

BTS / Ground Lease Opportunity

±1 Acre at the Heart of the Southeast's Newest, Largest Public Regional EV Destination Hub

30 Freeman Farm Rd - I-85 & Hwy 101 - Exit 60



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Executive Summary

30 Freeman Farm Rd | I-85 & Hwy 101 | Exit 60



Drivers stop here. They charge for 10 to 15 minutes. Right now, there's nowhere on this site for them to eat, drink, or shop.
That's the opportunity.

Offering Summary

Acreage	±1 Acre
Opportunity	Build-to-Suit or Ground Lease
Lease Terms	Negotiable - Contact Broker
Location	I-85 & Hwy 101, Exit 60
Corridor	Atlanta - Charlotte (I-85)
Opportunity Zone	Federally Designated QOZ

What's Around

BMW Manufacturing Plant	0.5 mi
RealtyLink Development	Adjacent
GSP International Airport	1.2 mi
Inland Port	1.8 mi

This is an I-85 exit with **103,900 VPD**, a **16-port DCFC charging hub**, and no food or retail on site. That gap is this listing.

Site Concept

30 Freeman Farm Rd | I-85 & Hwy 101 | Exit 60



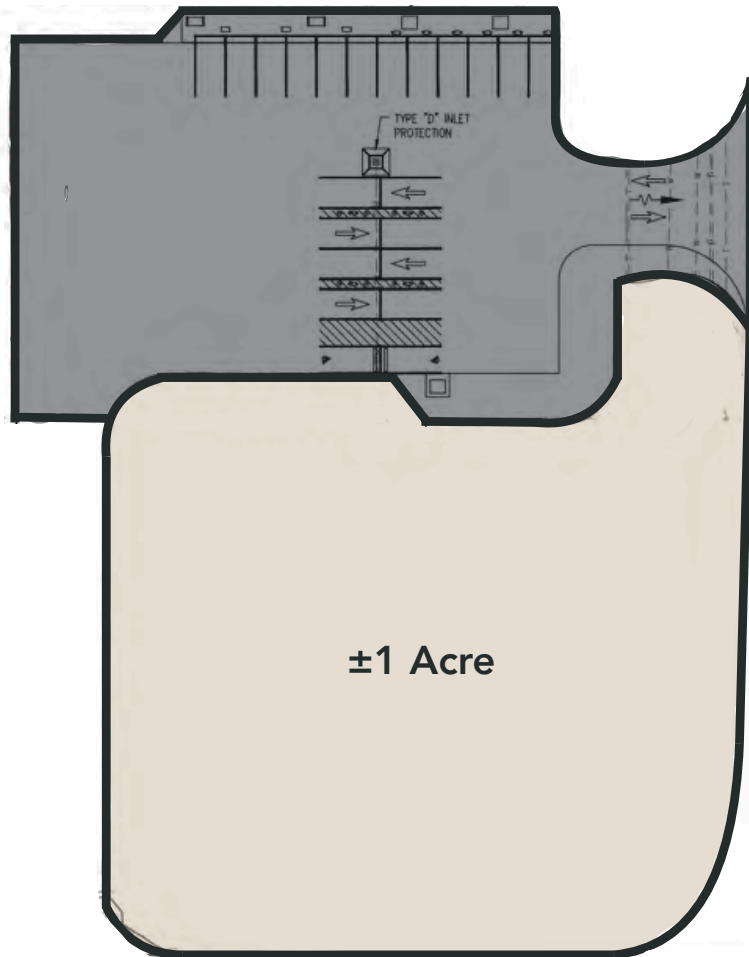
The ± 1 acre outparcel sits at the entrance to the GammaCharge hub, directly adjacent to 16 DCFC charger ports, with shared site access and full visibility from Freeman Farm Rd.





Outparcel boundary shown in white · DCFC charger ports to the right · Freeman Farm Rd access at bottom

Site Plan

30 Freeman Farm Rd | I-85 & Hwy 101 | Exit 60



LEGEND

-  ±1 acre outparcel available for BTS or Ground Lease
-  GammaCharge DCFC charger port area

Site plan provided for illustrative purposes. Exact boundaries subject to final survey and lease negotiation.

Tenant Opportunity Overview

30 Freeman Farm Rd | I-85 & Hwy 101 | Exit 60



EV drivers don't stop out of habit, they stop because they have to. When they do, they're parked, present, and looking around. That 10-to-15 minute window attracts a customer who skews higher income, makes intentional purchasing decisions, and isn't in a rush to leave the moment they walk in.

