

# FOR SALE OR JOINT VENTURE

**+31 ACRES ENTITLED MULTIFAMILY LAND**  
HIGH POINT | FORSYTH COUNTY, NC  
ZONED FOR UP TO 400 MULTIFAMILY UNITS

**IN OPPORTUNITY ZONE**



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# EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

Opportunity Zone Investment

**FOR SALE OR JOINT VENTURE:** 400 units entitled  
\$3,300,000

Location

Opportunity Zone (Census Tract 37067003313) in SE Quadrant of  
N. Main Street, Hwys S 66 and 74/311, Forsyth County, High Point, NC

Land Area

±31 Acres

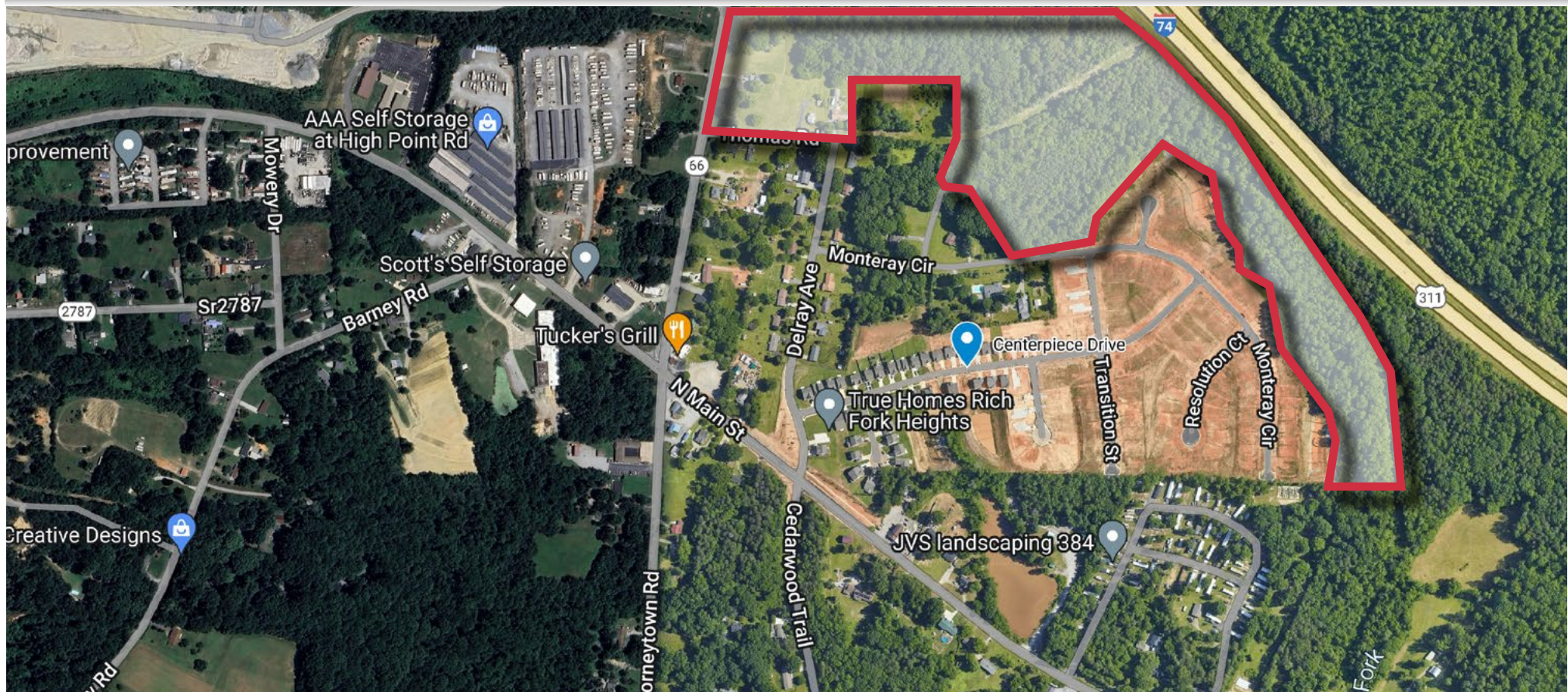
Zoning

Conditional Zoning Residential Multi-16 (CZRM-16) approved by the City of High Point, NC.  
Not to exceed 400 multifamily units and 200 single family townhomes or twin home lots. Note: True Homes has completed the adjacent single family subdivision with homes sold for \$350,000+ (See Zoning Approval [LINK](#))

