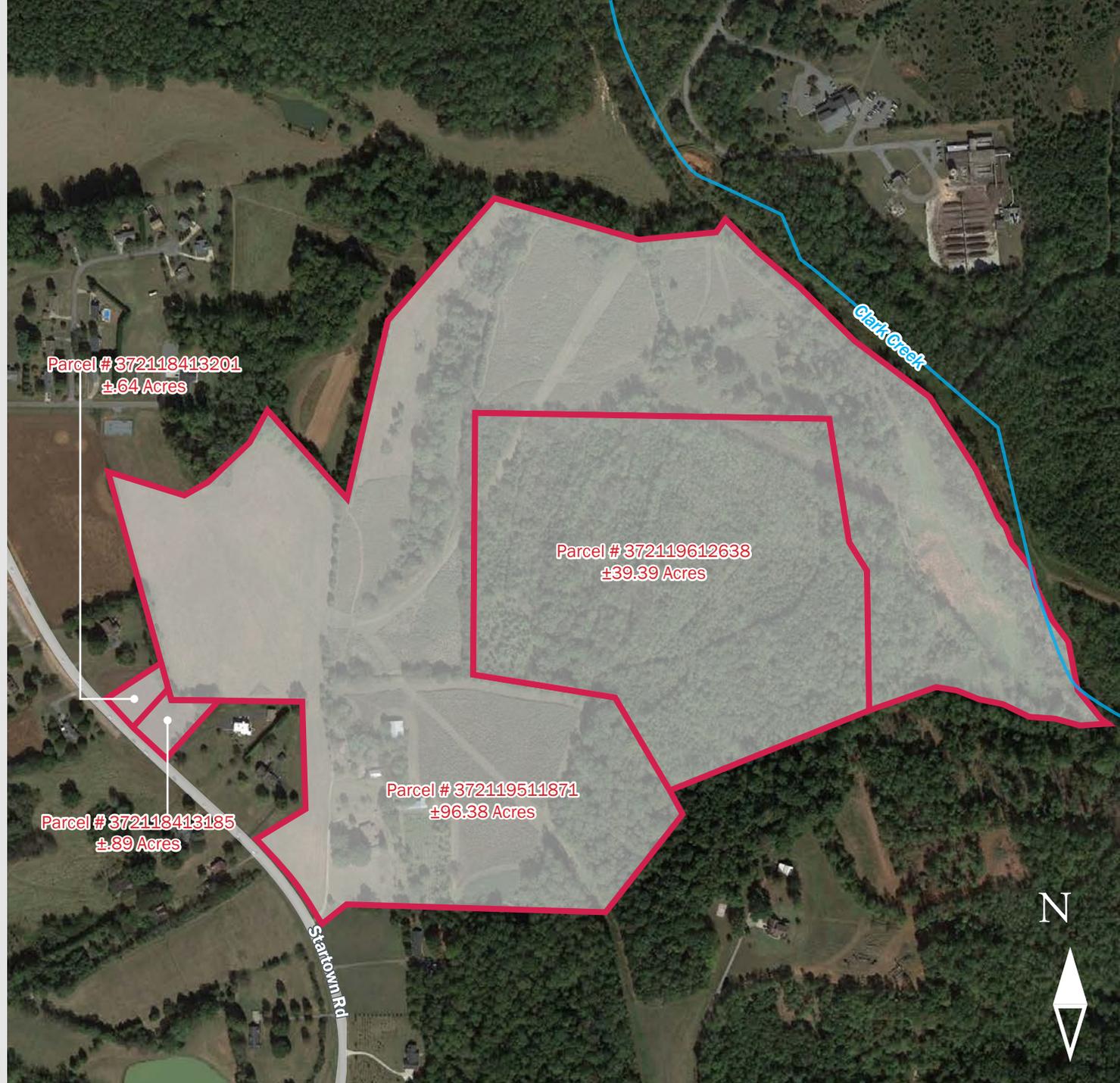


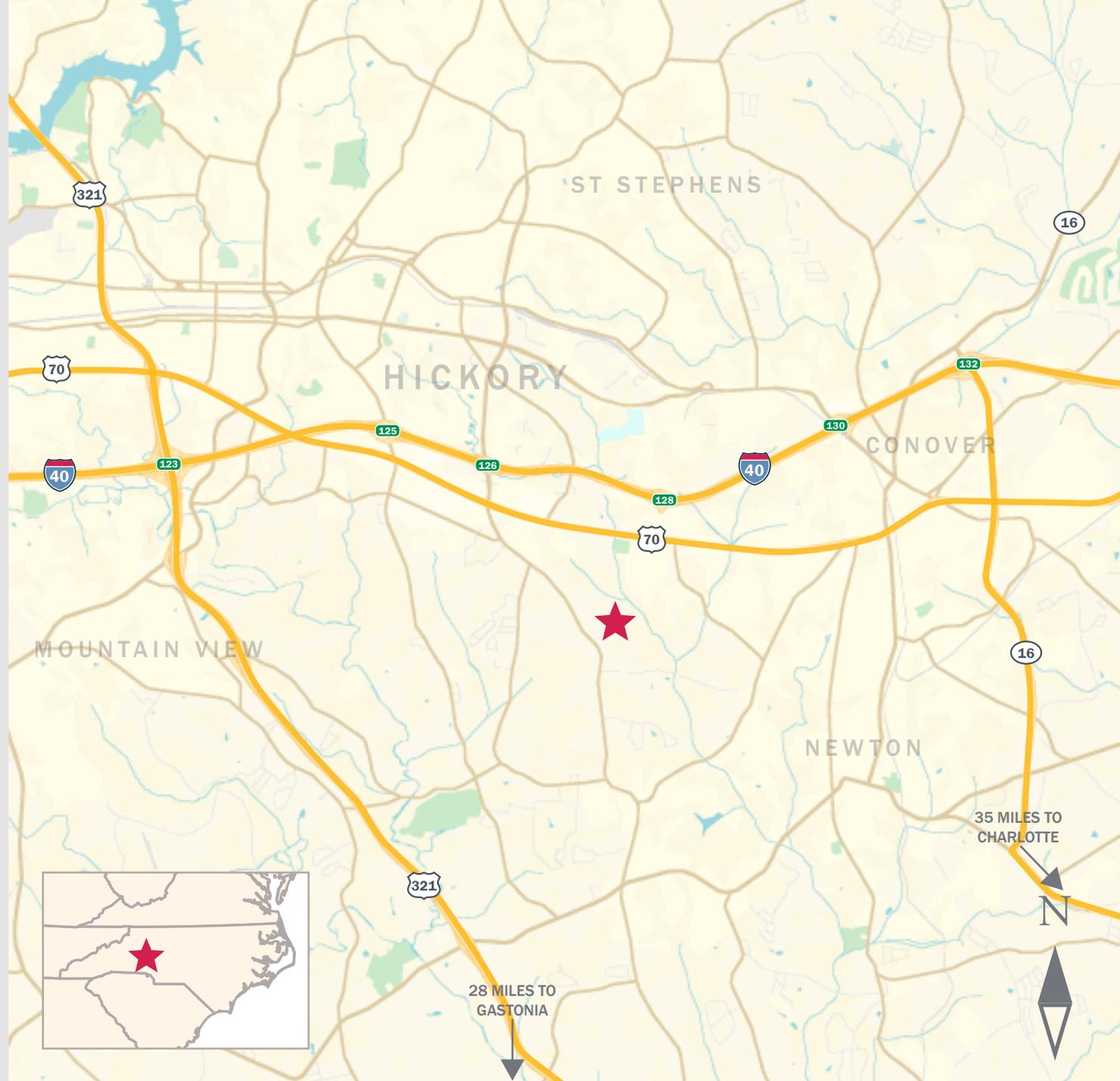
INTRODUCTION

- Located just 4 miles from Apple's largest data center farm east of the Mississippi, and directly across from Trivium Corporate Center, 2500 Startown Rd is strategically located at future fully signalized stop light, and approved four lane road connecting Highways 321 and 70.
- 2500 Startown Road is located less than 1-mile from Hwy 70, the densest retail corridor in Hickory, and just down the street from Preston Ridge, a \$31M mixed use project that includes 172 luxury apartments and Catawba Valley Community College.



