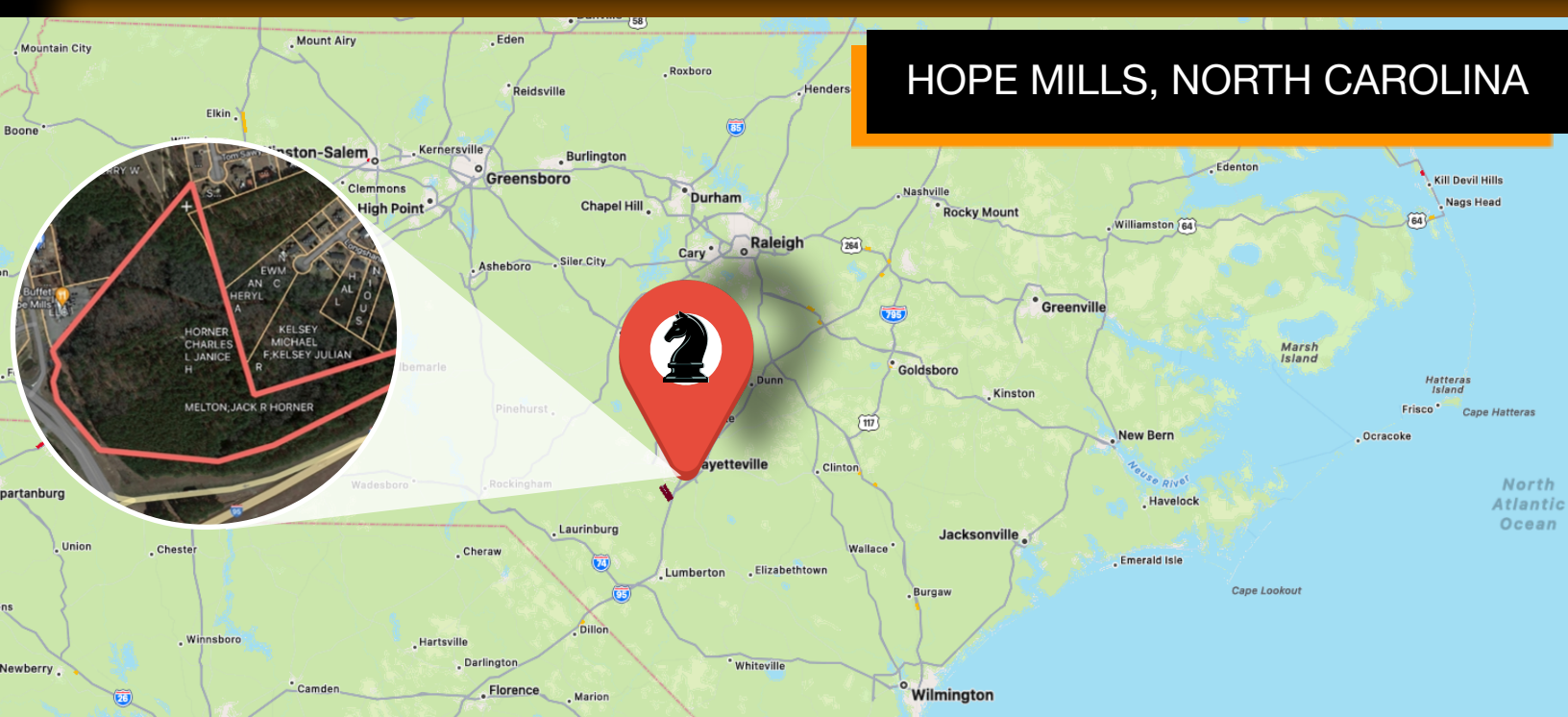


HOPE MILLS, NORTH CAROLINA



ABOUT THE PROPERTY



NUMBER OF AUTOS
148,617 AADT
Interstate 95



POPULATION
521,998
Fayetteville MSA



AVG HH INCOME
\$66,509
Fayetteville MSA



HOUSEHOLDS
196,232
Fayetteville MSA



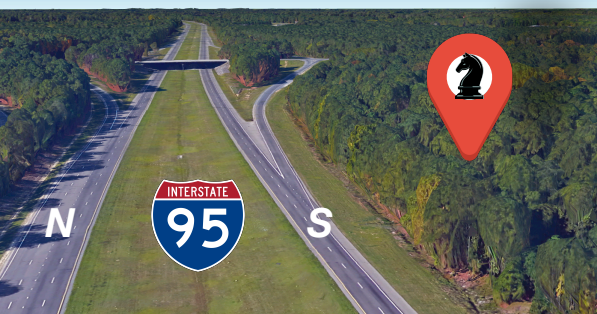
NEW
CONSTRUCTION



ZONING
Commercial

EXECUTIVE SUMMARY

- North Carolina Department of Transportation is completing Interstate 295 (Fayetteville Outer Loop) that will yield a direct route around the perimeter of the city of Fayetteville. Interstate 295 will reconnect with Interstate 95 south of Fayetteville approximately 3 miles south of the exit ramp serving our Site.
- Our site has approximately 30 acres of land.
- Our Site is located off of an exit ramp of Interstate 95 Southbound lane. The site also fronts Interstate 95 before the exit ramp to our Site making it highly visible.
- The area bordering our Site has experienced over 15% population growth in the last 5 years. Many new housing developments are planned for the immediately surrounding area.
- Fayetteville is home to Fort Bragg, the largest military installation by population in the World. Upon completion of the 295 bypass, Fort Bragg will be approximately 20 miles from our site via a direct new highway.
- The Fayetteville International Airport is approximately 4 miles from our Site.
- Cumberland County is in the middle of the I-95 corridor, considered to be the Main Street of the East Coast that places it within an eight-hour drive of two thirds of the nation's population including Philadelphia, Baltimore, Washington, Charleston, Atlanta, and New Orleans.



HOPE MILLS, NORTH CAROLINA

Chicken Foot Road; Rockfish, NC



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COMMERCIAL DEVELOPMENT LLC



FAYETTEVILLE OUTER LOOP



The 39 mile outer loop will provide interstate connectivity for the region and provide direct connections to and from Fort Bragg to Interstate 95.

