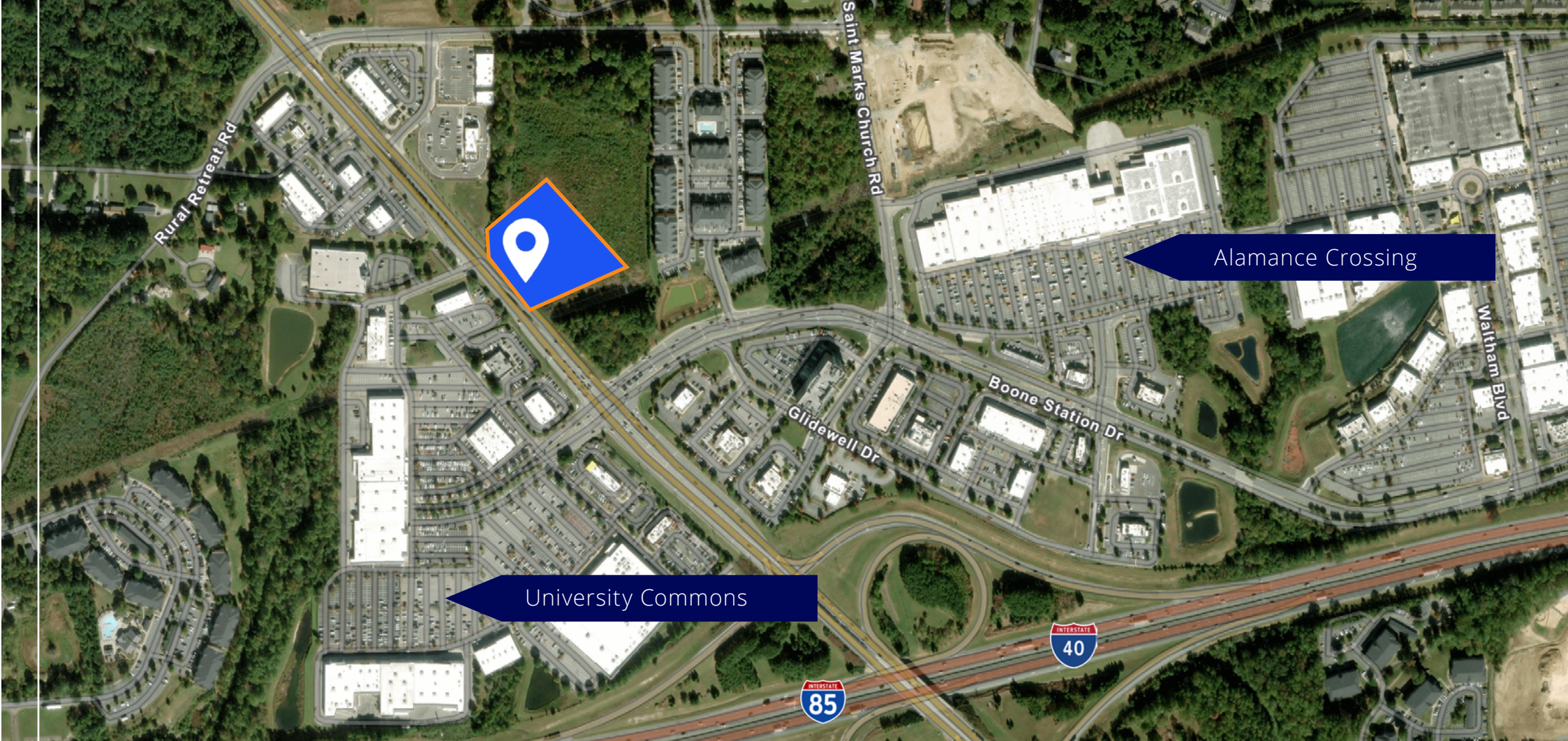




Burlington Land Retail Development

Asking Price: \$3,250,000



Burlington, North Carolina | Alamance County | ±2.4 Acres | General Business Zoning



Manufactured Housing & RV Group

Confidentiality & Disclaimer Statement

This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Site and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Colliers International Florida, LLC.

Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Pricing (Call for pricing guidance)
- Length of Inspection & Closing Period
- Description of financing plan
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period
- Biography of current portfolio and recent transactions as well as capital source

Property Tours

Interested parties must execute a confidentiality agreement and schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property and disturb tenants without the brokers' knowledge.