HICKORY OVERVIEW

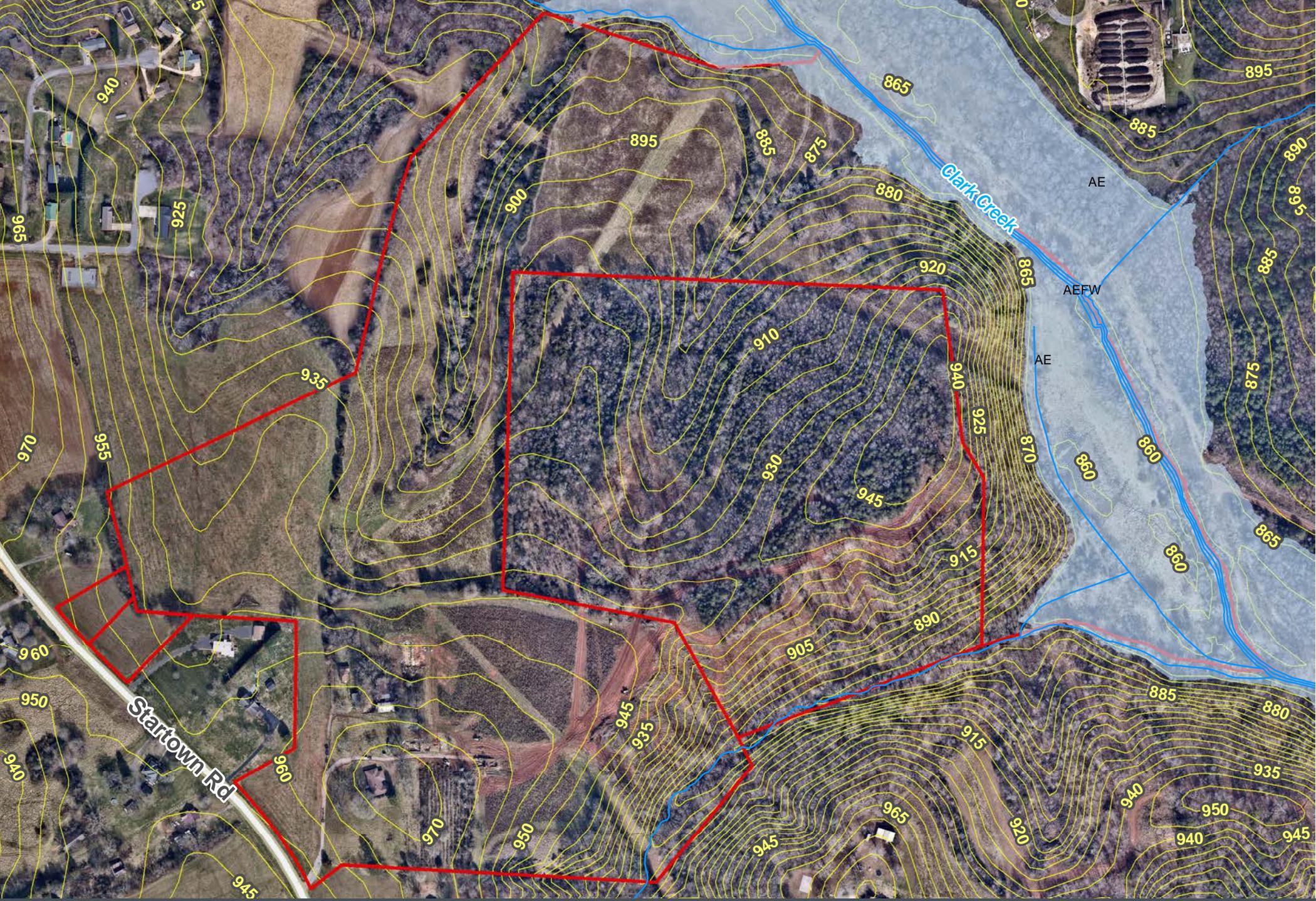
- Located 45 minutes northwest of Charlotte, Hickory NC is one of Charlotte's fastest growing sub markets, with access to major thoroughfares I-40, Hwy 70, and Hwy 321.
- Hickory's close proximity to Charlotte, Asheville, and Morganton has driven economic development and growing demographics.
- Hickory is situated at the foothills of the Blue Ridge Mountains and is built on a rich heritage of furniture manufacturing.
- Hickory enjoys access to two major lakes including Lake Hickory and Lake Norman.
- Major employers include: Duke Life Point Regional Hospital, Catawba Valley Medical Center, Target Distribution, CommScope and Corning.



