

HAWFIELDS VILLAGE

204 LOWES BLVD

MEBANE, NC 27302



Hawthorn
EXTENDED STAY



4.01 ACRES AVAILABLE FOR LAND LEASE

COMMAND A PRESENCE IN ONE OF NORTH CAROLINA'S **FASTEST-GROWING** COMMERCIAL CORRIDORS

PROPERTY DETAILS

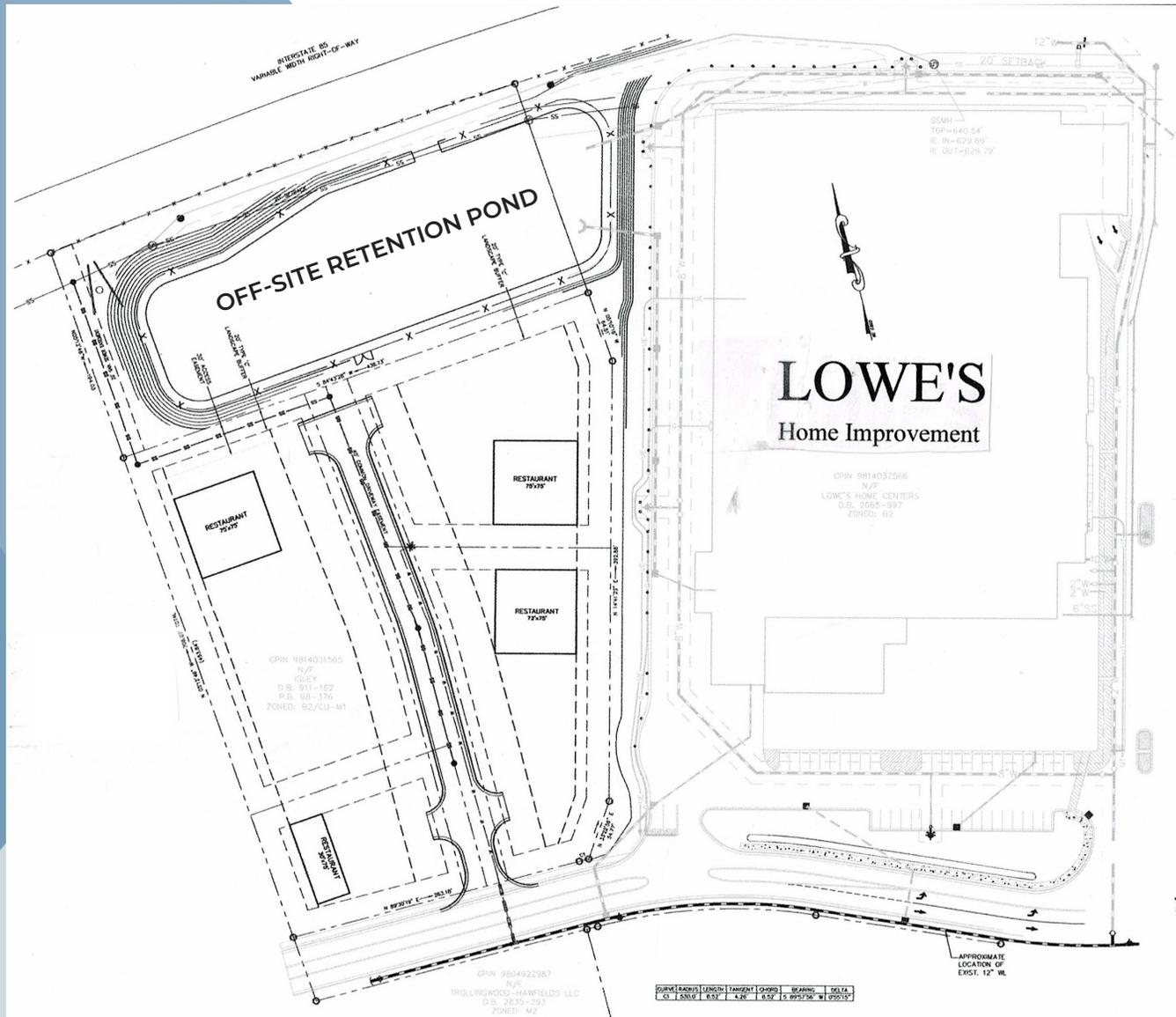
ADDRESS	204 Lowes Blvd Mebane, NC 27302
LEASE RATE	Call Broker for Details
AVAILABILITY	Up to Four Development-Ready Sites
ACRES	4.01 Acres
ZONING	B-2
STORM WATER	Off-Site Retention Pond For Use; Appropriately Sized For The Site and Accessible Through an Easement

