

LAND AVAILABLE

1.19 acres

DOWNTOWN KANNAPOLIS, NC

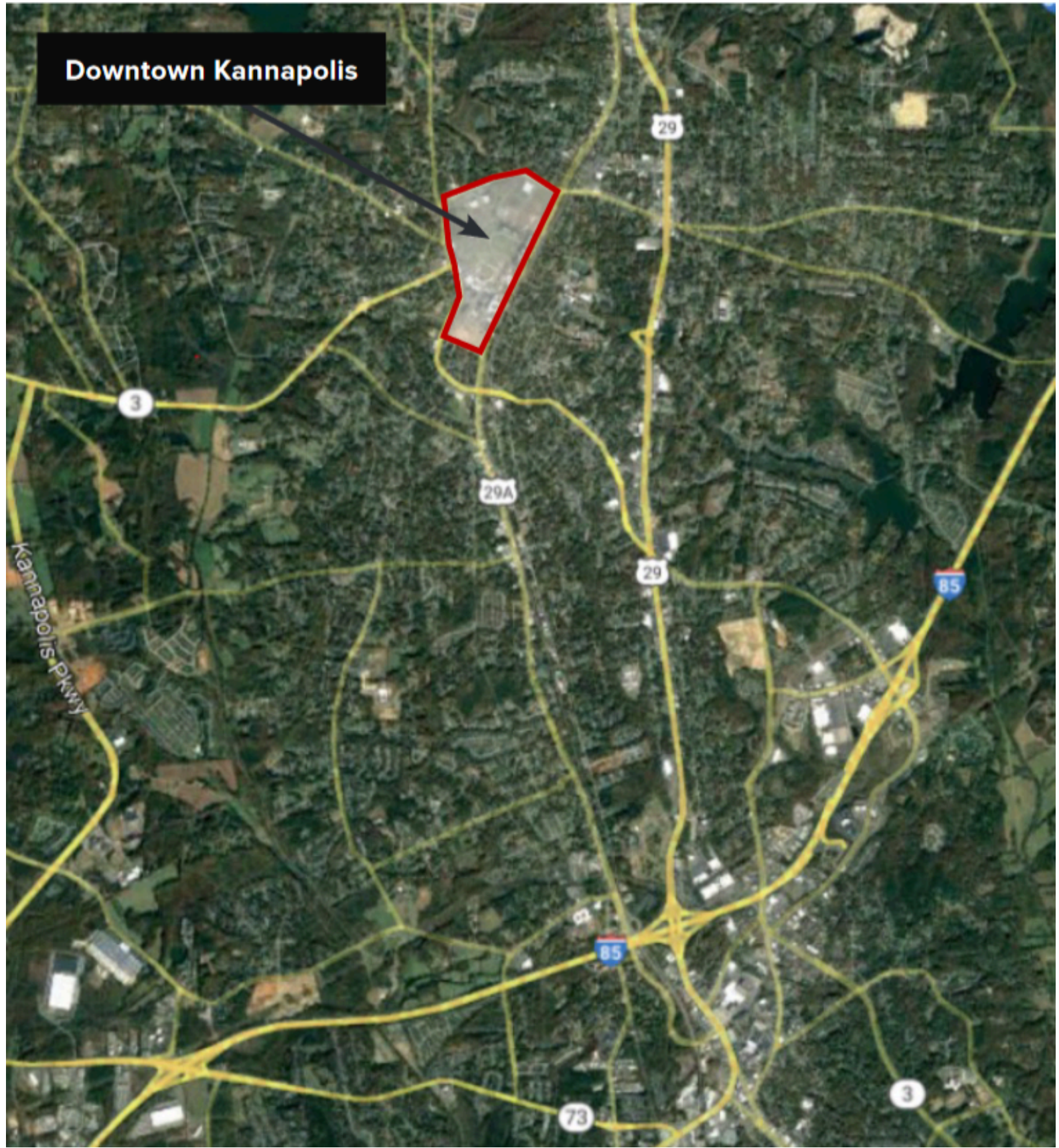
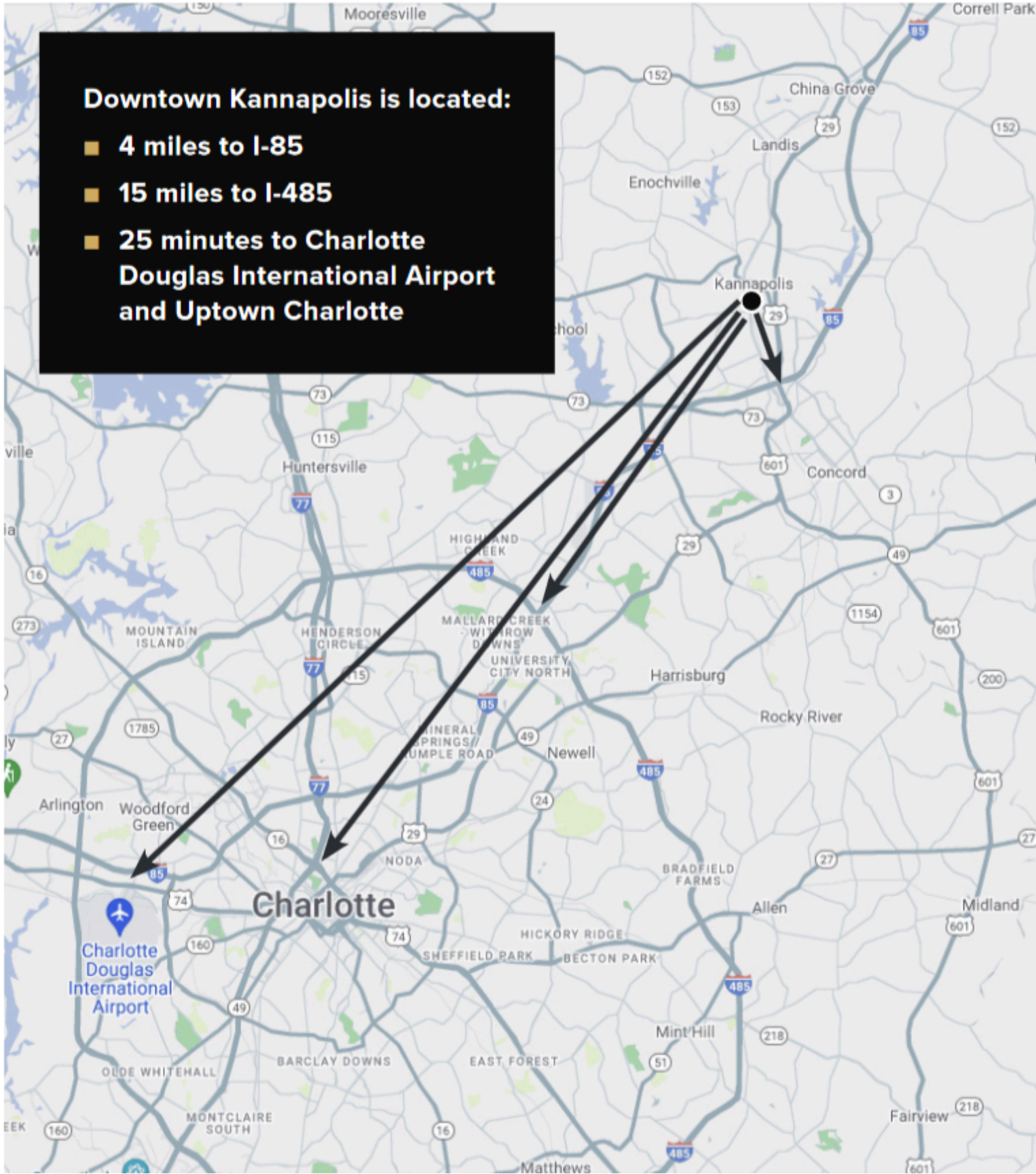
- ADDRESS: 415 CHALRES BABBAGE LANE KANNAPOLIS, NC
- PARCEL#: 56146295540000
- UTILITES: AT THE PROPERTY
- ZONING: CC
- NO STORM WATER RETENTION REQUIRED
- PROPERTY HAS BEEN GRADED
- SIDEWALKS AND PERIMETER LANDSCAPPING COMPELTED
- PRICING AVAILABLE UPON REQUEST