ENTITLEMENTS/ DUE DILIGENCE/ INFRASTRUCTURE

- 2500 Startown Road is an approved PUD for up to 600 residential units (single-family, townhome and/or multi-family apartments) and up to 100,000 SF of commercial, office, retail and outparcels.
- The Seller will make available to a Buyer all engineering, Phase 1 environmental report, surveys, geotechnical/subsurface studies.
- Site is annexed into Hickory, fully engineered for 150 townhome units and permitted for 72 townhome units. Seller will sell this approximate 15 acres individually or may consider developing finished lots on a rolling takedown.
- All utilities are available to the site.
- **Seller is flexible and will sell portions of the property and/or develop infrastructure and lots or pods for multiple Buyers.**
- Call for Pricing.







CORNING

- APPROXIMATELY 110 NEW JOBS OVER NEXT 5 YEARS
- INVESTING OVER \$60M IN THIS LOCATION

ITM

- APPROXIMATELY 137 NEW JOBS
- INVESTING OVER \$17M IN THIS LOCATION

CATALER

- APPROXIMATELY 151 NEW JOBS OVER NEXT 5 YEARS
- INVESTING OVER \$42M IN THIS LOCATION

STONEMONT

- 192,000 SF SPEC BUILDING
- SHELL DELIVERY EXPECTED APRIL 2021

TRIVIUM CORPORATE CENTER

Trivium Corporate Center is a 270-acre Class A business park, located between Robinwood Road and Startown Road, which is being jointly developed by the City of Hickory, Catawba County, and the EDC. The Latin word trivium means “the place where three roads meet,” which reflects the location of the Corporate Center at the intersection of I-40, Hwy 70, and Hwy 321, as well as its approved strapline, “Making. Working. Better.”