Contact Us

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The Offering

Colliers, as exclusive agent for the Owner, is pleased to offer the opportunity to acquire a **±2.4-acre parcel located in a heavily-trafficked major shopping and commercial corridor of Alamance County, NC between the Alamance Crossing & University Commons retail supercenters.**

This highly visible site offers excellent access and **direct frontage on University Drive within one of the area's most active retail corridors.** General Business (GB) zoning that provides exceptional flexibility for a wide array of **commercial uses, including gas station, convenience store, car wash, self-storage, automotive services, hospitality, restaurant, and medical office.**

The property is ideally suited for retail development, single-tenant net lease to national operators (e.g., convenience, restaurant, or service users), or a joint venture with a developer for a small shopping center or mixed-use concept that could leverage adjacent carwash synergy.



2.43 Total Acres



Flexible General Business Zoning



Frontage on University Drive



Between 2 Retail Supercenters



1/4 Mile off I-85/I-40



1 Hour Drive to Raleigh/Durham



The asking price for the parcel is \$3,250,000

Strategically positioned between dominant retail centers and surrounded by established and expanding residential communities, the site benefits from strong built-in consumer demand enhancing its positioning as a premier development opportunity. The property is located just 2.5 miles from Elon University and features direct access to University Drive, a key connector between Interstate access points and the university, further supporting consistent traffic flow and visibility.

Zoning: General Business (GB), permitting a wide variety of commercial uses

Strategic Location: Situated on University Dr., primary route connecting I-40 to Elon University

Strong Traffic Exposure: Traffic counts exceeding 125,000 vehicles per day

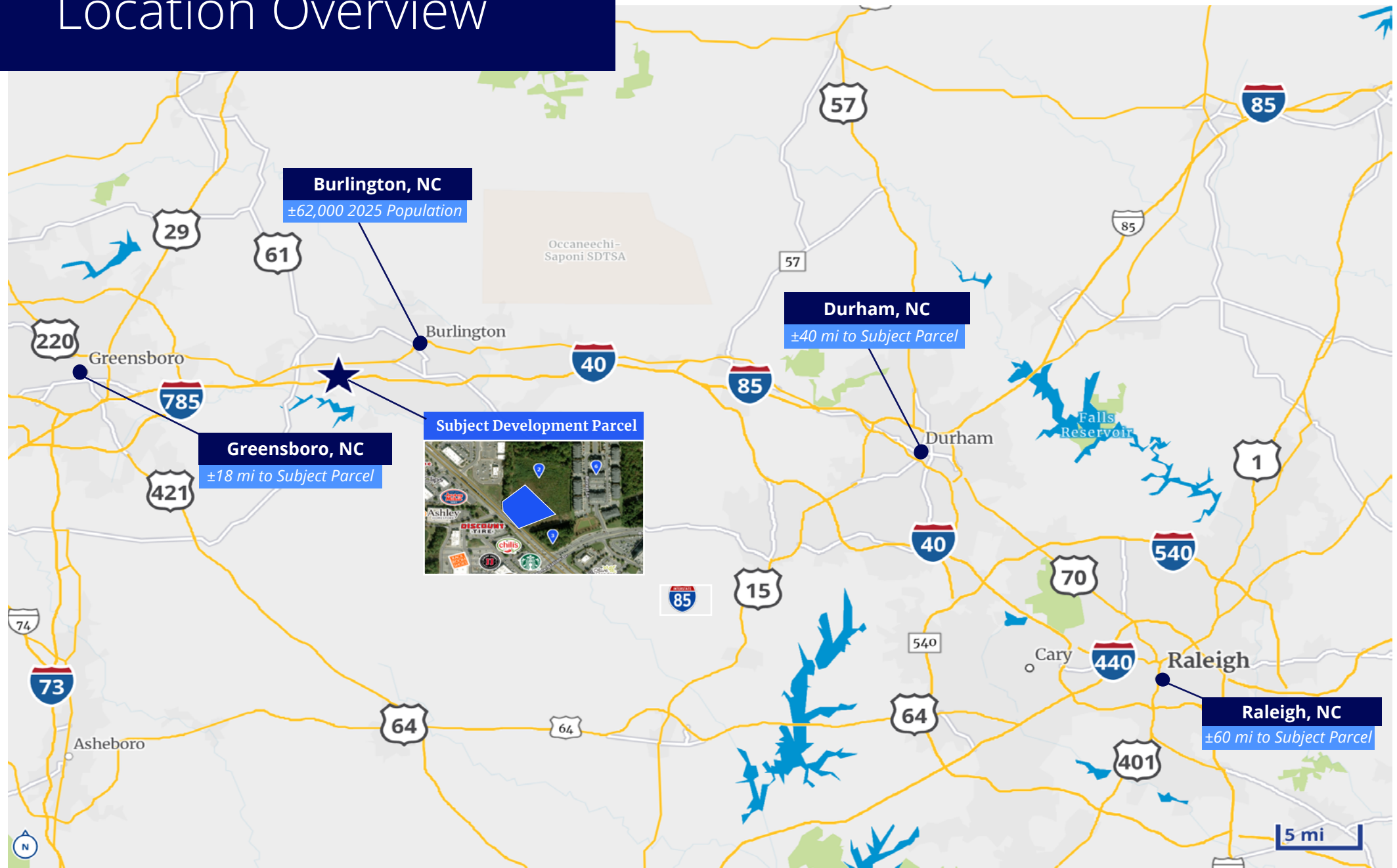
Proven Demand: A 210-unit apartment development recently sold adjacent to the parcel