## INVESTMENT HIGHLIGHTS

- **Centrally Located Sub-market in the Triad:** Located in Forsyth County, High Point, N.C. with proximity to Greensboro (northeast), Kernersville (north), and Winston-Salem (northwest). The subject property benefits from an exceptionally convenient community location for residents working throughout the Triad Region of North Carolina.
- **Multifamily Market:** Stabilized competing properties in the surrounding area along with new and proposed multifamily communities. The subject location offers good exposure and access to major thoroughfares, area retail, medical centers, major employment centers, and higher education.
- **Major Employers:** Major employers within the region, particularly Ralph Lauren Distribution Center, Piedmont Triad International Airport, Amazon Distribution Center, Celadon, Veteran's Administration's Kernersville Health Care Center, Herbalife, as well as those employers in High Point such as High Point Regional Hospital and High Point University shows the convenience the subject site enjoys within the region. Thomas Built Bus, Siemens, and AeroX all made expansion announcements recently and can be easily reached from this site.

# OPPORTUNITY ZONE



- Opportunity Zones are census tracts where investors can receive significant federal tax breaks and deferrals for investing in a variety of economic development projects.
- Three key federal tax incentives to encourage investments in low-income communities include: 1. Temporary tax deferral for capital gains that are reinvested in an Opportunity Fund. 2. Step-up in basis for capital gains reinvested in an Opportunity Fund. 3. Permanent exclusion from taxable income of long-term capital gains.
- All incentives are tied to the longevity of an investor's stake in a qualified Opportunity Fund, providing the most upside to those investors who hold their investment for 10 years or more.
- Investments can be made through Qualified Opportunity Zone Funds. These investment vehicles are set up as either a partnership or corporation for investing in eligible property located in one or more Opportunity Zones.