FAYETTEVILLE LOOP COMPLETION PROJECT SECTIONS



COST
\$1 Billion



START DATE
2003



COMPLETION DATE
2024



MILITARY BASE
World's Largest by Population



HOPE MILLS, NORTH CAROLINA

Chicken Foot Road; Rockfish, NC

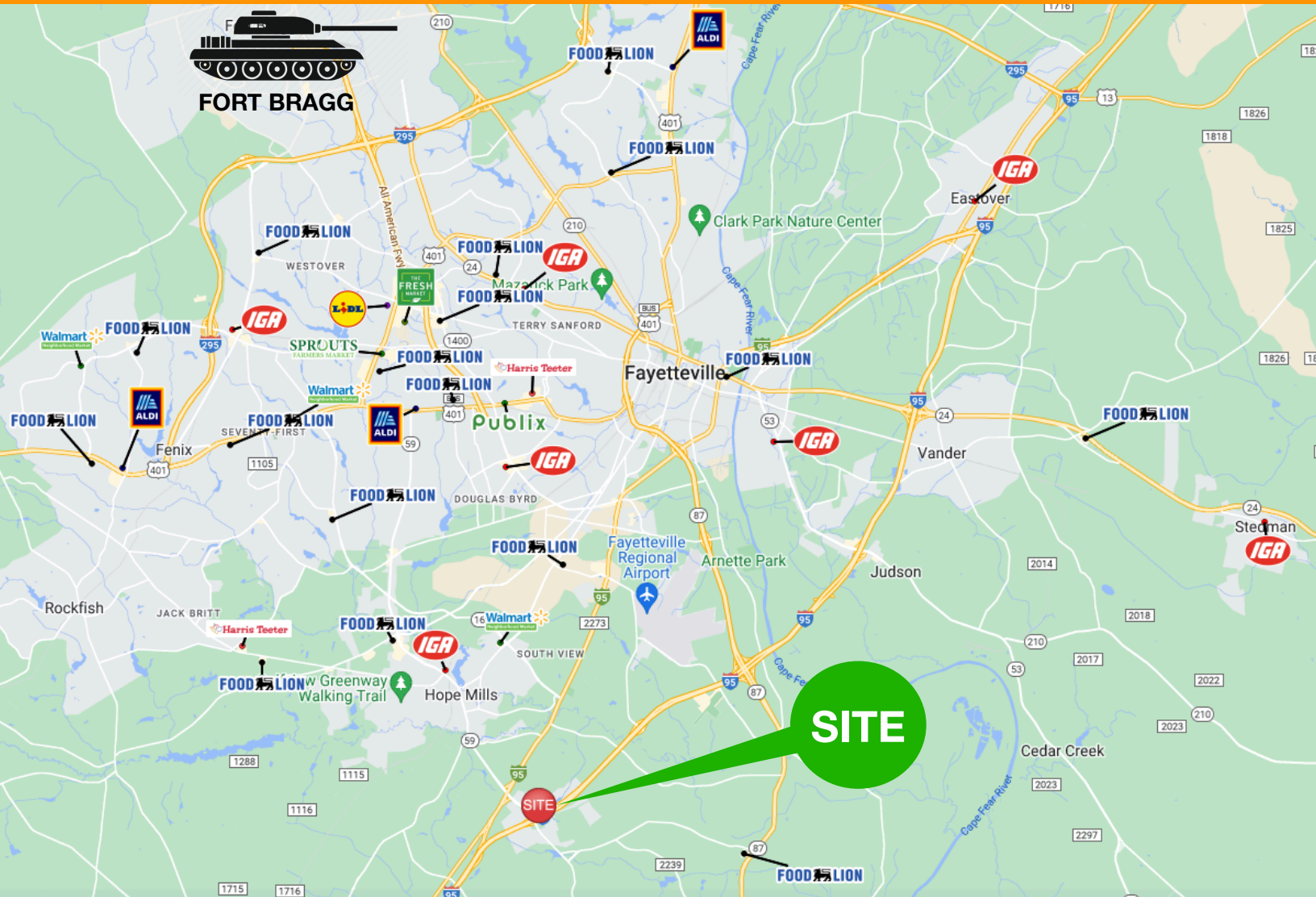


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CURRENT MARKET LOCATIONS

Significant Population Growth South East of Fayetteville is under served by Grocery.



