, maintenance facilities, parking, outdoor display, and vehicle storage.	
	Example use types include vehicle sales or rentals; automotive repair and servicing; automotive painting/bodywork; boat and marine sales or rental; aircraft parts, sales, and maintenance; transmission shops; automotive wrecker services; oil change, state vehicle inspection, and muffler shops; automotive parts sales and maintenance; car wash and auto detailing; and tire sales and mounting services.	
	Major Vehicle Sales & services	Establishments that are primarily engaged in vehicle sales, rental, storage, towing, and major repair such as transmission, engine repair and bodywork and repainting.
	Minor Vehicle Sales & Service	Establishments that are primarily engaged in washing cars, tire sales, minor repair such as diagnostic work, lubricating, wheel alignment and inspections, but no vehicle sales or rental.
Visitor Accommodations	The Visitor Accommodations Use Category includes use types that provide lodging units or space for short-term stays for rent, lease, or interval occupancy. Accessory uses may include pools and other recreational facilities, limited storage, restaurants, bars, supporting commercial, meeting facilities, offices, and parking.	
	Example use types include hotels, motels, bed and breakfast inns, extended stay facilities, and hunting lodges.	
	Major Visitor Accommodations	A visitor accommodation use with more than six guest rooms.
	Minor Visitor Accommodations	A visitor accommodation use with six or fewer guest rooms.
NOTES: [1] Uses listed in Section 4.1.4, Prohibited Uses, are not allowed within any zoning district in the Town.		

### 4.2.7 USE CATEGORIES IN THE INDUSTRIAL USE CLASSIFICATION

Table 4.2.7, Industrial Use Classification, sets out the use categories included in the industrial use classification in Table 4.1.7, Principal Use Table. It also describes the characteristics and examples of the use types in each use category.

**TABLE 4.2.7: INDUSTRIAL USE CLASSIFICATION**

USE CATEGORY	CHARACTERISTICS	
	EXAMPLES	
Industrial Services	The Industrial Services Use Category includes use types involving the repair or servicing of industrial, business, or consumer machinery equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include limited retail or wholesale sales, offices, parking, warehousing, and outdoor storage.	
	Example use types include machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; heavy equipment sales, rental, or storage; heavy equipment servicing and repair; building, heating, plumbing, or electrical contractors; fuel oil or bottled gas distributors; research and development facilities; laundry, dry-cleaning, and carpet cleaning plants; and general industrial service uses. Contractors and others who perform services off-site are included in the Offices Use Category if equipment and materials are not stored outside and no fabrication, services, or similar work is carried on at the site.	
	Major Industrial Services	Industrial services uses that include any fabrication or outdoor activity such as storage or assembly.
	Minor Industrial Services	Industrial service uses that take place entirely indoors and do not include any fabrication.
Manufacturing	The Manufacturing Use Category includes use types involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. The use category also includes custom industries (establishments primarily engaged in the on-site production of goods by use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, such sales are a subordinate part of total sales. Relatively few customers come to the manufacturing site. Accessory uses may include retail or wholesale sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, fueling facilities, security and caretaker's quarters.	

# Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.1039/-78.4376

	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Clothing, Clothing Accessories Stores</b>	\$765.97 K / -	100	\$2.67 M / \$19.9 K	99	\$7.9 M / \$1.69 M	79
Men's Clothing Stores	\$27.31 K / -	100	\$95.2 K / -	100	\$280.21 K / -	100
Women's Clothing Stores	\$118.05 K / -	100	\$411.25 K / \$19.9 K	95	\$1.21 M / \$381.69 K	69
Children's, Infants' Clothing Stores	\$50.22 K / -	100	\$175.95 K / -	100	\$522.12 K / \$930.69 K	-44
Family Clothing Stores	\$313.17 K / -	100	\$1.09 M / -	100	\$3.24 M / \$374.23 K	88
Clothing Accessory Stores	\$24.99 K / -	100	\$87.15 K / -	100	\$258.55 K / -	100
Other Apparel Stores	\$38.44 K / -	100	\$134.22 K / -	100	\$396.31 K / -	100
Shoe Stores	\$128.26 K / -	100	\$448.58 K / -	100	\$1.32 M / -	100
Jewelry Stores	\$60.81 K / -	100	\$211.07 K / -	100	\$619.48 K / -	100
Luggage Stores	\$4.72 K / -	100	\$16.45 K / -	100	\$49.46 K / -	100
<b>Furniture, Home Furnishings Stores</b>	\$371.9 K / -	100	\$1.3 M / \$45.97 K	96	\$3.89 M / \$246.56 K	94
Furniture Stores	\$228.37 K / -	100	\$799.58 K / -	100	\$2.39 M / \$22.8 K	99
Floor Covering Stores	\$39.48 K / -	100	\$138.21 K / \$45.97 K	67	\$412.78 K / \$223.76 K	46
Other Home Furnishing Stores	\$104.05 K / -	100	\$364.67 K / -	100	\$1.09 M / -	100
<b>Electronics, Appliance Stores</b>	\$284.6 K / -	100	\$994.91 K / \$27.26 K	97	\$2.96 M / \$403.29 K	86
<b>Building Material, Garden Equipment, Supplies Dealers</b>	\$923.75 K / \$339.7 K	63	\$3.23 M / \$2.39 M	26	\$9.64 M / \$9.07 M	6
Home Centers	\$434.6 K / -	100	\$1.52 M / \$323.24 K	79	\$4.53 M / \$2.44 M	46
Paint, Wallpaper Stores	\$31.71 K / -	100	\$111.21 K / -	100	\$332.59 K / -	100
Hardware Stores	\$39.66 K / \$339.7 K	-88	\$139.34 K / \$880.27 K	-84	\$415.78 K / \$903.32 K	-54
Other Building Materials Stores	\$308.01 K / -	100	\$1.08 M / \$1.19 M	-9	\$3.21 M / \$5.72 M	-44
Outdoor Power Equipment Stores	\$14.76 K / -	100	\$51.24 K / -	100	\$152.44 K / -	100
Nursery, Garden Stores	\$95.01 K / -	100	\$332.06 K / -	100	\$991.97 K / -	100
<b>Food, Beverage Stores</b>	\$2.53 M / \$733.03 K	71	\$8.79 M / \$2.17 M	75	\$25.76 M / \$3.42 M	87
Grocery Stores	\$2.26 M / \$271.67 K	88	\$7.86 M / \$876.11 K	89	\$23.01 M / \$1.56 M	93
Convenience Stores	\$87.65 K / \$461.36 K	-81	\$304.79 K / \$1.27 M	-76	\$890.86 K / \$1.65 M	-46
Meat Markets	\$25.87 K / -	100	\$89.93 K / -	100	\$263.59 K / -	100
Fish, Seafood Markets	\$9.32 K / -	100	\$32.51 K / -	100	\$94.81 K / -	100
Fruit, Vegetable Markets	\$15.59 K / -	100	\$54.26 K / -	100	\$159.47 K / \$132.13 K	17
Other Specialty Food Markets	\$27.24 K / -	100	\$94.59 K / \$16.41 K	83	\$275.86 K / \$79.06 K	71
Liquor Stores	\$102.13 K / -	100	\$356.88 K / -	100	\$1.06 M / -	100

# Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.1039/-78.4376

	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Health, Personal Care Stores</b>	\$622.25 K / -	100	\$2.16 M / \$321.71 K	85	\$6.35 M / \$1.55 M	76
Pharmacy, Drug Stores	\$521.12 K / -	100	\$1.81 M / \$321.71 K	82	\$5.32 M / \$1.55 M	71
Cosmetics, Beauty Stores	\$30.54 K / -	100	\$106.34 K / -	100	\$311.75 K / -	100
Optical Goods Stores	\$34.68 K / -	100	\$120.89 K / -	100	\$355.56 K / \$4.34 K	99
Other Health, Personal Care Stores	\$35.91 K / -	100	\$124.7 K / -	100	\$364.43 K / -	100
<b>Sporting Goods, Hobby, Book, Music Stores</b>	\$284.6 K / -	100	\$997.05 K / \$17.7 K	98	\$2.98 M / \$85.24 K	97
Sporting Goods Stores	\$154.31 K / -	100	\$542.51 K / -	100	\$1.64 M / -	100
Hobby, Toy, Game Stores	\$45.62 K / -	100	\$159.86 K / -	100	\$475.53 K / -	100
Sewing, Needlecraft Stores	\$14.3 K / -	100	\$49.91 K / \$17.7 K	65	\$146.67 K / \$85.24 K	42
Musical Instrument Stores	\$13.27 K / -	100	\$46.18 K / -	100	\$134.35 K / -	100
Book Stores	\$57.1 K / -	100	\$198.59 K / -	100	\$585.33 K / -	100
<b>General Merchandise Stores</b>	\$2.46 M / \$1.02 M	59	\$8.57 M / \$2.42 M	72	\$25.27 M / \$2.8 M	89
Department Stores	\$630.89 K / -	100	\$2.2 M / -	100	\$6.53 M / \$274.06 K	96
Warehouse Superstores	\$1.59 M / -	100	\$5.53 M / -	100	\$16.27 M / -	100
Other General Merchandise Stores	\$239.93 K / \$1.02 M	-76	\$837.25 K / \$2.42 M	-65	\$2.47 M / \$2.52 M	-2
<b>Miscellaneous Store Retailers</b>	\$332.39 K / \$158.5 K	52	\$1.16 M / \$428.45 K	63	\$3.45 M / \$1.53 M	56
Florists	\$11.72 K / \$8.96 K	24	\$40.92 K / \$23.21 K	43	\$122.44 K / \$23.21 K	81
Office, Stationary Stores	\$32.94 K / -	100	\$115.01 K / -	100	\$340.84 K / -	100
Gift, Souvenir Stores	\$39.99 K / -	100	\$139.51 K / \$22.41 K	84	\$411.5 K / \$194.35 K	53
Used Merchandise Stores	\$22.85 K / -	100	\$79.71 K / -	100	\$236.52 K / -	100
Pet, Pet Supply Stores	\$133.16 K / -	100	\$468.02 K / -	100	\$1.41 M / -	100
Art Dealers	\$11 K / -	100	\$38.2 K / -	100	\$113.02 K / -	100
Mobile Home Dealers	\$19.86 K / -	100	\$69.7 K / -	100	\$208.47 K / \$597.68 K	-65
Other Miscellaneous Retail Stores	\$60.88 K / \$149.54 K	-59	\$210.94 K / \$382.82 K	-45	\$613.28 K / \$714.08 K	-14
<b>Non-Store Retailers</b>	\$1.12 M / \$574.26 K	49	\$3.93 M / \$1.49 M	62	\$11.64 M / \$1.49 M	87
Mail Order, Catalog Stores	\$932.99 K / -	100	\$3.26 M / -	100	\$9.66 M / -	100
Vending Machines	\$26 K / -	100	\$90.78 K / -	100	\$266.32 K / -	100
Fuel Dealers	\$93.68 K / \$526.97 K	-82	\$326.47 K / \$1.37 M	-76	\$965.92 K / \$1.37 M	-29
Other Direct Selling Establishments	\$72.08 K / \$47.29 K	34	\$251.4 K / \$122.54 K	51	\$740.95 K / \$122.54 K	83

# Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections

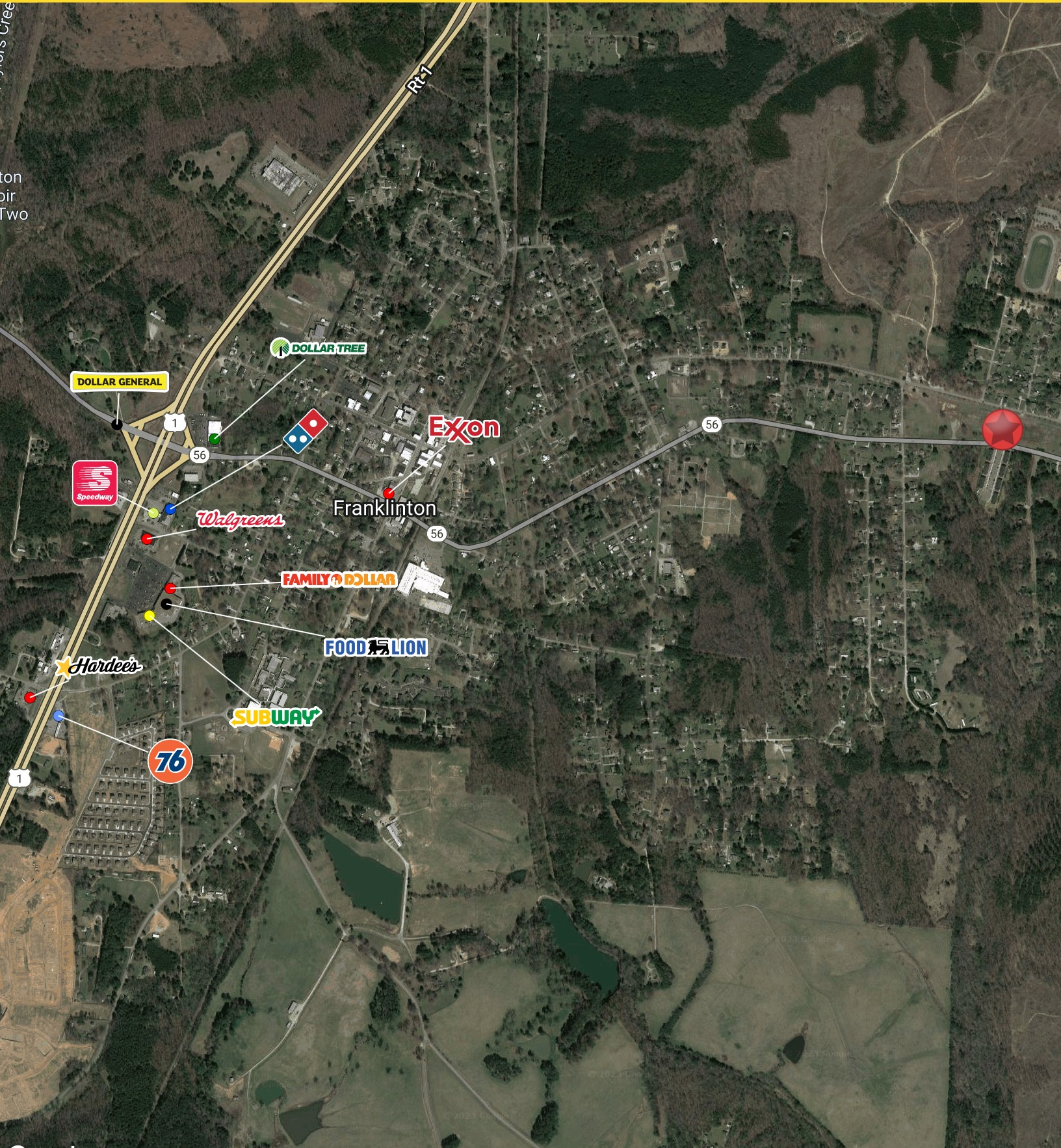
Calculated using Weighted Block Centroid from Block Groups



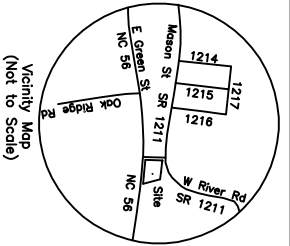
Lat/Lon: 36.1039/-78.4376

	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Accommodation, Food Services</b>	\$2.14 M / \$1.08 M	49	\$7.49 M / \$3.81 M	49	\$22.32 M / \$7.31 M	67
Hotels, Other Travel Accommodations	\$117.78 K / \$29.18 K	75	\$412.21 K / \$83.69 K	80	\$1.23 M / \$120.81 K	90
RV Parks	\$906 / -	100	\$3.36 K / -	100	\$11.19 K / \$15.82 K	-29
Rooming, Boarding Houses	\$775 / -	100	\$3.03 K / -	100	\$9.06 K / -	100
Full Service Restaurants	\$1.25 M / \$1.11 M	12	\$4.39 M / \$2.96 M	32	\$13.07 M / \$5.18 M	60
Limited Service Restaurants	\$582 K / -	100	\$2.04 M / \$869.6 K	57	\$6.07 M / \$2 M	67
Special Food Services, Catering	\$185.72 K / -	100	\$650.45 K / -	100	\$1.94 M / \$53.68 K	97
Drinking Places	\$53.34 K / -	100	\$186.61 K / \$86.35 K	54	\$555.59 K / \$491.24 K	12
<b>Gasoline Stations</b>	\$1.84 M / -	100	\$6.42 M / \$49.98 K	99	\$19 M / \$2.42 M	87
<b>Motor Vehicle, Parts Dealers</b>	\$3.29 M / \$2.5 M	24	\$11.58 M / \$9.99 M	14	\$34.86 M / \$16.36 M	53
New Car Dealers	\$2.52 M / \$1.71 M	32	\$8.87 M / \$8.04 M	9	\$26.74 M / \$12.79 M	52
Used Car Dealers	\$260.2 K / -	100	\$914.86 K / -	100	\$2.76 M / -	100
Recreational Vehicle Dealers	\$52.18 K / -	100	\$184.03 K / -	100	\$560.88 K / -	100
Motorcycle, Boat Dealers	\$113.98 K / -	100	\$400.87 K / -	100	\$1.21 M / -	100
Auto Parts, Accessories	\$205.88 K / \$788.35 K	-74	\$721.14 K / \$1.95 M	-63	\$2.15 M / \$2.14 M	1
Tire Dealers	\$137.62 K / -	100	\$482.25 K / -	100	\$1.44 M / \$1.43 M	0
2023 Population		1,825		6,070		16,721
2028 Population		1,998		6,754		18,706
% Population Change 2023-2028		9.5%		11.3%		11.9%
2023 Adult Population Age 18+		1,436		4,742		12,814
2023 Population Male		851		2,882		8,111
2023 Population Female		974		3,188		8,610
2023 Households		775		2,520		6,660
2023 Median Household Income		43,670		49,429		65,678
2023 Average Household Income		55,142		61,238		71,654