# PROPERTY OVERVIEW

## PHYSICAL CHARACTERISTICS

Visibility Excellent

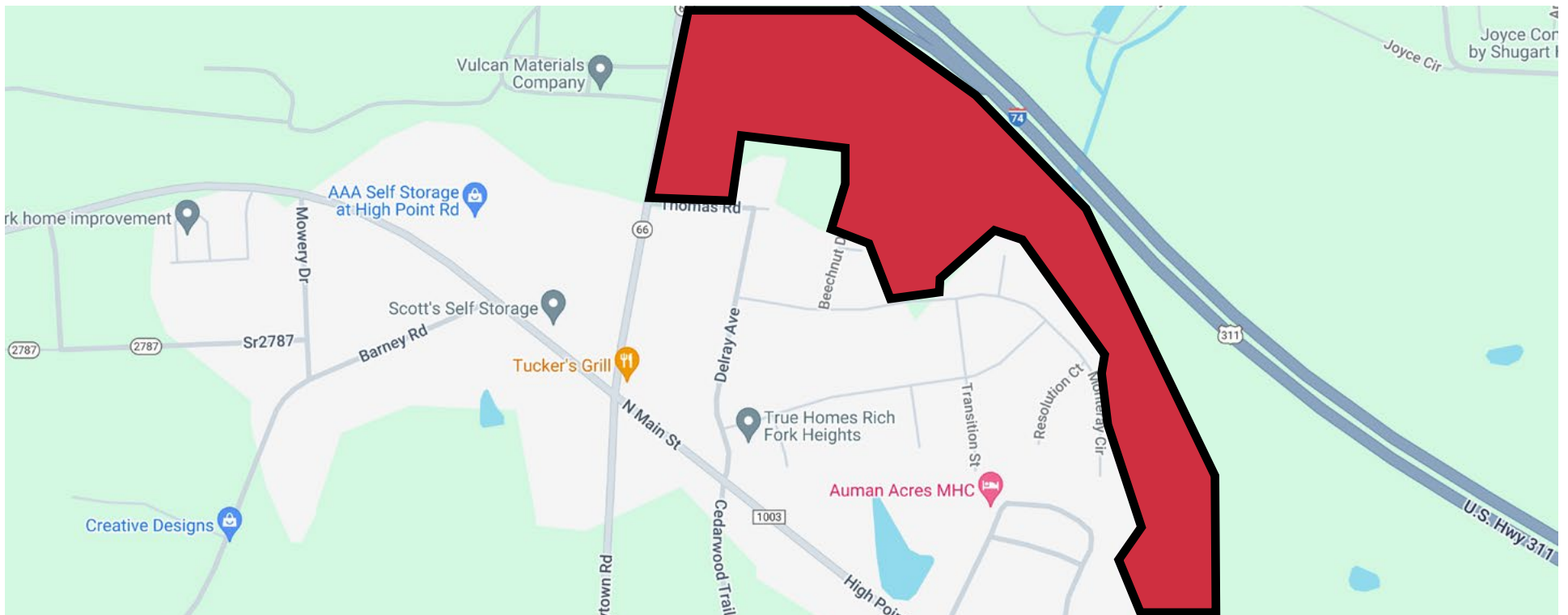
Shape Irregular

Topography Flat to gently sloping

Environmental See [LINK](#) to Natural & Cultural Resources Letter, [LINK](#) to Wetlands Map, and [LINK](#) to Environmental Review/[Phase I](#) (Drafts)

Traffic Level & Improvements See [LINK](#) to TIA

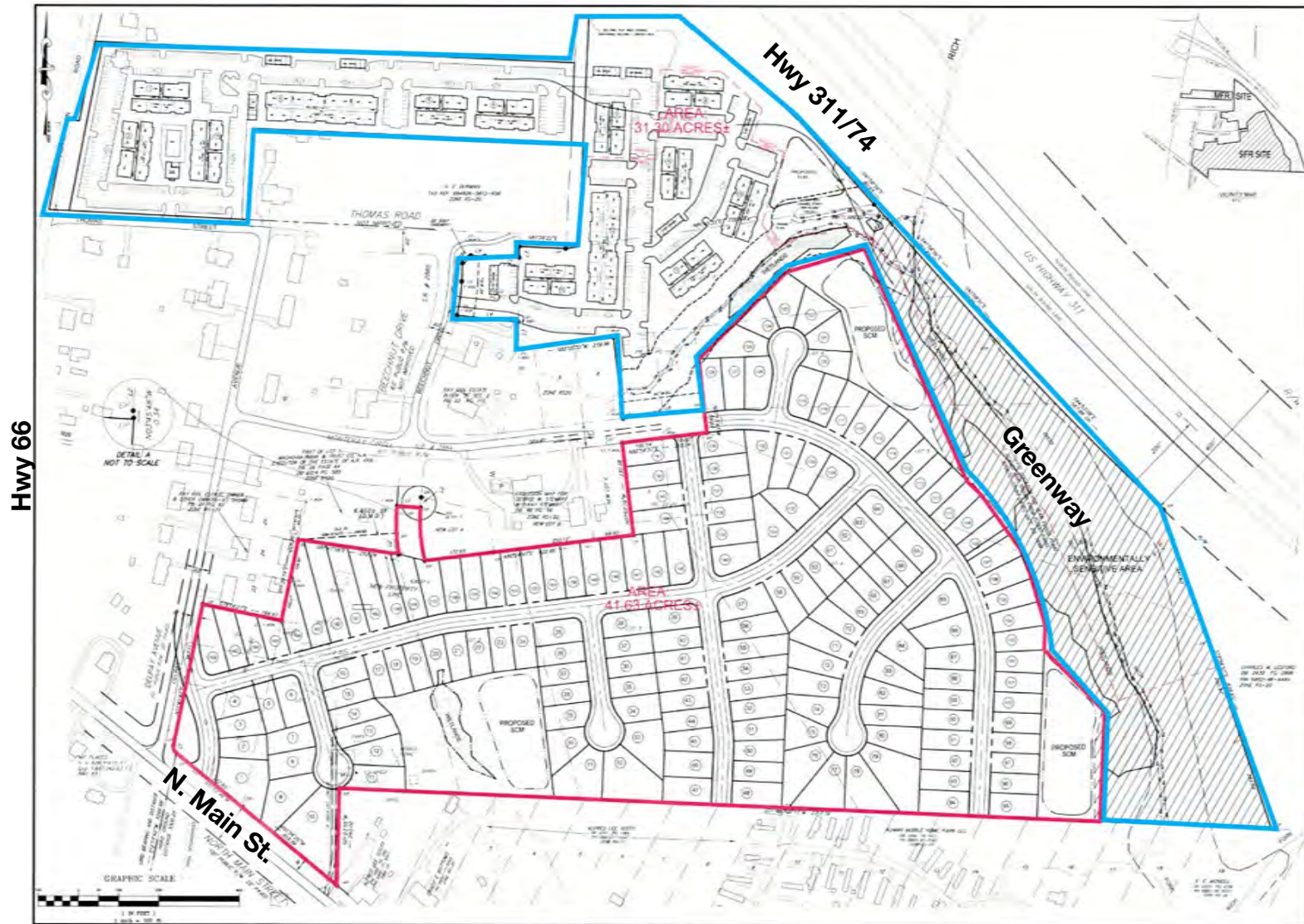
Utilities Municipal Water & Sewer, Natural Gas, Electric