Residential Growth: Surrounded by multiple new/planned multifamily & single-family devs

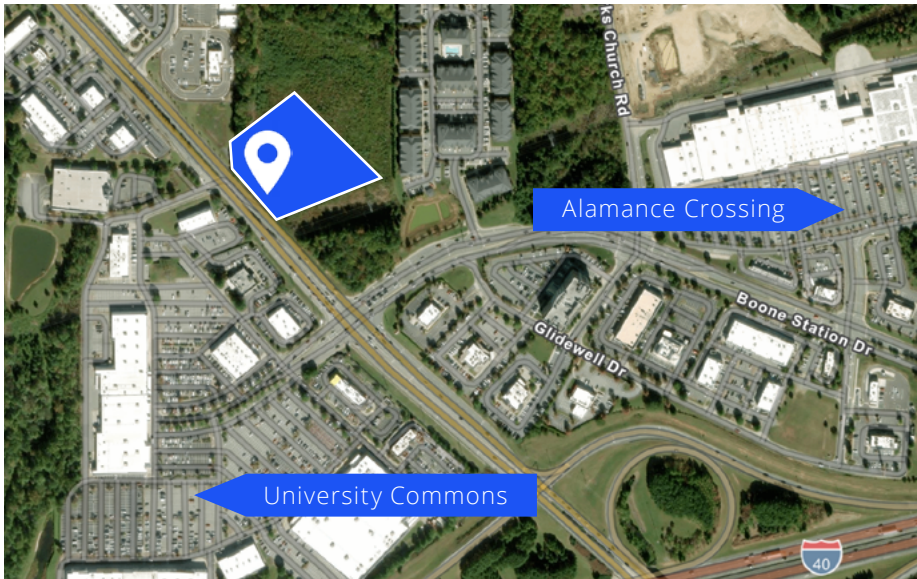
Corporate Proximity: Approximately 4 miles from LabCorp's Global Corporate Headquarters

Access: One-hour to Raleigh, Durham, Chapel Hill, Winston-Salem, Greensboro, and High Point

Location Overview



Investment Highlights



Location Overview

Burlington is strategically located between the Triad and Triangle, providing access to a combined population base of approximately 3.8 million residents. It serves as a central connector market between two of North Carolina's largest and fastest-growing regions. Burlington serves as the principal city of its MSA and the primary commercial center for Alamance County, drawing consumers from across the broader trade area.

The area is further supported by a substantial student population of over 272,000 within the broader trade region, reinforcing consistent retail demand. A stable and established population base, combined with regional draw, continues to drive sustained consumer spending and long-term commercial growth.