# Retail Map







**\*NOTE\***  
This survey has been completed without the benefit of a title report and therefore does not necessarily indicate all encumbrances on the subject property.

This will certify that the subject property is not located in a Special Flood Hazard Area as determined by the Dept. of Housing and Urban Development and/or the Federal Emergency Management Agency. Effective 01/16/04  
Comm. Panel 3720 1864 00 J

**All Areas By Coordinate Method**

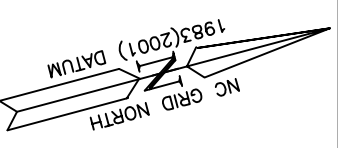
This plot is subject to all easements, agreements, and Rights of Way of Record prior to the date of this plot.

Total Recombined Area  
Tract A & B are to be combined to create  
one MUD zoned parcel.  
**1.59 ACRES**

N.C.D.O.T. D.B. 930, Pg. 798  
Abandoned Railroad R/W

N.C.D.O.T. D.B. 930, Pg. 798  
Abandoned Railroad R/W

BRANDI S. DAVIS  
REGISTER OF DEEDS  
FRANKLIN COUNTY, N.C.  
FILED: For Registration  
DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
BOOK: \_\_\_\_\_  
PAGE(S): \_\_\_\_\_



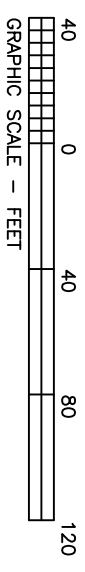
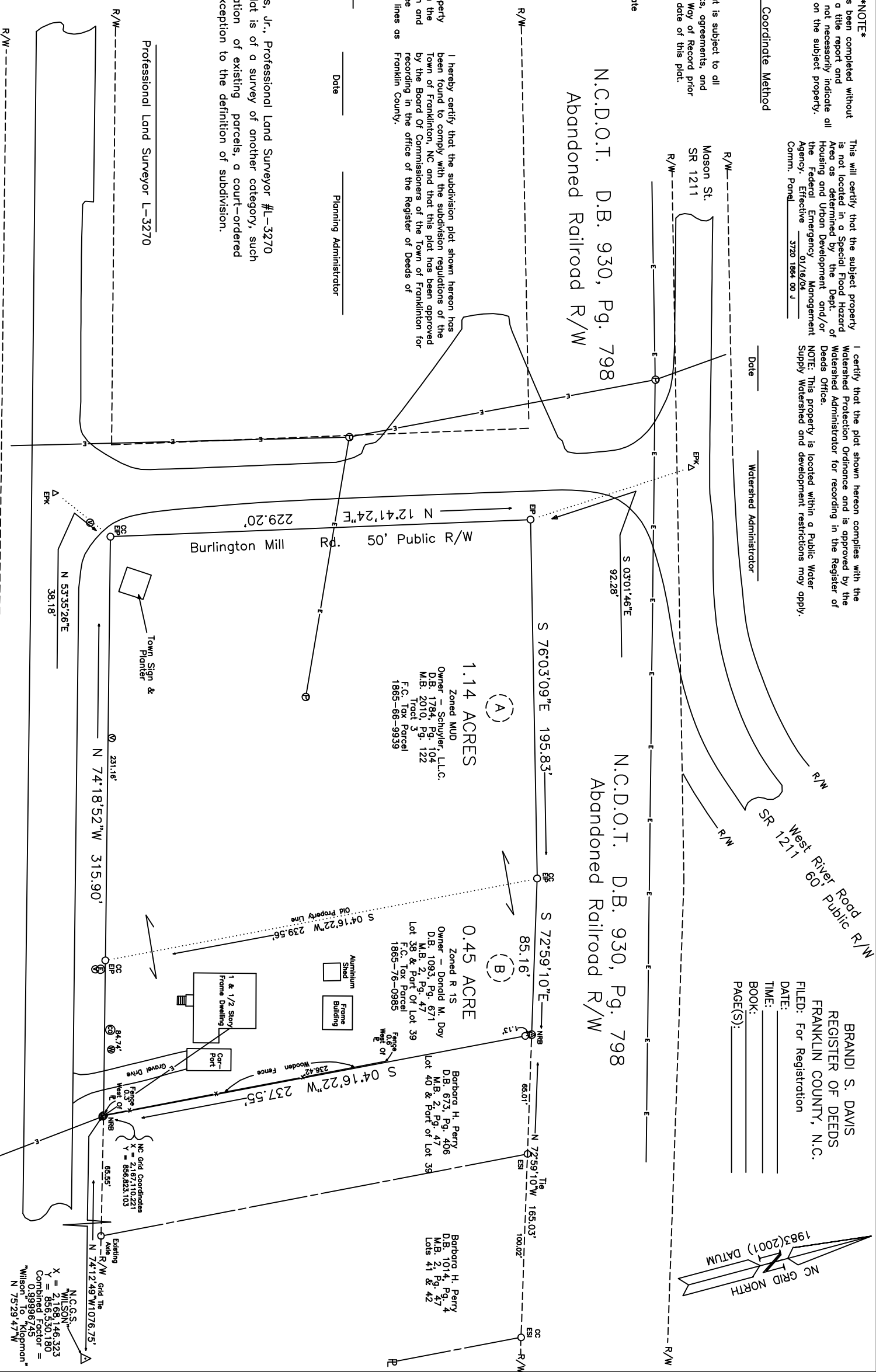
I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Franklin and that I adopt this plan of subdivision with my free consent and establish minimum building setback lines as noted.