email: tom@auerdc.com

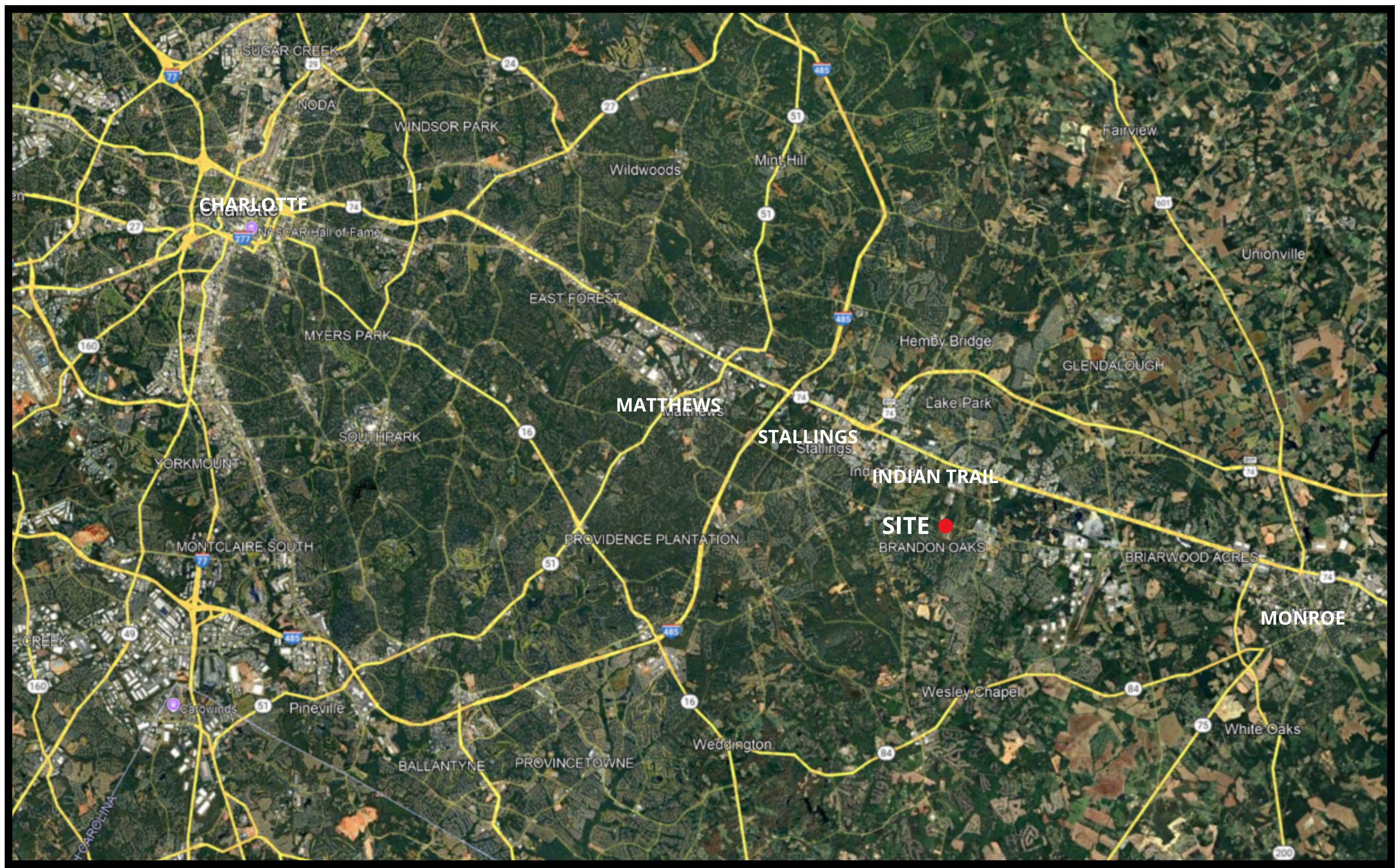
cell: 704-231-2762



LOCATION MAPS



LOCATION MAPS





1.19 ACRES SITE ZONED CC DOWNTOWN KANNAPOLIS

OFFERING SUMMARY

The property is 1.19 acres zoned for commercial uses, in Downtown Kannapolis. The property is located inside the North Carolina Research Campus and walkable, to the Atrium Health Ballpark, Downtown entertainment/social district, restaurants/breweries, town parks greenway and shopping.