# AERIAL PHOTOS



# SCHEMATIC SITE PLAN (AVAILABLE FOR SALE OR JOINT VENTURE)

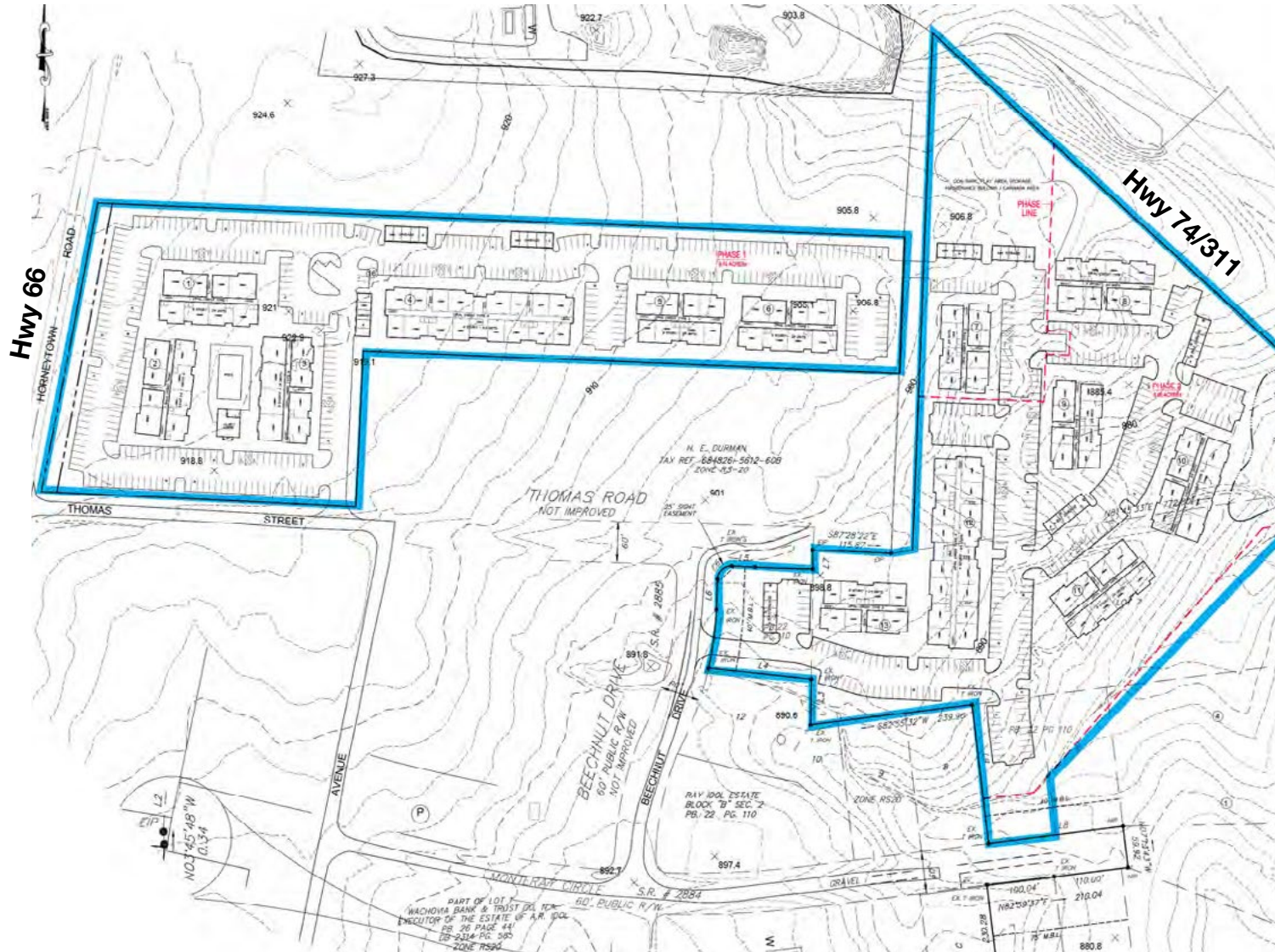


 Zoned for up to 400 multi-family units

# MULTIFAMILY OPPORTUNITY

## FOR SALE or JOINT VENTURE | \$3,300,000

Approximately 31 acres is zoned for up to 400 multifamily units. Considerable entitlements, due diligence, and planning have been completed by the owner.





# DEMOGRAPHICS



**81,759**  
2023 Population



**1.00%**  
2018-2023  
Pop. Growth



**37%**  
College Grads



**\$59,541**  
Average Income

**5**  
Mile Radius  
Summary

POPULATION	3 mile	5 mile	10 mile
2010 Population	25,334	74,803	279,171
2023 Population	26,138	81,759	306,099
2028 Population Projection	26,314	82,958	311,127
Annual Growth 2010-2023	0.2%	0.7%	0.7%
Annual Growth 2023-2028	0.1%	0.3%	0.3%
Median Age	42.4	40.5	39

# NC CAROLINA CORE

MARKET MAP

THINK IT.

MAKE IT.

MOVE IT.

**NC CAROLINA CORE**  
YOUR NEXT BIG MOVE

The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have announced plans to make the **Carolina Core** their next big move.



## PIEDMONT TRIAD



*The Site is located less than 5 miles from the new Amazon Distribution Center*

Greensboro, High Point, and Winston-Salem are three diverse and dynamic cities that are strategically located at the center of North Carolina's urban crescent – midway between Raleigh/Research Triangle Park and Charlotte. Within the Triad there is a regional population of 1.6 million (good for the 33rd largest CSA in the US), 16 colleges and universities, over 60,000 students, and a workforce of over 800,000 employees. While the area has been traditionally driven by textiles, furniture, and tobacco, the regional economy has since diversified to become a growing hub for logistics, manufacturing, banking, and biotech. Some of the major companies that call the Triad home or have major offices in the area include Ralph Lauren, Pepsi Bottling, Volvo, Caterpillar, BB&T, Honda Aircraft, Krispy Kreme, and FedEx. The region is connected by interstates 40, 85, 73, and 74.