I hereby certify that the subdivision plot shown hereon has been found to comply with the subdivision regulations of the Town of Franklin, NC and that this plot has been approved by the Board Of Commissioners of the Town of Franklin for recording in the office of the Register of Deeds of Franklin County.

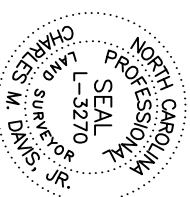
Date \_\_\_\_\_ Owner/Agent \_\_\_\_\_ Planning Administrator \_\_\_\_\_

I, Charles M. Davis, Jr., Professional Land Surveyor #L-3270 certify that this plot is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.

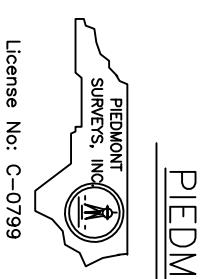
Date \_\_\_\_\_ Professional Land Surveyor L-3270



- SYMBOL LEGEND**
- Existing Iron Pipe(EIP)
  - ⊖ Existing Solid Iron
  - ⊕ New Rebar(NRB)
  - ⊙ Power Pole
  - ⊖ Water Meter
  - ⊕ Water Valve
  - ⊖ Clean-Out
  - ⊕ Property Line
  - ⊖ Right of Way
  - ⊕ Electric Lines
  - ⊖ Existing PK Nail(EPK)



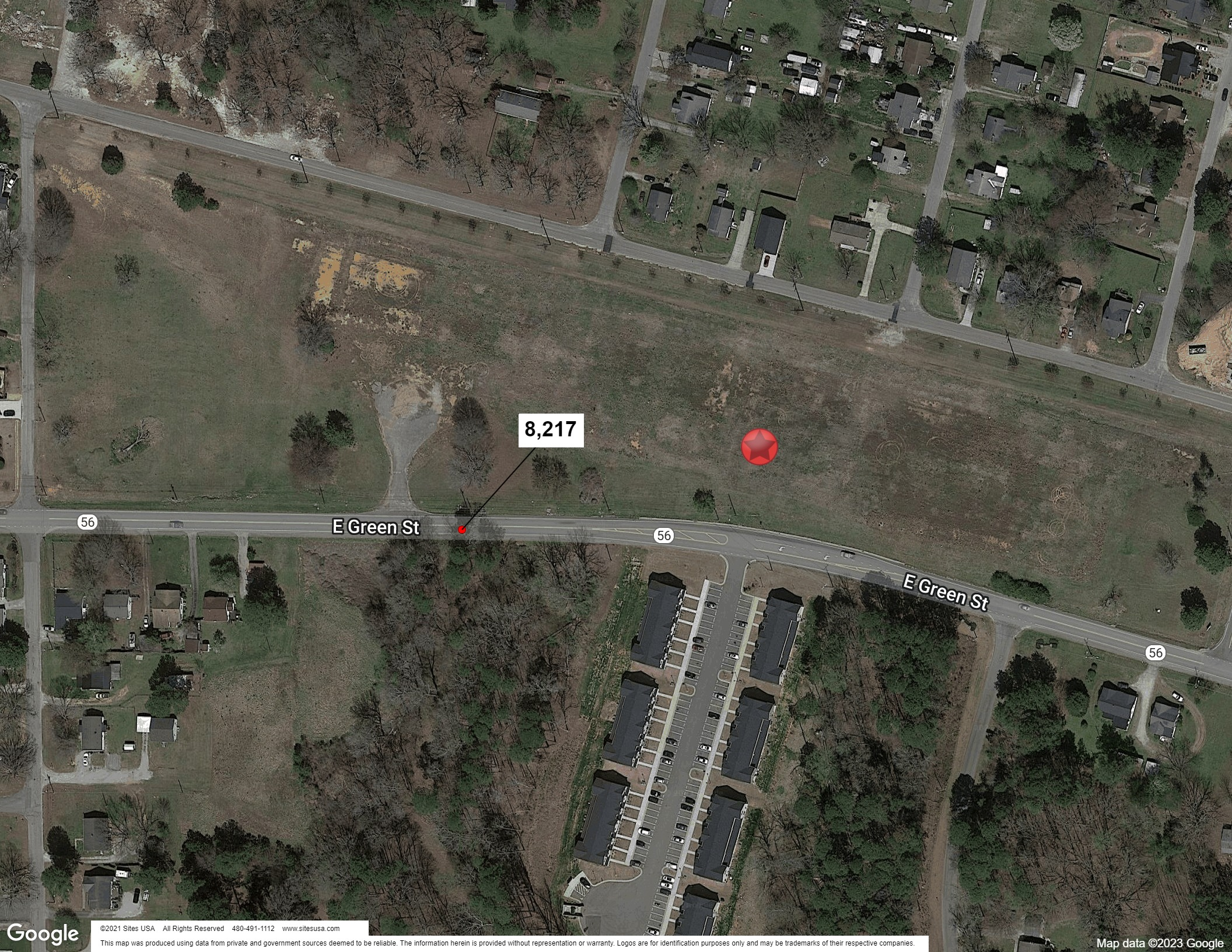
I, Charles M. Davis, Jr., certify that under my direction and supervision, this map was drawn from an actual field survey, (D.B. 1784, Pg. 104), that the ratio of precision as calculated, before any adjustments, is 1:39,400 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 12th day of July, 2011.