QSR / Fast Food

Your customer is already here; parked, phone in hand, with 10 minutes to fill. Drive-through and counter formats both thrive in high-dwell environments where the decision to stop has already been made for them.

C-Store / Convenience

EV drivers on long corridor runs need exactly what a c-store offers: snacks, drinks, and travel essentials. This site puts you at the intersection of a captive customer and a guaranteed pause; the formula convenience retail is built on.

Coffee/ Beverage

A 10-minute charge is a 10-minute coffee. Brands performing best in the EV hub space are the ones that make the wait feel intentional. This site gives you the dwell time; you bring the experience.

Most retail fights for attention. This site hands it to you. The customer is already here, already stopped, and already looking for somewhere to go. That's the entire commercial premise of this outparcel and it doesn't happen at many intersections on I-85.

The Hub

30 Freeman Farm Rd | I-85 & Hwy 101 | Exit 60



The GammaCharge Regional EV Charging Hub isn't a pilot project or a parking lot add-on. Developed by Renovo Energy, it's a purpose-built destination facility; the largest open-network DCFC hub on I-85 in the Southeast. For tenants, that credibility matters. This hub will draw traffic because it was designed to.

- ✓ Largest open-network DCFC hub on I-85 southeast
- ✓ Only hub in the region serving light, medium, and heavy-duty EVs
- ✓ Designed as a destination hub, not just a corridor stop
- ✓ Midpoint between ATL and CLT
- ✓ 4x the federal NEVI minimum
- ✓ Infrastructure designed for future expansion

The I-85 corridor is growing. EV adoption in South Carolina grew 54% year over year. This hub was built for where that curve is going and this outparcel puts a tenant directly in its path.