Source: <https://www.hickorync.gov/trivium-corporate-center>

4,800

STUDENTS ENROLLED

15:1

STUDENT TO FACULTY RATIO

\$13.9M

TOTAL FEDERAL AND STATE
FINANCIAL AID AWARDED

50+

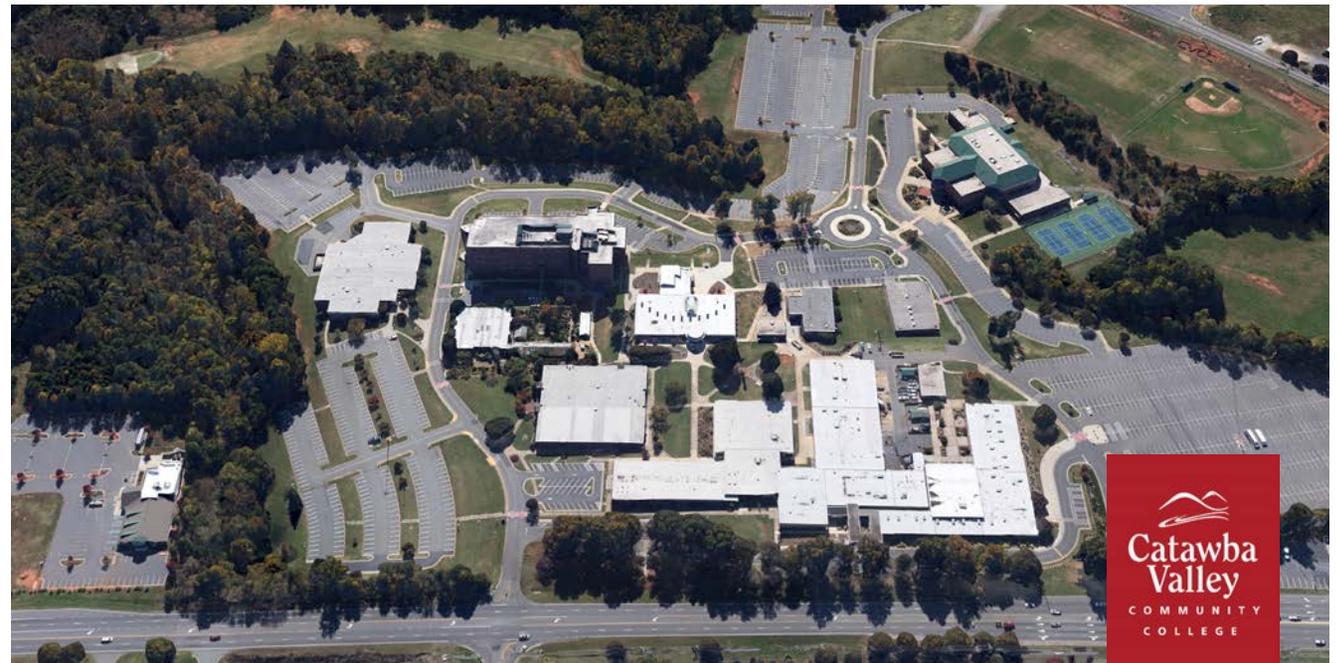
PROGRAMS OF STUDY OFFERED

CATAWBA VALLEY COMMUNITY COLLEGE

Through the concerted efforts of concerned and united Catawba County citizens and North Carolina educational leaders, on April 3, 1958, Catawba Valley Community College was established by the North Carolina Department of Public Instruction as the ninth school of its kind in the state.

Today, the campus now covers approximately 162 acres and includes 16 buildings for an approximate 650,000 sq. feet of floor space. In addition, there is a CVCC Newton Cosmetology Center located in Newton, the CVCC Corporate Development Center located on U.S. Highway 70, and the Catawba Valley Furniture Academy also located on U. S. Highway 70.

CVCC offers over 50 specific programs of study, in fields including: Arts, Business, Computer/Technology, Education, Engineering, Health Services, Horticulture, Industrial, Public Services. They also offer several associate college transfer program options as part of the NC Comprehensive Articulation Agreement.



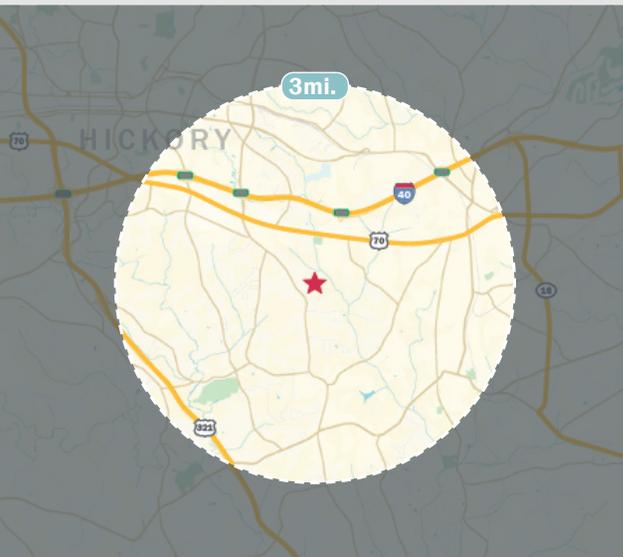
Source: http://www.cvcc.edu/About_Us/mission-vision-history.cfm