HIGH VISIBILITY. HIGH TRAFFIC. HIGH GROWTH.

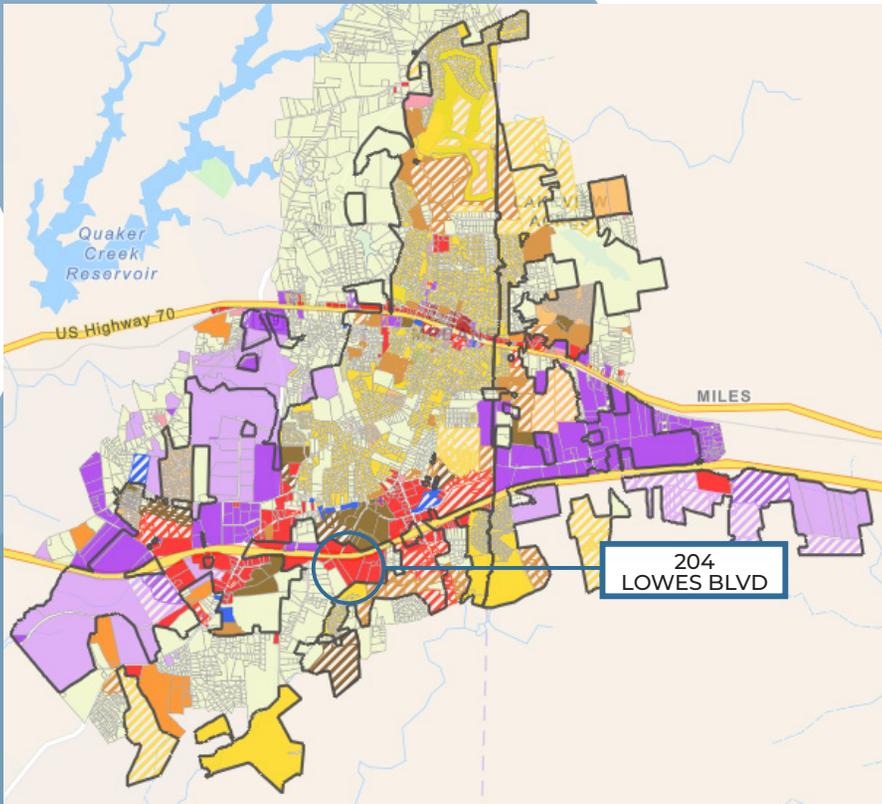
RCR is pleased to offer up to ±4.01 acres of commercial land for ground lease in the thriving market of Mebane, North Carolina. Comprising one to four development-ready sites with utilities, zoning, curbing, and stormwater easement infrastructure in place, the property provides an excellent platform for restaurant, QSR, and retail users seeking presence along I-85/I-40. Situated at 204 Lowes Boulevard and adjacent to Lowe's Home Improvement and two newly constructed hotels, the site enjoys strong traffic patterns and steady demand. Its position at Exit 153 provides outstanding access to both the Triad and Triangle metro areas. Nearby national retailers including; Cracker Barrel, Ruby Tuesday, KFC, Smithfield's BBQ, Hampton Inn, Holiday Inn Express, and Southern States, underscore the strength of the trade area. With notable traffic counts, expanding rooftops, and robust commercial momentum, this offering provides a rare opportunity to secure a high-visibility site in one of Mebane's premier commercial corridors.