Parcel Coordinates	36°04'10.9"N 79°31'15.2"W
Zoning	General Business (GB)
Parcel ID	178760
Land Size	2.43 Acres
Est. Traffic Counts (AADT)	I-40 / I-85: 90,000–130,000 I-40 & University Drive: 83,000 University Drive: 30,000–40,000
GB Uses Permitted as a Matter of Right	Retail, restaurants (including drive through and walk up concepts), coffee shops, hotels, offices (professional, medical, and sales/service), financial institutions, fitness centers, entertainment and recreation uses, event venues, breweries and distilleries, convenience stores, pharmacies, personal service businesses (salons, grooming, etc.), automotive sales and service, car washes, veterinary clinics, urgent care facilities, educational facilities, multifamily residential, upper story residential, live/work units, indoor and outdoor commercial recreation, self storage, warehouse/showroom uses, research and development, and recreational vehicle parks. All Permitted Uses as well as Conditional / Special Permit Uses in Due Diligence files.
Major Retailers	Target, Best Buy, TJ Maxx, Ross Dress for Less, Michaels, PetSmart, Old Navy, Ulta Beauty, Starbucks, Chick-fil-A, McDonald's, Mattress Warehouse, Rack Room Shoes, Sally Beauty, GameStop, Lane Bryant
Major Employers	Labcorp, Cone Health (Alamance Regional Medical Center), Elon University, Glen Raven, Honda Aero, Alamance-Burlington School System, Alamance County Government, Alamance Community College, Biscuitville, GoldToe Brands, Kayser-Roth, GKN Automotive, Cambro Manufacturing, National Agents Alliance, FedEx (Piedmont Triad hub), UNC Health, Duke Health, Walmart Distribution, Amazon (regional logistics), Greensboro Health Systems

Aerial Map

LEGEND

- ★ ± 2.4-Acre Development Parcel
- 🛒 University Commons (Major Retail Center)
- 🛒 Alamance Crossing (Major Retail Center)
- 📍 4 Apartments Coming
- 📍 5 Carwash Coming
- 🌳 Davidson Park
- 📍 7 Development Site (Targeted for Mixed Use)
- 📍 8 Retreat at the Park Apartments



Parcel Map

the ratio of precision as calculated is 1:10,000, that this plat was prepared in accordance with G.S. 47-30 as amended; that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

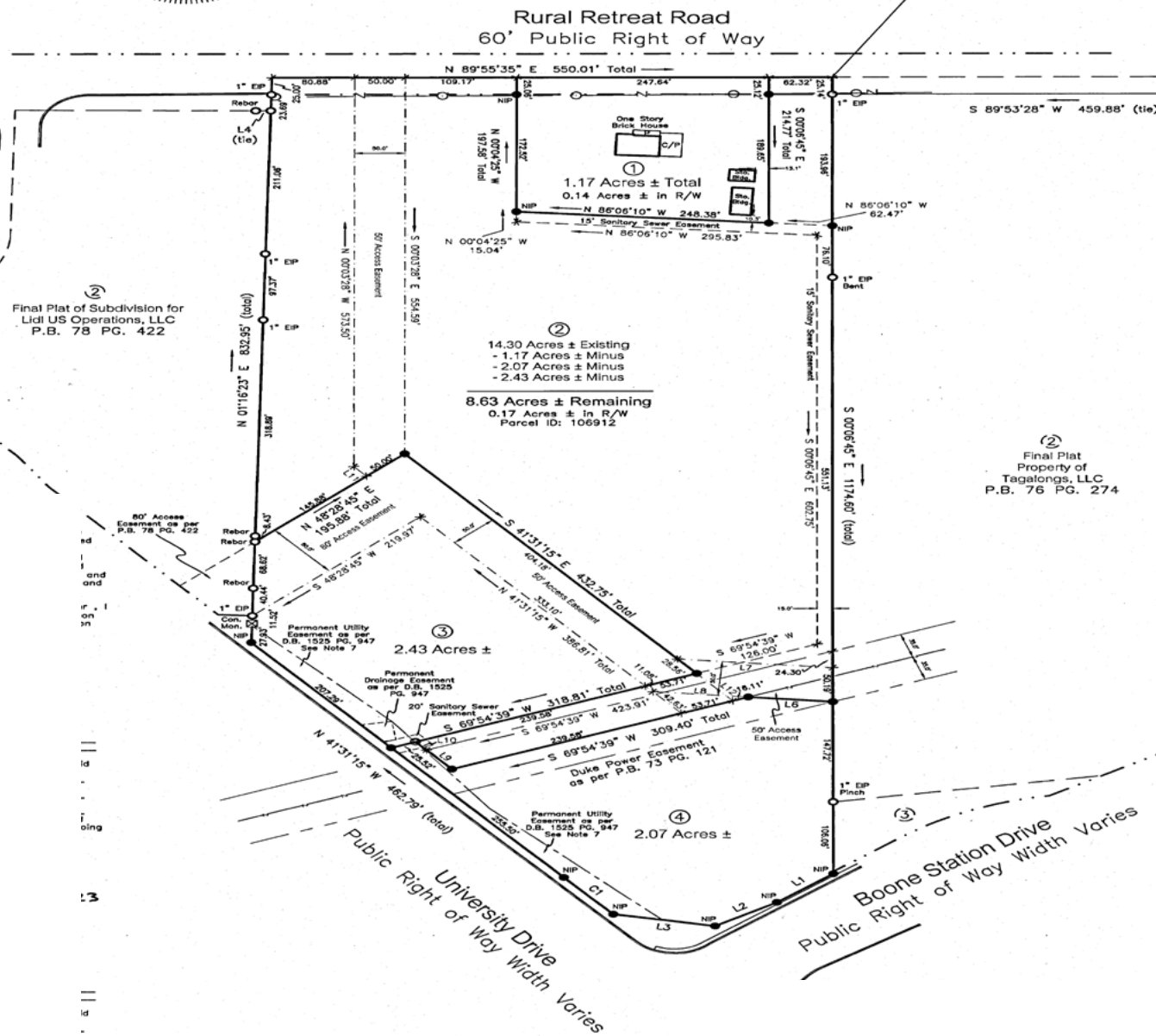
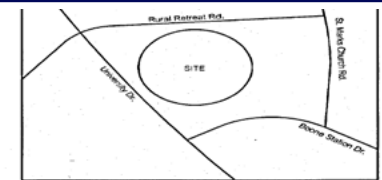
City of Burlington