1,294

BUSINESSES WITHIN
3 MILES OF PROPERTIES

26,872

DAYTIME POPULATION
WITHIN 3 MILES OF PROPERTIES



BUSINESS SUMMARY

Data for all businesses in area	1 mile		3 miles					
Total Businesses:	37		1,294					
Total Employees:	549		26,872					
Total Residential Population:	936		13,706					
Employee/Residential Population Ratio (per 100 Residents)	59		196					
by SIC Codes	Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	0	0.0%	1	0.2%	18	1.4%	71	0.3%
Construction	1	2.7%	7	1.3%	59	4.6%	570	2.1%
Manufacturing	4	10.8%	66	12.0%	87	6.7%	4,111	15.3%
Transportation	3	8.1%	146	26.6%	39	3.0%	1,756	6.5%
Communication	1	2.7%	2	0.4%	15	1.2%	158	0.6%
Utility	0	0.0%	2	0.4%	4	0.3%	226	0.8%
Wholesale Trade	3	8.1%	61	11.1%	61	4.7%	1,572	5.8%
Retail Trade Summary	9	24.3%	150	27.3%	387	29.9%	6,207	23.1%
Home Improvement	1	2.7%	7	1.3%	18	1.4%	285	1.1%
General Merchandise Stores	1	2.7%	2	0.4%	21	1.6%	1,458	5.4%
Food Stores	1	2.7%	10	1.8%	30	2.3%	295	1.1%
Auto Dealers, Gas Stations, Auto Aftermarket	2	5.4%	36	6.6%	56	4.3%	477	1.8%
Apparel & Accessory Stores	0	0.0%	0	0.0%	38	2.9%	457	1.7%
Furniture & Home Furnishings	1	2.7%	13	2.4%	46	3.6%	471	1.8%
Eating & Drinking Places	2	5.4%	76	13.8%	89	6.9%	1,862	6.9%
Miscellaneous Retail	1	2.7%	5	0.9%	89	6.9%	902	3.4%
Finance, Insurance, Real Estate Summary	3	8.1%	8	1.5%	77	6.0%	412	1.5%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	11	0.9%	81	0.3%
Securities Brokers	0	0.0%	1	0.2%	11	0.9%	34	0.1%
Insurance Carriers & Agents	1	2.7%	1	0.2%	19	1.5%	66	0.2%
Real Estate, Holding, Other Investment Offices	2	5.4%	6	1.1%	35	2.7%	230	0.9%
Services Summary	11	29.7%	100	18.2%	420	32.5%	9,070	33.8%
Hotels & Lodging	0	0.0%	0	0.0%	6	0.5%	175	0.7%
Automotive Services	2	5.4%	13	2.4%	44	3.4%	256	1.0%
Motion Pictures & Amusements	1	2.7%	5	0.9%	26	2.0%	140	0.5%
Health Services	0	0.0%	1	0.2%	94	7.3%	5,195	19.3%
Legal Services	0	0.0%	0	0.0%	6	0.5%	24	0.1%
Education Institutions & Libraries	1	2.7%	13	2.4%	14	1.1%	1,227	4.6%
Other Services	8	21.6%	69	12.6%	228	17.6%	2,053	7.6%
Government	1	2.7%	5	0.9%	58	4.5%	2,593	9.6%
Unclassified Establishments	2	5.4%	3	0.5%	70	5.4%	127	0.5%
Totals	37	100.0%	549	100.0%	1,294	100.0%	26,872	100.0%