3



1



1 Publix



16



2



1



1



HOPE MILLS, NORTH CAROLINA

Chicken Foot Road; Rockfish, NC

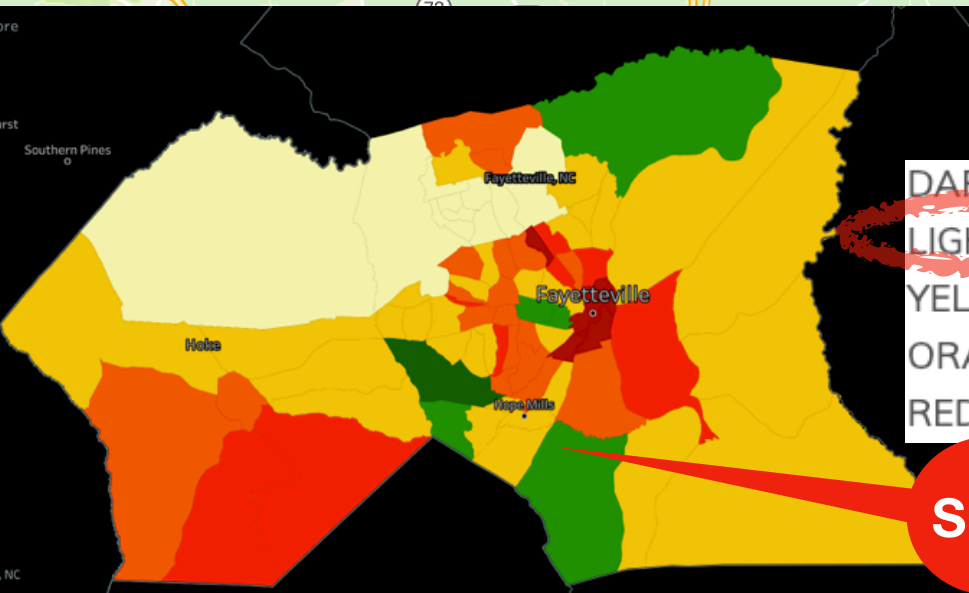
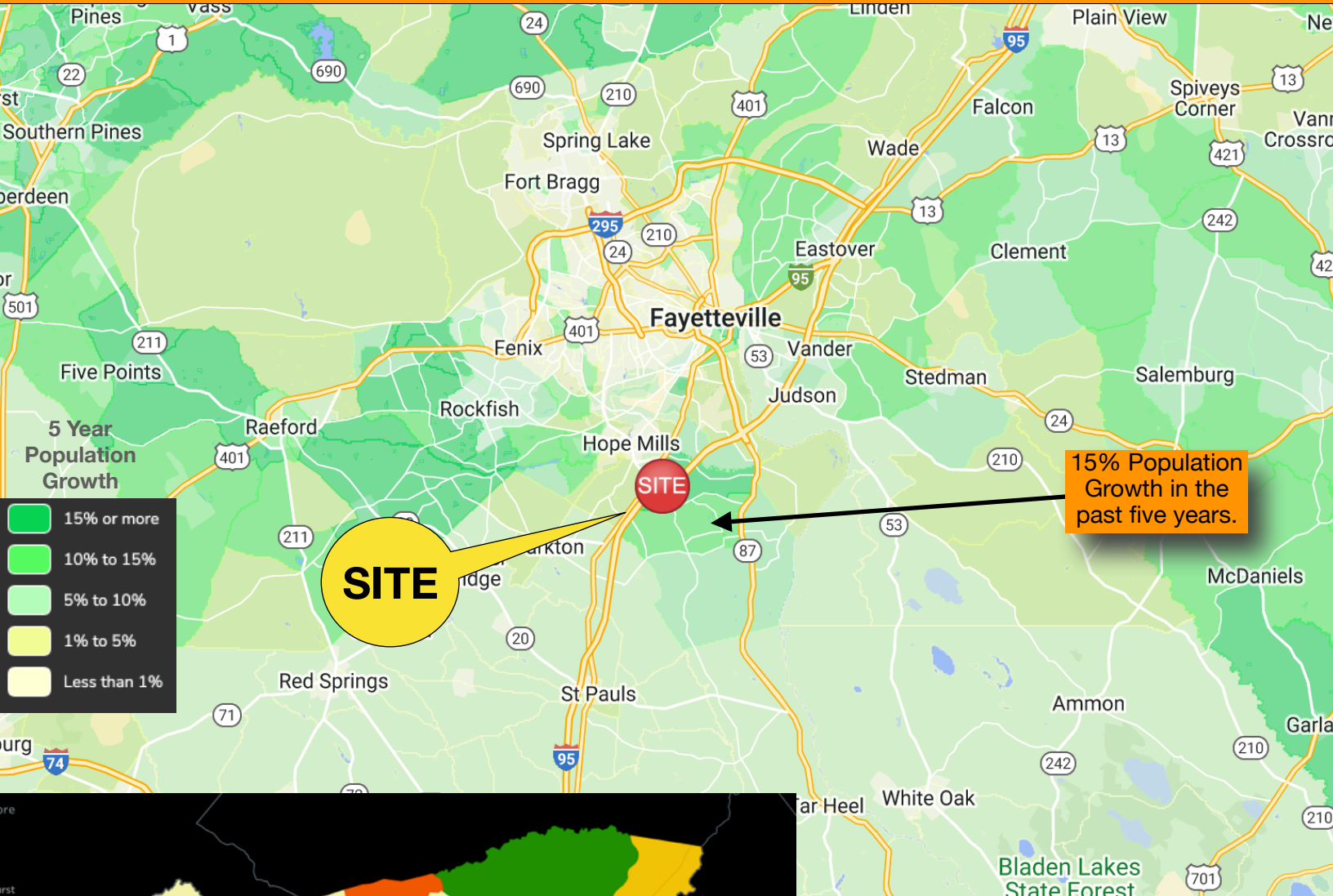


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POPULATION GROWTH

*GDP for the Fayetteville, NC MSA is \$22.5 billion
and grew 18% over the past decade*



DARK GREEN: 4-5 star neighborhood
LIGHT GREEN: 3.5-4 star neighborhood
YELLOW: 2.5-3 star neighborhood
ORANGE: 2 star neighborhood
RED: 1 star neighborhood