Lot 1 has an existing Sewage Disposal System that complies with Section 60.012 of the Statutes of North Carolina.

Review Officer

CB-16-2022
Date

NAD83(2011)
"RURAL"
N: 845424.9200 U.S. Ft.
E: 1845409.8492 U.S. Ft.



- LEGEND**
- Existing Iron Pipe (EIP)
 - New Iron Pipe (NIP)
 - Property Line
 - Adjacent's Property Line
 - Right of Way Line
 - Calculated Point (CP)
 - PK Nail (Found)
 - PK Nail (Set)
 - Right of Way Monument
 - Rock Corner
 - Tree Corner
 - Benchmark
 - Point of Curvature
 - Point of Tangency
 - Centerline
 - Right of Way
 - Easement
 - Sign
 - Curb and Gutter
 - Carport
 - Concrete
 - Driveway
 - Porch
 - Sidewalk
 - Overhead
 - Underground
 - Sanitary Sewer Manhole (SSMH)
 - Sanitary Sewer Line
 - Storm Drainage Manhole (SDMH)
 - Storm Drainage Line
 - Catch Basin (CB), Yard Inlet (YI)
 - Reinforced Concrete Pipe
 - Corrugated Metal Pipe
 - Water Meter
 - Water Valve
 - Fire Hydrant
 - Water Line
 - Water Manhole
 - Gas Valve
 - Gas Meter
 - Gas Line
 - Overhead Utility Lines
 - Utility Pole (with Guy Wire)
 - Light Pole
 - Flood Light
 - Telephone Manhole
 - Telephone Box
 - Cable Box
 - Tree
 - Woodline

- Notes:**
- 1) No title search was performed by this firm during the course of this survey.
 - 2) The property shown hereon is subject to all easements of record affecting same.
 - 3) This firm makes no guarantee as to the existence or location of any buried allies, underground improvements, or utilities across this property. Any underground utilities or improvements shown hereon have been located from visible evidence and available information.
 - 4) No internal inspection of this property was made by this firm during the course of this survey.
 - 5) Areas are calculated by coordinate geometry.
 - 6) All distances are horizontal ground distances unless otherwise noted.
 - 7) NCDOT State Highway Project 8.2471401 describes this area as Permanent Utility Easement. Deed Book 1525, Page 947 describes the same area as a Temporary Construction Easement. No Permanent Utility Easement was granted to the Department of Transportation or City of Burlington.
 - 8) Lot 1 does not have access to public water or sewer. Future extensions are required to connect to public water or sewer.

Local Retail Market

Burlington is anchored by direct access to the I-40 / I-85 corridor ($\pm 130,000$ VPD) and University Drive ($\pm 40,000$ VPD), one of the area's primary commercial thoroughfares. This infrastructure delivers exceptional regional connectivity, commuter traffic, and retail visibility. Burlington serves as the economic and commercial center of Alamance County, benefiting from a diverse employment base that supports consistent daytime population and consumer spending. The market's stability is driven by a mix of advanced manufacturing, healthcare, education, and logistics sectors.