HIGHLIGHTS

**Downtown Kannapolis is located
4 miles to I-85 and 15 miles to I-485**

**Charlotte Douglas International Airport and Uptown Charlotte
25 minutes**

25% population growth since 2010

**Future ten-year job growth projected to be
48.4%, compared to a national average of 33.5%**

**\$1B investment by Ely Lilly in injectable products and devices
manufacturing in Concord
(within 10 miles of NCRC) and creation of 600 new jobs**

**\$500M investment by Macy's in a new fulfillment center
in Rowan County will provide 2,800 new jobs**

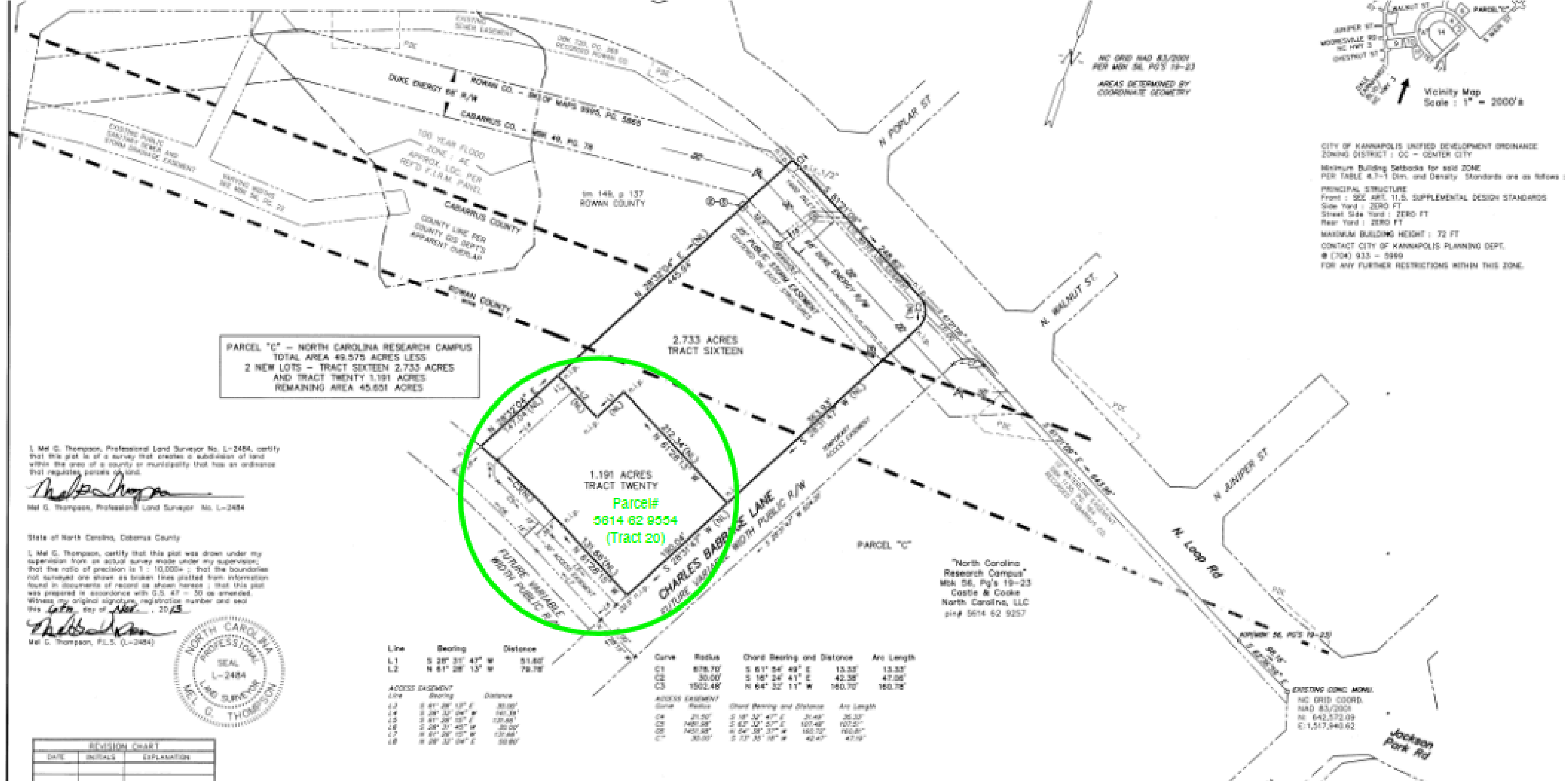
**Kannapolis is a growing suburb of the rapidly
growing Charlotte MSA**