SITE

HOPE MILLS, NORTH CAROLINA

Chicken Foot Road; Rockfish, NC



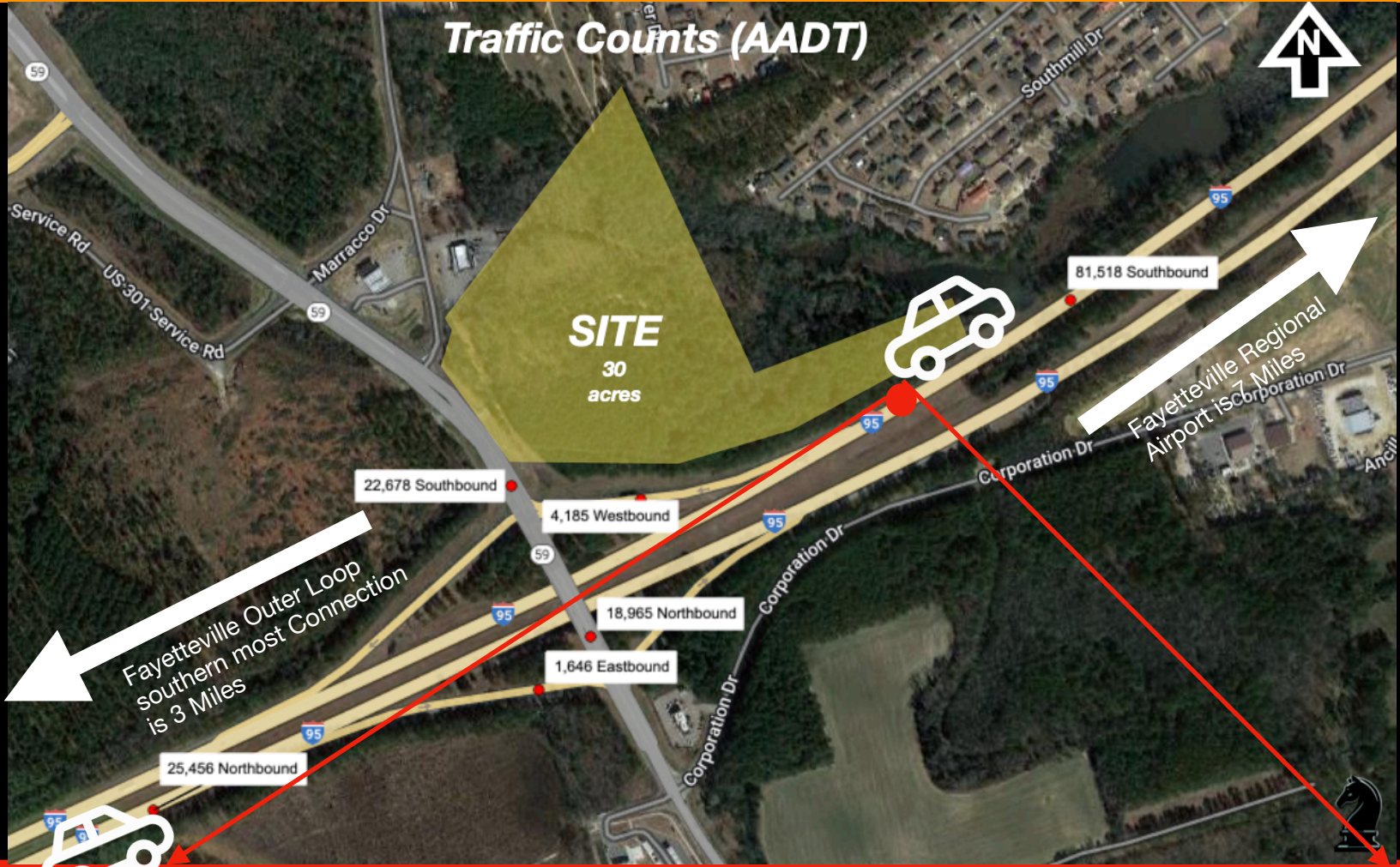
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OVER 120,000 AUTOMOBILES A DAY

This Site borders one of the highest trafficked areas of Interstate 95 in North Carolina.



HOPE MILLS, NORTH CAROLINA

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Fort Bragg population is not included in the area demographics calculated by the U.S. Census

FORT BRAGG

COMMANDS:

U.S Army Forces

U.S Army Reserves

XVIII Airborne

U.S. Army Special Operations

Joint Special Operations

U.S. Army Civil Affairs & Psychological Operations

3rd Expeditionary Sustainment

Security Force Assistance

POPULATION:

52,280 Active Duty Soldiers

12,624 Reserve Components

8,757 Civilian Employees

3,516 Contractors

62,962 Active Duty Family Members

98,507 Army Retirees & Family Members live in the area

“Fort Bragg officials said there is no end in sight for growth at the nation's largest military installation.” - The Fayetteville Observer. 1/29/18