PROPOSED SITE PLAN



ZONING



B-2 GENERAL BUSINESS DISTRICT | MEBANE UNIFIED DEVELOPMENT ORDINANCE

The B-2 General Business District is established to provide for a compact neighborhood shopping district which supplies convenience goods such as groceries and drugs and certain personal services to the surrounding residential area. These districts are generally situated on major thoroughfares and collector streets within the Mebane planning area, such as Lowe's Boulevard and NC Highway 119.

The regulations for this district are specifically designed to:

- Permit a concentrated development of uses while maintaining a substantial relationship between the intensity of land uses and the capacity of existing utilities and streets.
- Protect the surrounding residential districts by requiring an appropriate community appearance.
- Ensure that ample parking and the design of entrances and exits are established to minimize traffic congestion

MEBANE COMPREHENSIVE LAND DEVELOPMENT PLAN | FUTURE USE INTENT

The City of Mebane's Comprehensive Land Development Plan is utilized to establish a framework for land-use decisions and guide future growth. The property at 204 Lowes Blvd is located in an area that is experiencing significant commercial development south of I-40/85, particularly along major corridors like NC Highway 119.

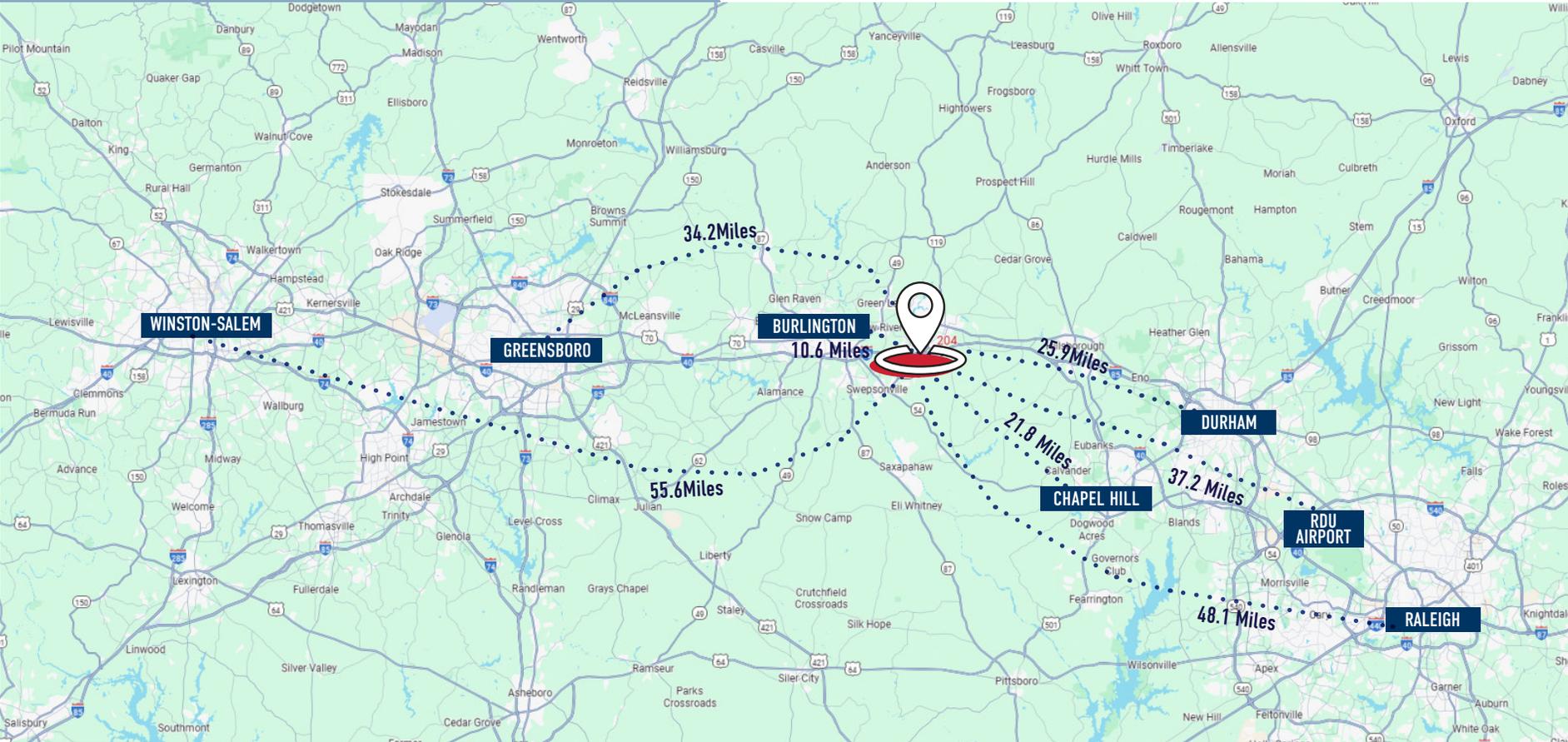
Future development guidance in such areas emphasizes:

- Encouraging complementary uses that serve the community and support the surrounding residential growth.
- The property's location within a Secondary Growth Area is strategic, as it has been specifically targeted for development to meet growing market demand.
- The approved adjacent development, including two new hotels and a mixed-use office/retail building, aligns with the long-range goal of promoting economic growth and thoughtful development in this corridor.
- This description provides the necessary background on the current zoning and frames the site within Mebane's future strategic development plans, which is highly appealing to business professionals.

AMENITIES MAP



LOCATION OVERVIEW



HIGHLIGHTS & DEMOGRAPHICS

- The Property offers outstanding connectivity, strategically positioned at the intersection of I-40 and I-85, providing direct access to two major interstate highways and serving as a critical junction between the Research Triangle and Piedmont Triad regions.
- The Property benefits from proximity to major retail and commercial developments including North Carolina's first Buc-ee's travel center and a Target-anchored 300,000 square foot shopping center, which drive significant traffic and economic activity to the area.
- Mebane has experienced extraordinary population growth of over 183% since 2000, with a current population exceeding 20,600 residents, signaling strong growth and diversified housing options including luxury apartments, affordable housing, and mixed-use communities for a rapidly expanding town.
- Major industrial employers including AKG of America (high-performance coolers and heat exchangers), Sports Endeavors (sports apparel), Walmart distribution center, and new warehouse developments totaling over 400,000 square feet are establishing Mebane as a key logistics and manufacturing hub. The city offers over 2,300 acres of development-ready land with excellent infrastructure and access to skilled workforce.