I, Franklin County, certify that the map or plot to which this certification is affixed meets all statutory requirements for recording as required by GS 47-30 as amended.

Review Officer of Franklin County, North Carolina  
License No: C-0799

Recombination Survey of Property Owned By Donald M. Day and Schuyler, L.L.C.  
For  
SCHUYLER, L.L.C.  
Franklin County, North Carolina  
July 12, 2011



8,217



56

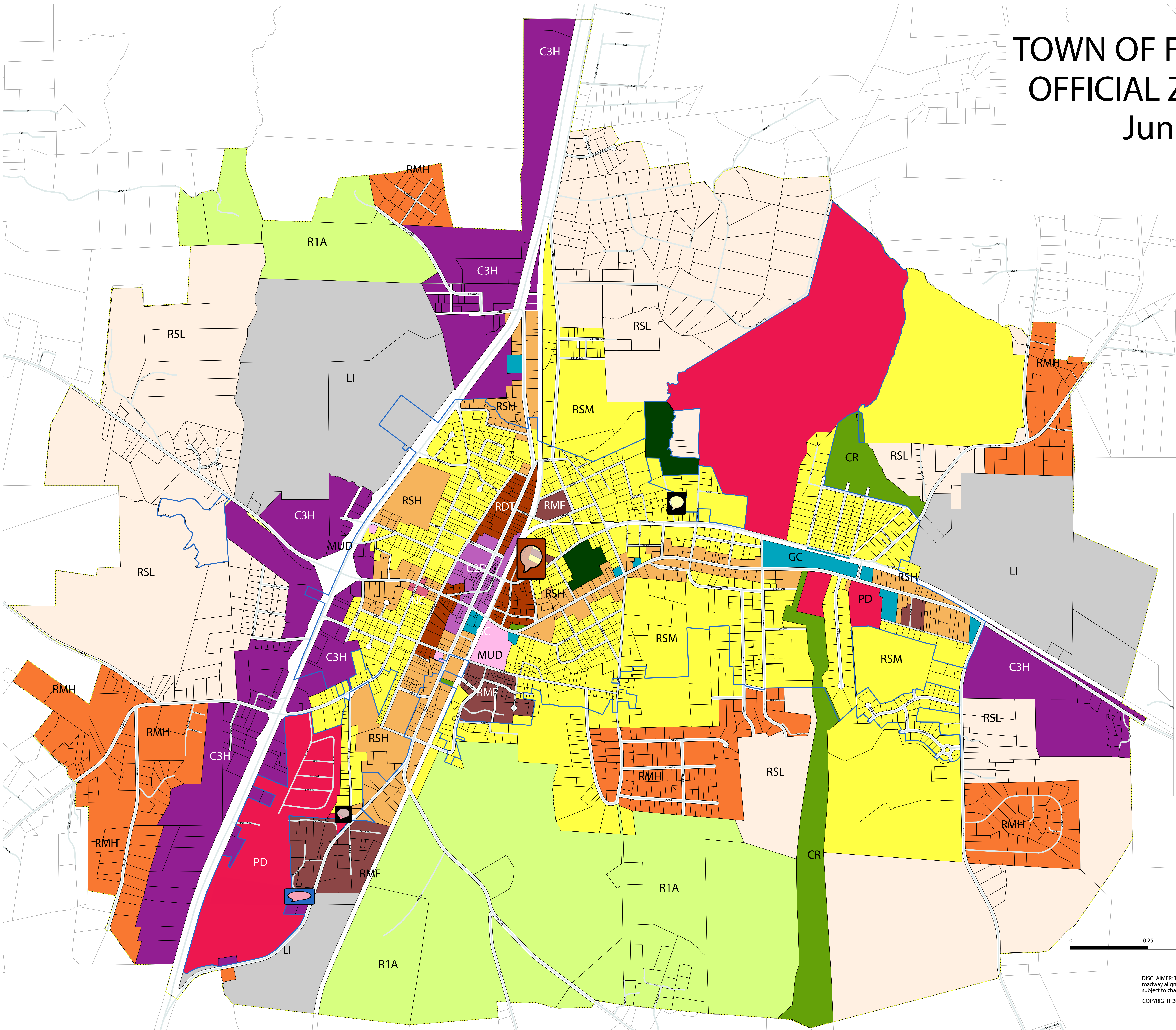
E Green St

56

E Green St

56

# TOWN OF FRANKLINTON OFFICIAL ZONING MAP June 2021

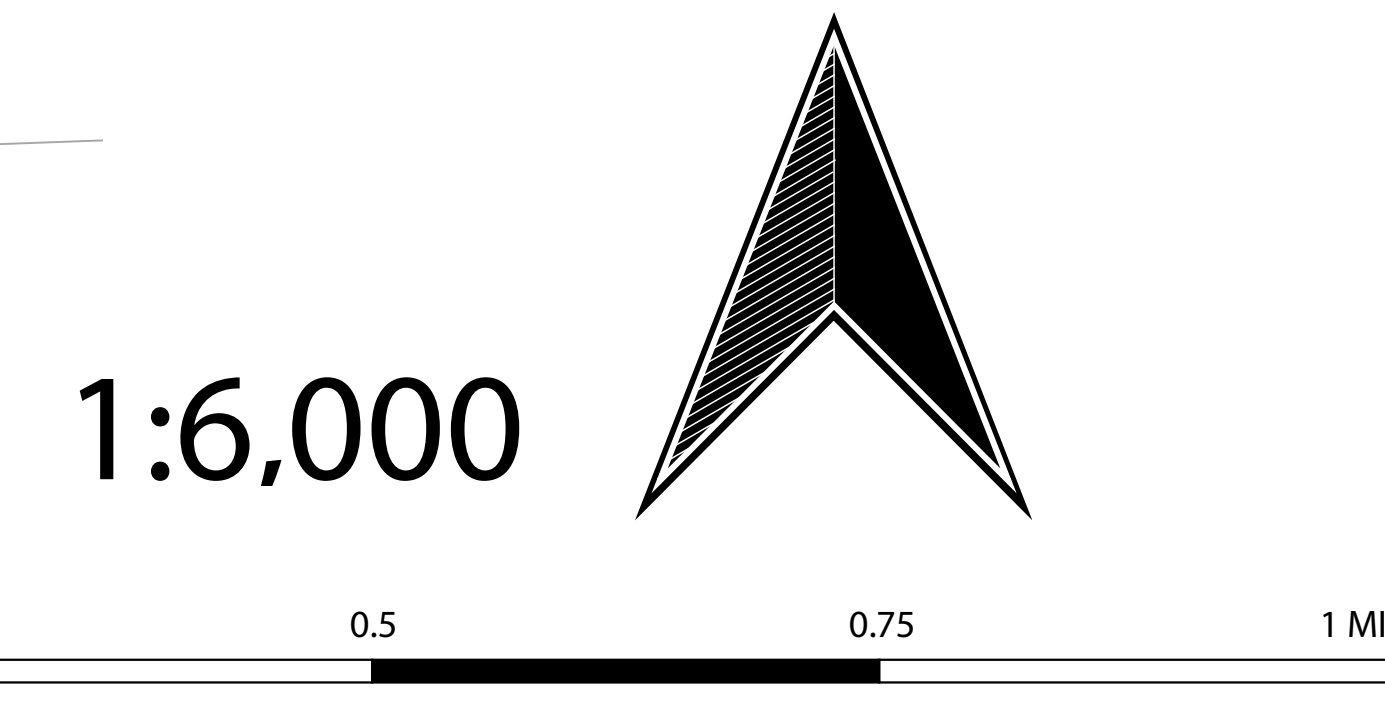


**LEGEND**

- Town Boundary
- ETJ
- County Planning Jurisdiction

**Zoning Districts**

R1A	PD
RSL	GC
RSM	NC
RSH	SMP
RMH	CRI
RDT	
RMF	
MUD	
C2D	
C3H	
LI	
CR	



DISCLAIMER: The designations on this map, including zoning designations, roadway alignments, parcel boundaries, and jurisdictional boundaries, are subject to change in future map versions and are only approximations.  
COPYRIGHT 2021 Town of Franklinton, NC

**\*NOTE\***  
 This survey has been completed without the benefit of a title report and therefore does not necessarily indicate all encumbrances on the subject property.

**Notes**  
 1) Underground utilities such as water, sewer, gas, cable, fiber optic, power, etc. are present on premises and will need to be located by an underground locating service before an accurate location can be shown on a survey.  
 2) Right of Way for Burlington Mills Rd. shown to be 50' as directed by N.C.D.O.T. district office.  
 3) Lots shown that were separate tax parcels that are intended to be combined into one tax parcel, Lot 3, which will contain 1.14 acres. Old lot lines are shown for attorney purposes when searching the Agency. Effective 01/18/04  
