

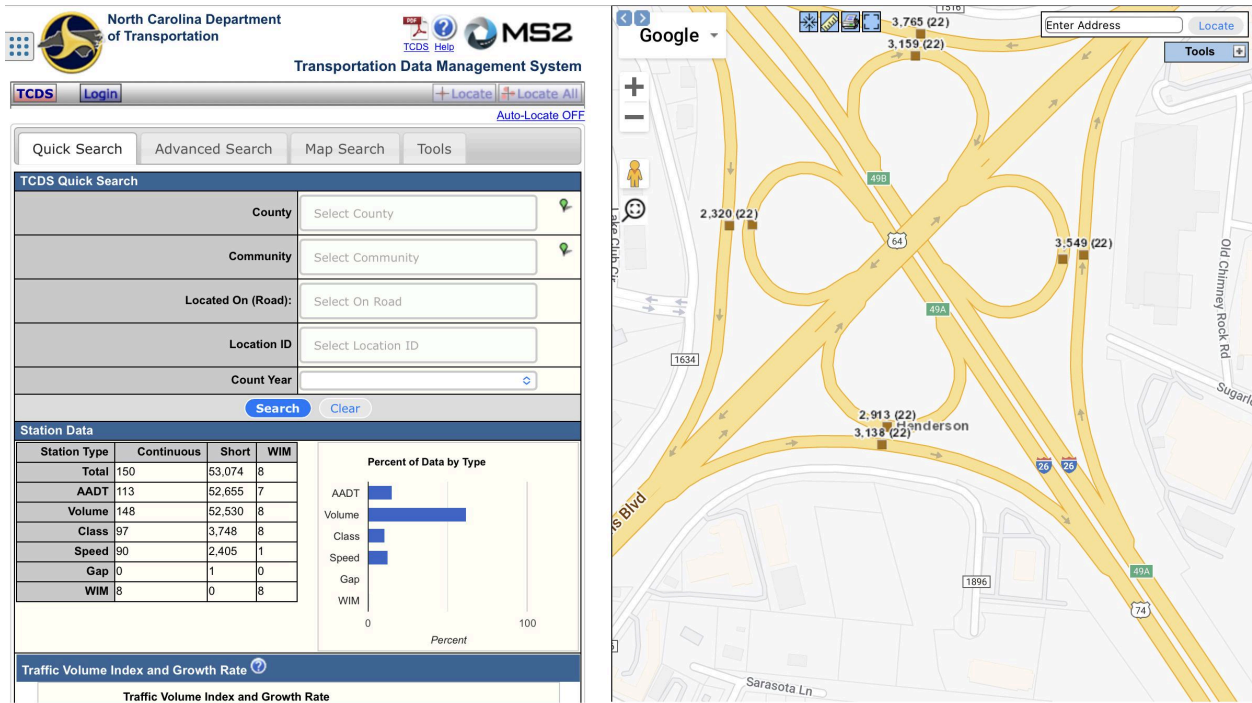
## 2022 Annual Average Daily Traffic (AADT) at I-26 exits 49A and 49B: 24,880

- **I-26 Traffic Total HWY Count (in 2023) taken east of exits 54,691**

- Exiting I-26 Eastbound (traveling toward property): 2,320
- Exiting I-26 Westbound (traveling toward property): 3,159
- Exiting I-26 Eastbound (traveling away from property): 2,913
- Exiting I-26 Westbound (traveling away from property): 3,549
- **Entering I-26 Eastbound (from property side): 3,138** (In 2022) Passing by lot B
- Entering I-26 Westbound (from property side): 3,163
- Entering I-26 Eastbound (from non-property side): 2,873
- Entering I-26 Westbound (from non-property side): 3,765

Source: NCDOT Traffic Count Database System (TCDS)

<https://ncdot.public.ms2soft.com/tcdfs/tsearch.asp?loc=Ncdot&mod=TCDS>



### Opportunity Zones:

From <https://www.loopnet.com/learn/understanding-opportunity-zones/1462210003>

### What Are Opportunity Zones?

Opportunity Zones are federally-recognized areas, usually in an economically distressed community defined by its census tract, in which new investments may be eligible for preferential tax treatment. These distressed census tracts are characterized by a high rate of poverty, low median family income, and high rate of unemployment.

In order to select the communities that would benefit the most from new investments, the federal government sought local input. The governor or chief executive of each state or territory submitted zone nominations to the Treasury Department, which then certified and designated the official Opportunity Zones.

The goal? To incentivize investors to fund long-term projects in high-need areas. Specifically, Opportunity Zones provide a tax incentive for investors to reinvest unrealized capital gains — i.e., the profits from the sale of a property or investment — into Opportunity Funds.

### **What Are Opportunity Funds?**

An Opportunity Fund is a privately managed investment vehicle, organized as a corporation or partnership, with the specific purpose of investing in a qualified Opportunity Zone property. The fund must hold at least 90% of its assets in Opportunity Zones.

Keep in mind that in order to qualify for the new tax incentives, you must invest through a qualified Opportunity Fund. You cannot invest your capital gains directly in an Opportunity Zone business or property and still qualify for the incentives.