Currently under construction: 13 projects valued at \$343.2 million

Projected future construction between 2018 and 2024: \$699.3 million

Future construction projects identified: 25 projects valued at \$788 million

Fort Bragg's fiscal 2023 budget is \$178 Billion of the Federal Department of Defense's fiscal 2023 Budget of \$773 Billion

<u>Ft Bragg</u>	<u>US Army</u>	<u>US Air Force</u>	<u>US Air Navy</u>	<u>US Marine Corps</u>	<u>Other</u>	<u>US Coast Guard</u>	<u>TOTALS</u>
Active Duty	48,729	3,014	892	637	122	83	53,477
Guard/Reserve	14,008	2,645	1,206	1,326	1	88	19,274
Retired	33,494	10,924	6,659	2,123	137	553	53,980
Other	8,208	973	776	756	3,962	45	14,720
Dependents	134,234	22,007	12,574	5,813	1,927	1,035	177,590
Total	238,673	39,563	22,107	10,655	6,149	1,804	318,951

HOPE MILLS, NORTH CAROLINA

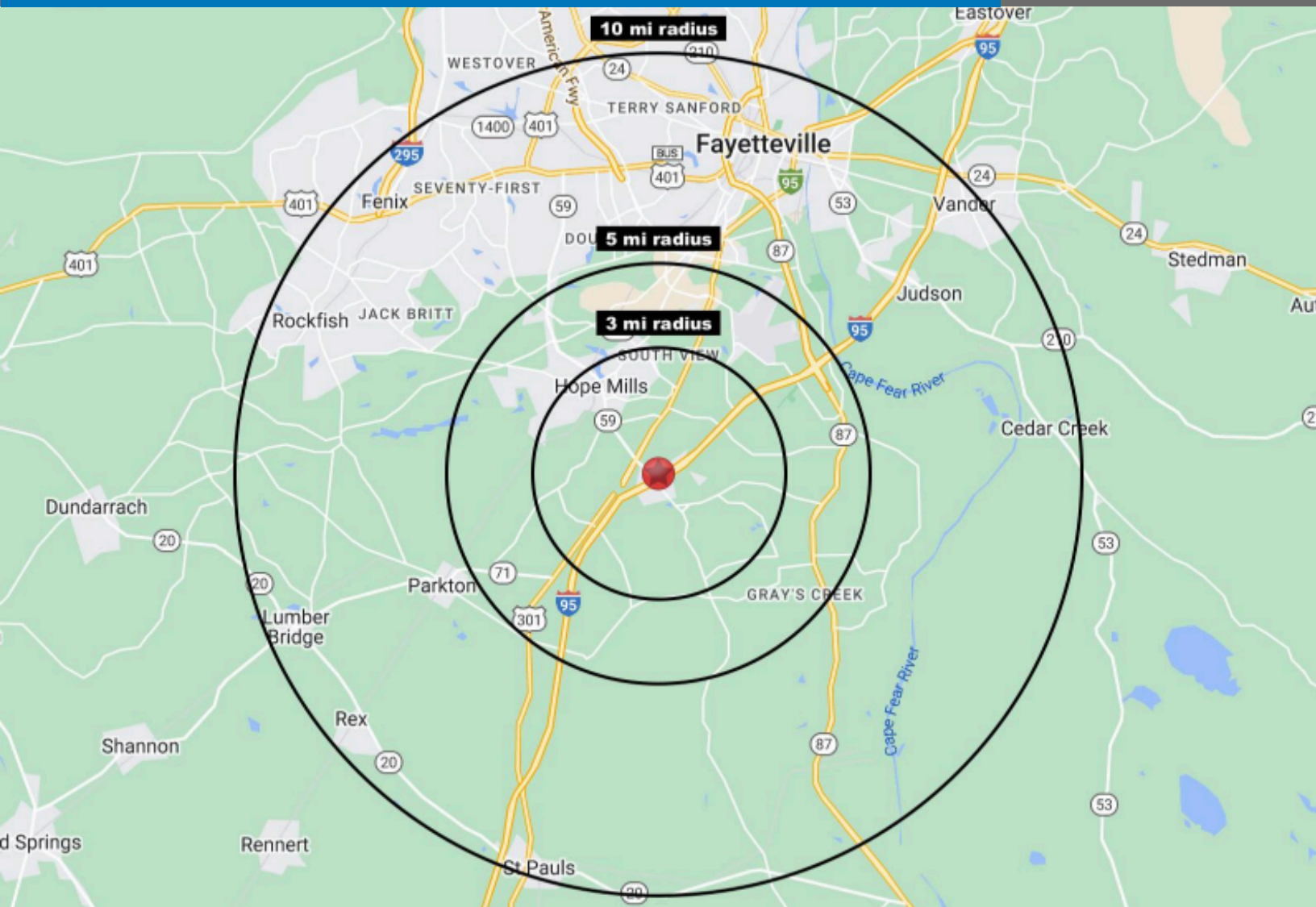