 4) Lots 3A, 3B, and 3C are separate tax parcels that are intended to be combined into one tax parcel, Lot 3, which will contain 1.14 acres. Old lot lines are shown for attorney purposes when searching the Agency. Effective 01/18/04  
 5) An approp 30' R/W still exists between old lots 4 and 5 shown on D.B. 199, Pg. 170.

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the Town of Franklin and that I adopt this plan of subdivision with my free consent and establish minimum building setback lines as noted.

LINDA H. STONE  
 REGISTER OF DEEDS  
 FRANKLIN COUNTY, N.C.

FILED: For Registration  
 DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_  
 BOOK: \_\_\_\_\_  
 PAGE(S): \_\_\_\_\_

Vicinity Map  
 (Not to Scale)

**All Acrea By Coordinate Method**  
 This will certify that the subject property is not located in a Special Flood Hazard Area as determined by the Dept. of Housing and Urban Development and/or the Federal Emergency Management Agency. Effective 01/18/04  
 Comm. Panel 3720 1984 00 J

I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations of the Town of Franklin, NC, and that this plat has been approved for recording in the office of the Register of Deeds of Franklin County.

I certify that the plot shown herein complies with the Watershed Protection Ordinance and is approved by the Watershed Administrator for recording in the Register of Deeds Office.  
 NOTE: This property is located within a Public Water Supply Watershed and development restrictions may apply.

DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_  
 BOOK: \_\_\_\_\_  
 PAGE(S): \_\_\_\_\_

NC GRID NORTH  
 1983(2001) DATUM

REDUCED COPY  
 (NOT TO SCALE)