DOWNTOWN KANNAPOLIS

THE SHOPS
ON
WEST AVE

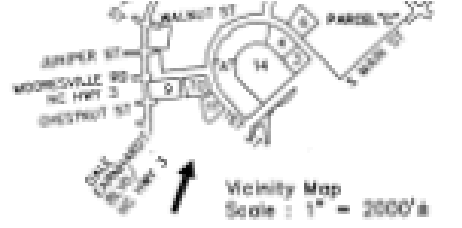




PARCEL "C" - NORTH CAROLINA RESEARCH CAMPUS
 TOTAL AREA 49.573 ACRES LESS
 2 NEW LOTS - TRACT SIXTEEN 2.733 ACRES
 AND TRACT TWENTY 1.191 ACRES
 REMAINING AREA 45.651 ACRES

1.191 ACRES
 TRACT TWENTY
 Parcel#
 5814 62 8554
 (Tract 20)

NC GRID MAD 83/2001
 PER MKB 56, PG'S 19-23
 AREAS DETERMINED BY
 COORDINATE GEOMETRY



CITY OF KANNAPOLIS UNIFIED DEVELOPMENT ORDINANCE
 ZONING DISTRICT: CC - CENTER CITY
 Minimum Building Setbacks for said ZONE
 PER TABLE 4.3-1 (Dist. and Density Standards are as follows):
 PRINCIPAL STRUCTURE
 Front: 500' AVE. 11.5. SUPPLEMENTAL DESIGN STANDARDS
 Side Yard: ZERO FT
 Street Side Yard: ZERO FT
 Rear Yard: ZERO FT
 MAXIMUM BUILDING HEIGHT: 72 FT
 CONTACT CITY OF KANNAPOLIS PLANNING DEPT.
 ☎ (704) 933 - 5999
 FOR ANY FURTHER RESTRICTIONS WITHIN THIS ZONE.

I, Mel G. Thompson, Professional Land Surveyor No. L-2484, certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that requires plats of land.

Mel G. Thompson
 Mel G. Thompson, Professional Land Surveyor No. L-2484

State of North Carolina, Cabarrus County

I, Mel G. Thompson, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision is 1 : 10,000+; that the boundaries not surveyed are shown as broken lines (plotted from information found in documents of record as shown herein); that this plat was prepared in accordance with G.S. 47 - 50 as amended. Witness my original signature, registration number and seal this 14th day of Nov, 2013.

Mel G. Thompson
 Mel G. Thompson, P.L.S. (L-2484)



Line	Bearing	Distance	Curve	Radius	Chord Bearing and Distance	Arc Length
L1	S 28° 31' 47" W	51.82	C1	878.70	S 61° 54' 49" E	13.37
L2	N 61° 28' 15" W	79.78	C2	30.00	S 18° 24' 41" E	47.36
			C3	1502.48	N 64° 32' 11" W	160.70
ACCESS EASEMENT	Bearing	Distance	Curve	Radius	Chord Bearing and Distance	Arc Length
A1	S 61° 28' 15" E	83.97	C4	21.50	S 18° 32' 47" E	26.37
A2	S 28° 31' 47" W	160.38	C5	1481.98	S 62° 32' 57" E	107.27
A3	S 61° 28' 15" E	120.68	C6	1401.98	N 64° 38' 37" W	160.87
A4	S 28° 31' 47" W	20.00	C7	30.00	S 73° 35' 38" W	42.47
A5	S 61° 28' 15" E	131.68				
A6	N 28° 31' 47" E	58.97				

DATE	INITIALS	EXPLANATION

This property is subject to the maintenance of any public utilities not evident and to any rights-of-way, easements, or agreements of record prior to or at date of survey.