20%

BACHELORS/GRAD/
PROF DEGREE



19,683 +

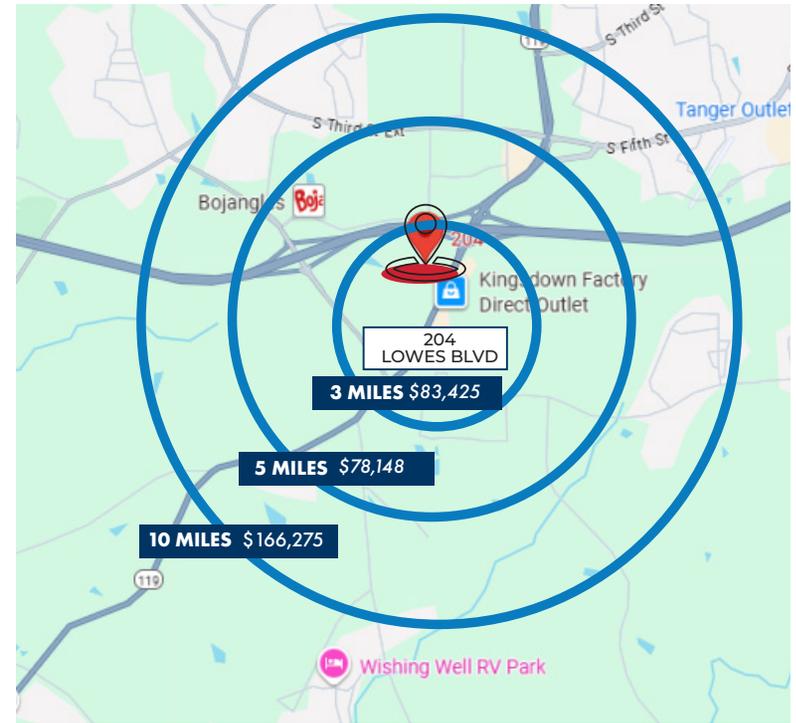
VEHICLES PER DAY



22,310 +

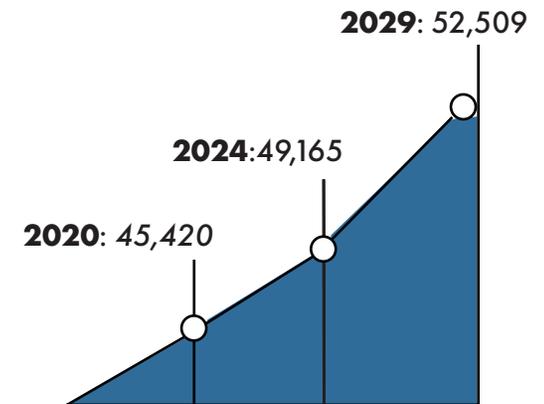
PEOPLE WITHIN 3 MILES

Average Household Income



Large, Rapidly Growing Population

5 Mile Radius



MARKET OVERVIEW



MEBANE SUBMARKET

Mebane, North Carolina, strategically positioned at the intersection of I-40 and I-85 in Alamance County, is experiencing remarkable growth and transformation. Located approximately 20 minutes from both Durham and Burlington, and about 30 minutes from Chapel Hill and Greensboro, Mebane serves as a key connector in the Research Triangle and Piedmont Triad regions. The city has witnessed extraordinary population growth of over 183% since 2000, reaching over 20,600 residents in 2024, with projections continuing upward. With easy access to two international airports (Raleigh-Durham and Piedmont Triad) and proximity to major universities including UNC-Chapel Hill and Duke, Mebane combines small-town charm with metropolitan accessibility.



RETAIL

Mebane's retail sector is undergoing a transformative expansion driven by its strategic interstate location. The most significant development is North Carolina's first Buc-ee's travel center, approved in early 2024, which will bring 225+ full-time jobs and establish Mebane as a major travel destination. Across from the Buc-ee's site, an 83-acre mixed-use development by Koury Corporation will feature a Target-anchored shopping center with approximately 300,000 square feet of retail space, along with 645 apartments and 38 townhouses, creating a comprehensive commercial



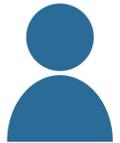
EXPANSION

The convergence of I-40 and I-85 is catalyzing unprecedented commercial development. The Buc-ee's and Target developments are anchoring a broader transformation that includes big-box retail, restaurants, and hospitality ventures. Infrastructure improvements including a diamond divergent interchange and road widenings on Trollingwood-Hawfields Road will support increased traffic flow and accessibility. Major industrial growth includes Crow Holdings Development's warehouse facilities totaling over 400,000 square feet, and established corporate presence from companies like AKG of America (high-performance coolers and heat exchangers), Sports Endeavors (sports apparel), and Walmart distribution center.



\$70,359

Median Household Income



9,050 +

Total Employees



1,475+

Total Businesses



BUC-EE'S®





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