Alamance Crossing is a top-performing, 700K+ SF open-air lifestyle and power center strategically positioned at the intersection of Interstate 40 / Interstate 85 ($\pm 130,000$ VPD) and University Drive ($\pm 40,000$ VPD), placing it at the heart of Burlington's primary retail corridor. The center serves as the dominant retail destination between the Triad and Triangle markets, drawing from a combined population base of approximately 3.8 million residents. Anchored by a deep lineup of national retailers including BJ's Wholesale Club, Kohl's, Belk, Dillard's, Dick's Sporting Goods, Hobby Lobby, and JCPenney, the project delivers a critical mass of national credit tenancy supported by strong inline and restaurant users. **Performance is exceptional, with 7.5 million+ annual visitors, ranking #1 among power centers within a 50-mile radius and placing it in the top 1% of shopping centers statewide by foot traffic.**

University Commons' outstanding location at Interstates 40/85 and University Drive is ideally situated in the growing Burlington, North Carolina market. The center enjoys easy access and excellent visibility and offers a mix of strong national tenants including Target, TJ Maxx, Best Buy, Ross Dress For Less and Michaels. It is situated across the street from Alamance Crossing, one of Burlington's premier open-air shopping, dining and entertainment destinations. Also nearby are Burlington Square Mall, Alamance Regional Medical Center, two international airports and many of the nation's finest colleges and universities are within a one-hour drive.

Major Employers & Regional Highlights

Labcorp employs approximately 8,000+ people locally in the Burlington area, serving as the city's largest employer and a global leader in diagnostics and drug development.

Cone Health employs roughly 3,000+ individuals in the region, supporting a strong employment base and consistent daily traffic to the area.

Glen Raven employs an estimated 3,000+ people globally, with a significant portion based in the Burlington area. As a long-standing advanced manufacturing leader, the company contributes to the region's economic stability and workforce depth.

Alamance-Burlington School System is one of the largest local employers, with approximately 3,500+ employees, providing a stable base of public sector employment.

Elon University employs approximately 3,300+ faculty and staff and serves over 7,000 students, providing a significant source of daytime population and consumer demand.