## HIGH POINT, NC

High Point is located in the Piedmont Triad region of the state of North Carolina. It features a current population of just over 107K, making it the ninth-largest municipality in North Carolina. High Point's strategic location is centralized in North Carolina and the ground transportation is anchored by I-40, I-73, I-74, and I-85. The city is often referred to as the Furniture Capital of the World, and a recent High Point University (HPU) study found that the home furnishings industry has an \$8.25B annual impact on High Point and the four counties in which the city lies. More than 69,000 jobs exist locally due to the home furnishings cluster which includes manufacturers, corporate offices, fabric and material suppliers, and showrooms. Equally impressive is the High Point Market, the largest furnishings industry trade show in the world with over 160,000 patrons that attend this two day trade show each year. High Point also boasts several high-quality business parks including the Premier Center (150-acre business park), Piedmont Centre (1,100-acre campus has 210 businesses employing 11,000 people), and Piedmont Corporate Park (a 160-acre mixed use development). On a global perspective, High Point has garnered the recognition as North Carolina's International City because more than 70 internationally headquartered companies have year-round facilities here, giving the city an impressive 37% of all such foreign-based companies in its 12 county region. High Point University is a private liberal arts university in High Point, NC that was founded in 1924. The university boasts an enrollment of over 4,800 students and offers 47 undergraduate majors, 51 undergraduate minors and 12 graduate-degree majors. HPU was ranked No. 1 among all regional colleges in the south and No. 1 among the most innovative regional colleges in the south in the "America's Best Colleges" 2016 Edition, published by U.S News & World Report.