- LEGEND:
 n.i.p. = New Iron Pin, (SET)
 e.i.p. = Existing Iron Pipe, as described (FOUND)
 e.i.r. = Existing Iron Rod, as described (FOUND)
 cp = Computed Point / No Physical Monumentation
 --- SURVEYED LINES - SOLID
 --- ROAD RIGHT OF WAY
 --- EASEMENTS (YES)
 --- LOT/TRACT BOUND LINES
 --- ADJOINING PROPERTY LINES
 --- 100 YEAR FLOOD, ZONE: AE
 --- APPROX. LOCATION PER REFERENCED F.I.R.M. PANEL
 (M) = NEW LINE

As of the date (10/31/2013) of this Survey, NEW TRACTS do NOT lie in a Special Flood Hazard Zone.
 Reference: Map # 37105614002
 Published by: Federal Emergency Management Agency
 Effective Date: 8/05/2008

Mel G. Thompson & Associates, PA

CERTIFICATE OF DIMORSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the City of Kannapolis, and that I hereby submit this plat of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as streets, walks, parks, open spaces, and easements, except those specifically indicated as private, and that I will maintain all such areas until accepted by the City of Kannapolis, and further that I hereby guarantee that I will correct defects or failure of improvements in such areas for a period of one year commencing after a certificate of approval has been executed by the city, or after final acceptance of required improvements, whichever is later.

Carrie A. Little 11-6-13
 Owner Date

CERTIFICATE OF FINAL PLAT APPROVAL

BY AUTHORITY OF THE CITY OF KANNAPOLIS SUBDIVISION REGULATIONS, THIS FINAL PLAT FOR THE NORTH CAROLINA RESEARCH CAMPUS, TRACT TWENTY AND TRACT SIXTEEN IS HEREBY APPROVED.

John W. New 11/11/2013
 City Engineer Date

John J. Berry 11-8-13
 City Manager Date

John M. Hutto, Jr. 11-11-13
 Director Public Works Date

FINAL PLAT - MINOR SUBDIVISION
 BOUNDARY SURVEY AND DIVISION
NORTH CAROLINA RESEARCH CAMPUS
 PROPERTY OF
CASTLE & COOKE NORTH CAROLINA, LLC
 226 OAK AVENUE
 KANNAPOLIS, NC 28081
 (704) 938 - 5400
TRACTS SIXTEEN & TWENTY
3.924 ACRES TOTAL
 PART OF PARCEL "C"
 MKB 56, PG'S 19 through 23

• Tax Ref. : pin # 5814 62 9257
 Deed Ref. - DRK 6051 PG. 100 & DRK 6927 PG. 81



Zoning

The Subject Property is located in the Center City District (CC). Development in the district is pedestrian oriented and includes a mix of downtown retail, service, office, light industrial, and residential uses in the existing central business district. The district is intended to be walkable, support multiple modes of mobility, have an active streetscape, and feature high quality design and building materials. CC zoning and buildings heights can be as high as 75'-0".

Opportunity Zone

The property is located in an Opportunity Zone, which provides developers the ability to invest and avoid tax gains.

Development Standards

- (i) Building Setbacks-Front setback: 0'-0"-15'-0" / Side setback: none / Rear setback: 10'-0"
- ii) Buffers: none required, with the exception of parking lot landscape, which shall meet Section 5.3.h of the Kannapolis Development Ordinance.
- (iii) Architecture Guidelines: Refer to Section 5.7 of the KDO (Kannapolis Development Ordinance) with regards to architectural requirements.
- (iv) Storm water management: there are NO storm water retention requirements. The property is grandfathered.

Master Declaration

The property is part of a Master Declaration of Easements, Covenants, Conditions and Restrictions for the North Carolina Research Campus. Castle & Cooke is the Declarant. The Seller and Declarant will require civil and architectural plan approval on all improvements. All parcels within the Research Campus are subject to an annual contribution (prorata share) towards the cost of the management and repairs of common area elements and security services within the Research Park. The property is also subject to Brownfields Restrictions and Requirements. However, it is the understanding of the owner that the property does not require further remediation.



LAND AVAILABLE

1.19 acres

DOWNTOWN KANNAPOLIS, NC

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Millennial Realty, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Millennial Realty, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Millennial Realty, LLC.


DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Millennial Realty, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

FOR MORE INFORMATION CONTACT

THOMAS A. AUER

 704-231-2762

 tom@auerdc.com