Your Neighbors

30 Freeman Farm Rd | I-85 & Hwy 101 | Exit 60



Saddle Creek
LOGISTICS SERVICES

SUNLAND
LOGISTICS SOLUTIONS

SOFIDEL

BOSCH

SMARTPRESS

BMW



VPD: 21,800

IEWC



7 ELEVEN

**CITY OF HAMPTON
FREIGHT LINE**

VPD: 103,900

THE PETE STORE

QT



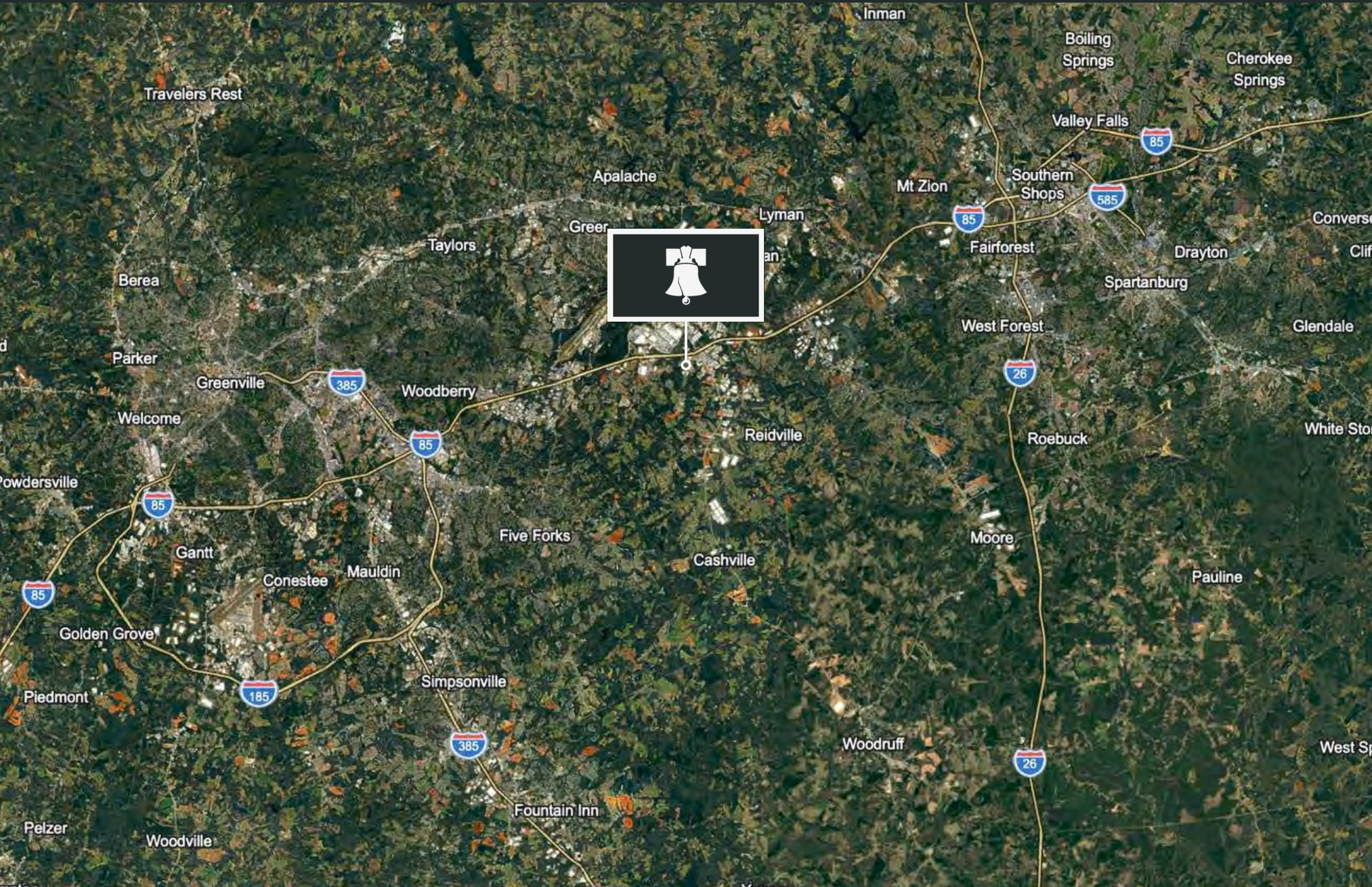
Jallew's
ALUMINUM PRODUCTS INC



VPD: 27,000

Municipality Map

30 Freeman Farm Rd | I-85 & Hwy 101 | Exit 60



Business Demographics

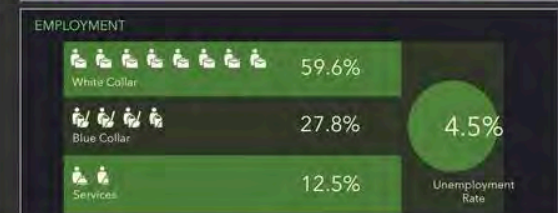
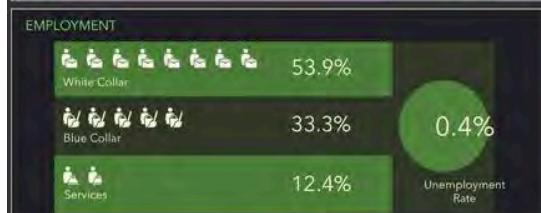
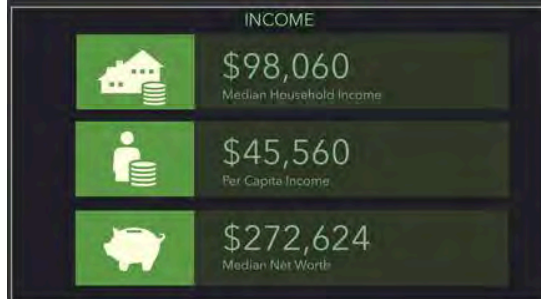
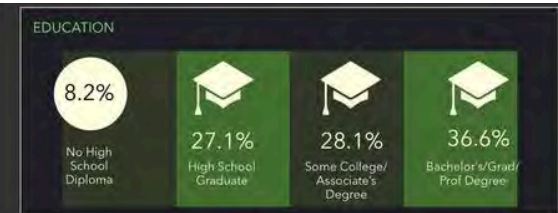
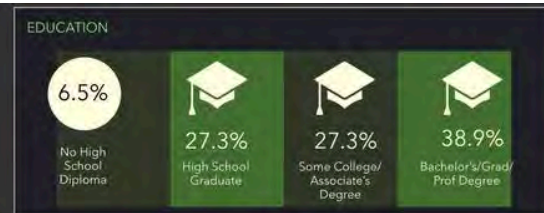
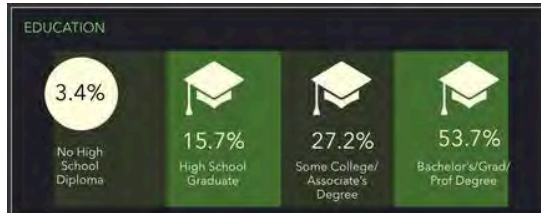
Source: ArcGIS Business Analyst



1 Mile

3 Miles

5 Miles



CONTACT INFORMATION

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