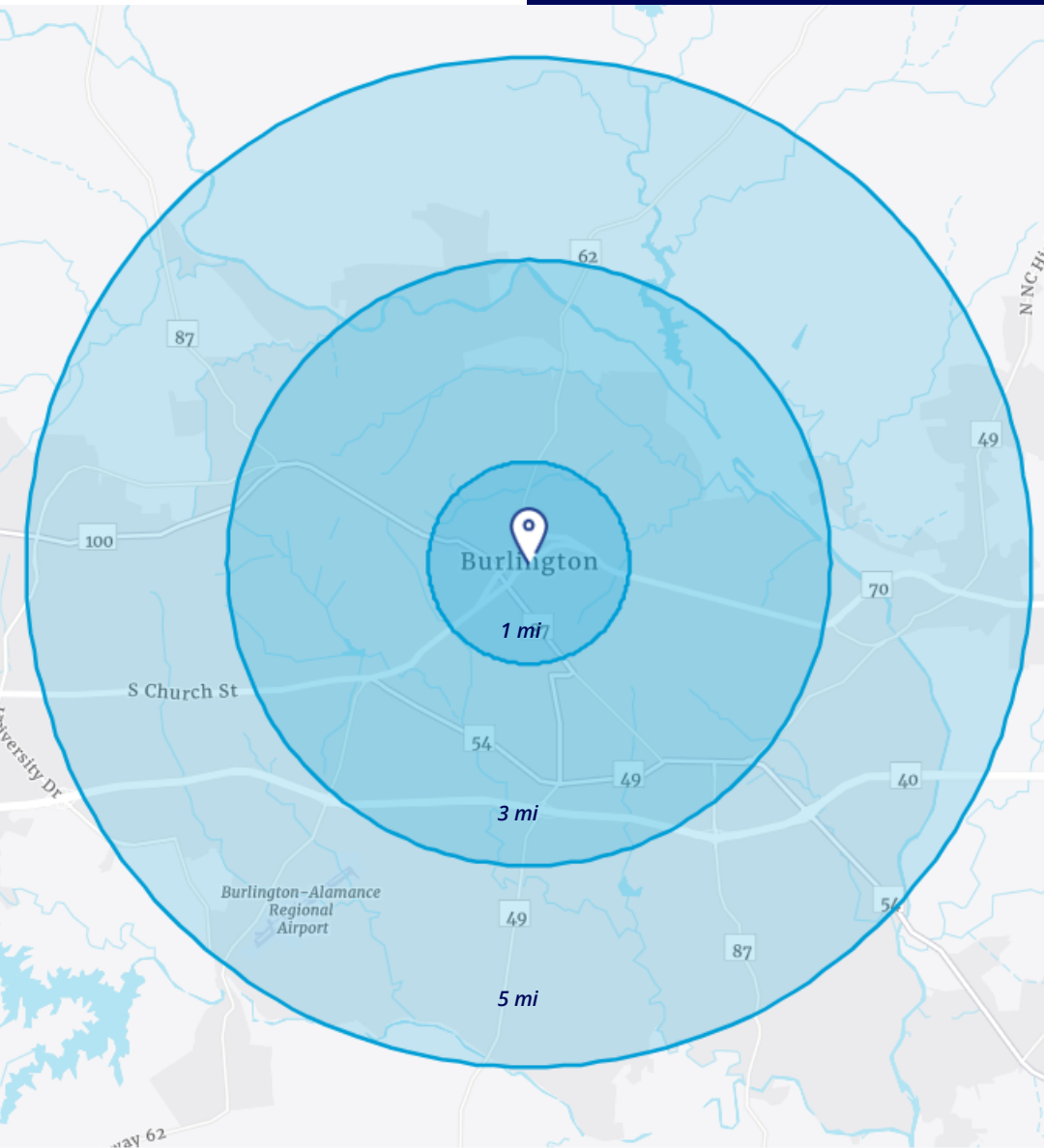
University Commons



Alamance Crossing

2026 Burlington Demographics

**demographics are set for Burlington, NC*



Population	1 Mile	3 Mile	5 Mile
2025 Total Population	10,680	54,817	97,941
2030 Projected Population	10,983	56,013	103,066
2025-2030 Annual Growth Rate	2.8%	2.2%	5.2%
2000-2025 Annual Growth Rate	3.4%	12.5%	27.9%
2025 Median Age	39.5	38.7	37.9
Households & Household Income	1 Mile	3 Mile	5 Mile
2025 Estimated Households	4,421	22,562	39,487
2030 Households - Five Year Projection	4,578	23,271	42,053
2025 Average Household Size	2.36	2.39	2.34
2025 Average Household Income	\$59,509	\$68,046	\$77,518
2030 Average Household Income	\$65,103	\$74,577	\$84,985
2025 Per Capita Income	\$24,354	\$28,049	\$31,219
2030 Per Capita Income	\$26,815	\$31,013	\$34,607
Consumer Spending (\$)	1 Mile	3 Mile	5 Mile
2025 Apparel and Services Spending	\$5,816,482	\$33,690,054	\$66,365,032
2030 Proj. Apparel and Services Spending	\$6,587,574	\$38,085,314	\$77,456,347
2025 Food Away from Home Spending	\$9,388,509	\$54,761,814	\$108,973,348
2030 Proj. Food Away from Home Spending	\$10,634,457	\$61,905,921	\$127,241,165
2025 Alcoholic Beverages Spending	\$1,484,375	\$8,675,114	\$17,438,656
2030 Proj. Alcoholic Beverages Spending	\$1,681,264	\$9,804,401	\$20,378,152
Consumer Spending (% of Households)	1 Mile	3 Mile	5 Mile
Went to Fast Food/Drive-In Restaurant/6 Mo	91.4%	91.5%	91.8%
Ordered Eat-In Fast Food/6 Mo	30.2%	31.0%	32.1%
Went to Family Restrnt/SteakHse/6 Mo	70.7%	71.8%	73.0%
Owns or Leases Any Vehicle	83.5%	86.2%	88.4%
Bought Gasoline/6 Mo	85.6%	87.6%	89.2%

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- global corporate solutions;
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Invest in relationships to deliver enduring value

Be experts to lead our industry into the future

Do what's right for our clients, people and communities

About Colliers

18,000+
professionals in

65 countries

- US \$4.5 billion in annual revenue
- 2 billion* square feet under management
- > 51,000 total sale/lease transactions
- \$129+ billion USD in total transaction value

* Square footage includes office, industrial and retail property under management. Residential property is excluded from this total. All statistics are for 2023.



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