Source: Esri 2020

13,706

TOTAL RESIDENTIAL POPULATION
WITHIN 3 MILES

5,432

HOUSEHOLDS WITHIN 3 MILES

42.8

MEDIAN AGE WITHIN 3 MILES

GROWTH SUMMARY

	1 mile	3 miles
Population		
2000 Population	732	11,649
2010 Population	900	13,359
2020 Population	936	13,706
2025 Population	955	13,911
2000-2010 Annual Rate	2.09%	1.38%
2010-2020 Annual Rate	0.38%	0.25%
2020-2025 Annual Rate	0.40%	0.30%
2020 Median Age	42.8	40.5

In the identified area, the current year population is 13,706. In 2010, the Census count in the area was 13,359. The rate of change since 2010 was 0.25% annually. The five-year projection for the population in the area is 13,911 representing a change of 0.30% annually from 2020 to 2025. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 42.8, compared to U.S. median age of 38.5.

Households

2020 Wealth Index	59	59
2000 Households	291	4,620
2010 Households	345	5,298
2020 Total Households	357	5,432
2025 Total Households	365	5,521
2000-2010 Annual Rate	1.72%	1.38%
2010-2020 Annual Rate	0.33%	0.24%
2020-2025 Annual Rate	0.44%	0.33%
2020 Average Household Size	2.62	2.43

The household count in this area has changed from 5,298 in 2010 to 5,432 in the current year, a change of 0.24% annually. The five-year projection of households is 5,521, a change of 0.33% annually from the current year total. Average household size is currently 2.43, compared to 2.43 in the year 2010. The number of families in the current year is 3,443 in the specified area.

Mortgage Income

2020 Percent of Income for Mortgage	18.6%	12.9%
-------------------------------------	-------	-------

Median Household Income

2020 Median Household Income	\$52,847	\$47,916
2025 Median Household Income	\$53,646	\$50,789
2020-2025 Annual Rate	0.30%	1.17%

Average Household Income

2020 Average Household Income	\$71,588	\$65,115
2025 Average Household Income	\$73,651	\$71,152
2020-2025 Annual Rate	0.57%	1.79%

Per Capita Income

2020 Per Capita Income	\$29,863	\$25,824
2025 Per Capita Income	\$30,737	\$28,255
2020-2025 Annual Rate	0.58%	1.82%

Source: Esri 2020

GROWTH SUMMARY CONTINUED

Households by Income

Current median household income is \$47,916 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$50,789 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$65,115 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$71,152 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$25,824 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,255 in five years, compared to \$37,691 for all U.S. households

\$65,115
 AVERAGE HOUSEHOLD INCOME
 WITHIN 3 MILES

5,941
 TOTAL HOUSING UNITS
 WITHIN 3 MILES

Housing	1 mile	3 miles
2020 Housing Affordability Index	130	184
2000 Total Housing Units	309	4,976
2000 Owner Occupied Housing Units	169	3,088
2000 Renter Occupied Housing Units	122	1,532
2000 Vacant Housing Units	18	356
2010 Total Housing Units	364	5,824
2010 Owner Occupied Housing Units	189	3,151
2010 Renter Occupied Housing Units	156	2,147
2010 Vacant Housing Units	19	526
2020 Total Housing Units	373	5,941
2020 Owner Occupied Housing Units	188	3,140
2020 Renter Occupied Housing Units	170	2,293
2020 Vacant Housing Units	16	509
2025 Total Housing Units	381	6,033
2025 Owner Occupied Housing Units	190	3,178
2025 Renter Occupied Housing Units	174	2,342
2025 Vacant Housing Units	16	512

Source: Esri 2020

Justin Holofchak

jholofchak@mpvre.com

704.248.2107

Josh Suggs

jsuggs@mpvre.com

704.248.2140

mpvre.com

**2400 South Boulevard, Suite 300
Charlotte, NC 28203**



The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.

OFFICE

INDUSTRIAL

RETAIL

LAND

INVESTMENT