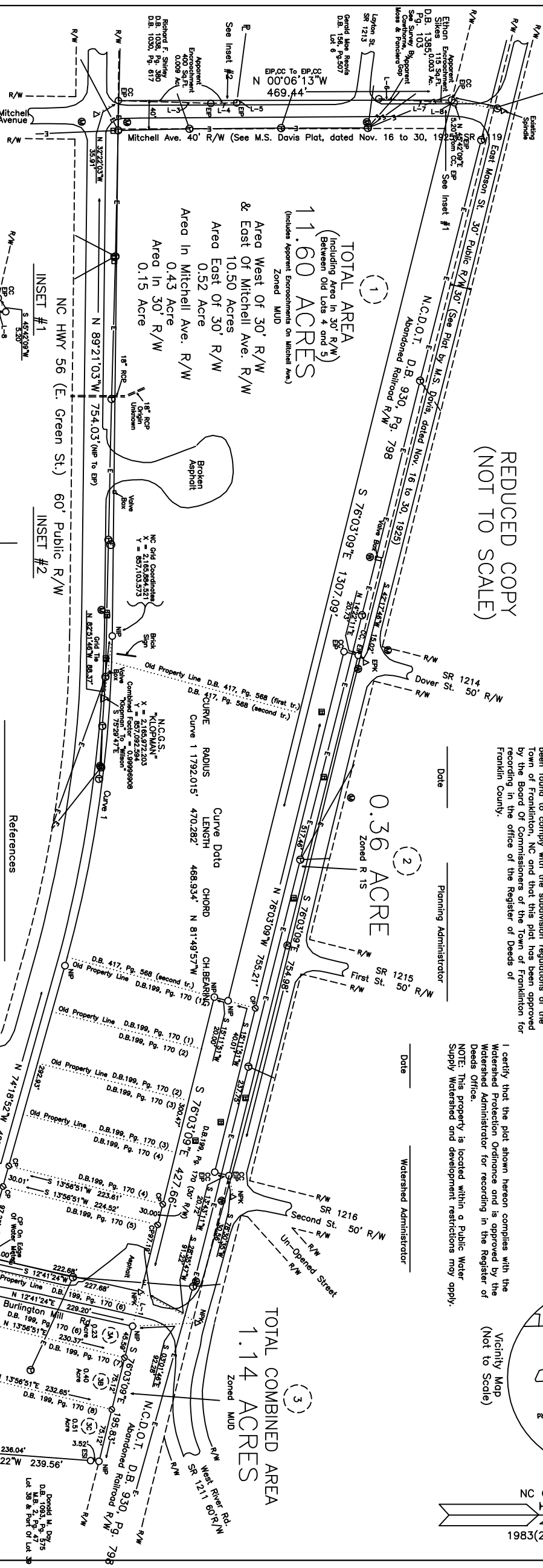
Date \_\_\_\_\_ Planning Administrator \_\_\_\_\_  
 Date \_\_\_\_\_ Watershed Administrator \_\_\_\_\_

**TOTAL AREA**  
 (Including Area in 30' R/W  
 Between Old Lots 4 and 5)  
**11.60 ACRES**  
 (Includes Apparent Encumbrances on Mitchell Ave.)  
 Zoned MUD

Area West of 30' R/W  
 10.50 Acres  
 Area East of 30' R/W  
 0.52 Acre  
 Area In Mitchell Ave. R/W  
 0.43 Acre  
 Area In 30' R/W  
 0.15 Acre

**0.36 ACRE**  
 Zoned R 15

**TOTAL COMBINED AREA**  
**1.14 ACRES**  
 Zoned MUD



**CALL TABLE**

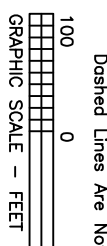
COURSE	BEARING	DISTANCE
L-1	S 76°03'09"E	50.01'
L-2	N 74°18'52"W	50.07'

Colls Around Encroachment Area  
 Of Mitchell Avenue

L-3	N 01°40'21"E	130.29'
L-4	N 01°00'14"W	35.43'
L-5	N 82°29'27"W	3.50'
L-6	N 02°58'55"E	38.25'
L-7	N 02°58'55"E	4.50'
L-8	N 02°58'55"E	4.50'

**SYMBOL LEGEND**

- Existing Iron Pipe(EP)
- △ Existing PK Nail(EPK)
- ◇ Existing RR Spike(ERS)
- ◇ Ex. Conc. Mon.(ECM)
- ⊕ 50 Penny Nail
- ⊙ Existing Rebar
- ⊙ Computed Point(CP)
- ⊙ Control Corner
- ⊙ Light Pole
- ⊙ Existing Solid Iron(ESI)
- ⊙ Center Line
- ⊙ Property Line
- ⊙ R/W Monument
- ⊙ Main Hole
- ⊙ Existing Planted Stone
- ⊙ Water Meter
- ⊙ Catch Basin
- ⊙ Existing Pipe(EP)
- ⊙ New Iron Pipe(NIP)
- ⊙ New PK Nail(NPK)
- ⊙ New RR Spike(NRS)
- ⊙ New Conc. Mon.(NCM)
- ⊙ Existing Rebar
- ⊙ Control Point(CP)
- ⊙ Light Pole
- ⊙ Property Line
- ⊙ R/W Monument
- ⊙ Main Hole
- ⊙ Existing Planted Stone
- ⊙ Water Meter
- ⊙ Catch Basin



All Distances Are Horizontal Ground Distances.  
 Dashed Lines Are Not Marked On The Ground.

**\*NOTE\***

Survey By M.S. Davis for VANN-MOORE MILLS, INC.  
 dated November 16 to 30, 1925  
 and M.B. Z, Pg. 108

Charles M. Davis, Jr.  
 Professional Land Surveyor L-3270

05/10/2010  
 Date Professional Land Surveyor L-3270

I, Charles M. Davis, Jr., Professional Land Surveyor #L-3270  
 certify that this plat is of a survey of another category, such  
 as the recombination of existing parcels, a court-ordered  
 survey or other exception to the definition of subdivision.

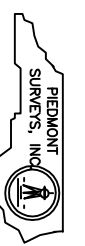
The name of the owner(s) as shown is for indexing purposes  
 only, and shall not be construed as title certification.

PIEDMONT SURVEYS, INC.

Charles M. Davis, Jr.  
 Professional Land Surveyor

VAN CORTLANDT, L.L.C.  
 Franklin Township  
 Franklin County, North Carolina

PLS-3270  
 Charles M. Davis, Jr.



105 CHURCH STREET - P.O. BOX 562  
 LOUISBURG, NC 27549 (919)496-3797  
 FAX (919)496-5157

Scale 1" = 100'  
 May 10, 2010