Chicken Foot Road; Rockfish, NC



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DEMOGRAPHICS



POPULATION



3 Mile Radius	23,703
5 Mile Radius	56,032
10 Mile Radius	198,283



HOUSEHOLDS

3 Mile Radius	8,685
5 Mile Radius	21,065
10 Mile Radius	78,970

INCOME



3 Mile Radius	\$ 70,200
5 Mile Radius	\$ 67,049
10 Mile Radius	\$ 67,316



EDUCATION PERCENTAGE OF POPULATION

	3 Mile	5 Mile	10 Mile
Some College	27.7%	28.2%	27.0%
Associate's Degree	13.3%	11.9%	10.9%
Bachelors Degree	14.2%	14.7%	16.3%
Graduate Degree	6.6%	6.9%	9.1%

HOPE MILLS, NORTH CAROLINA

Chicken Foot Road; Rockfish, NC



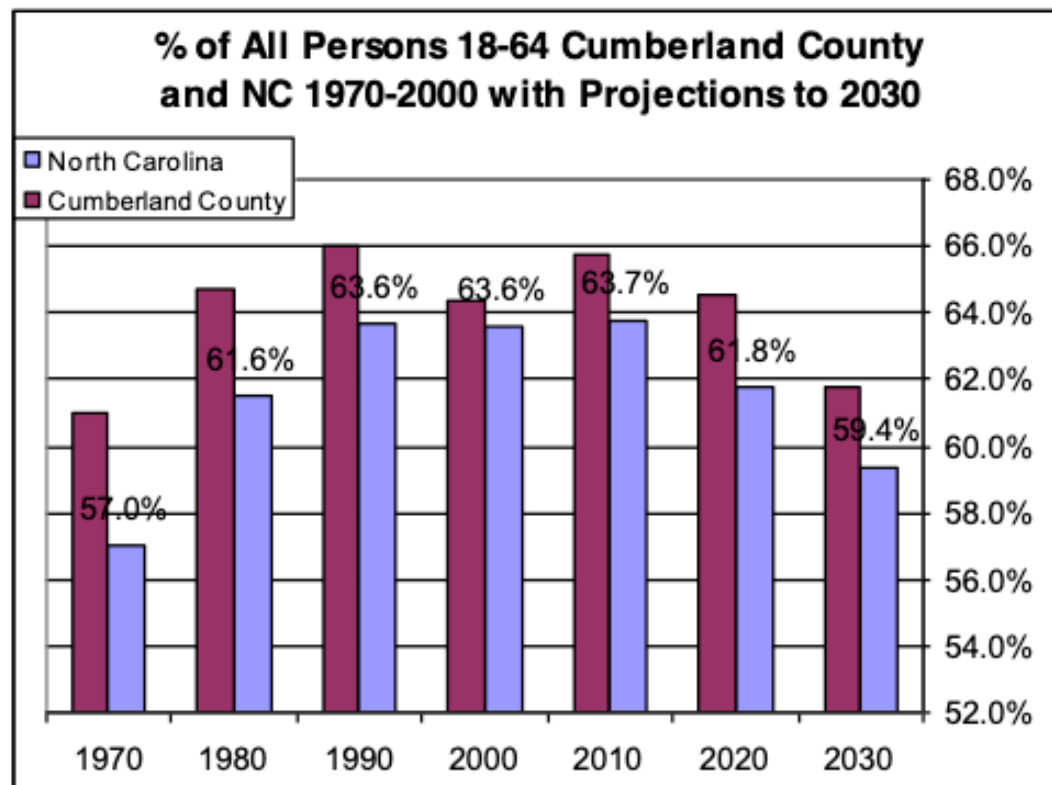
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According to the Economic Development Corporation for Cumberland County, the cost of living is low and the quality of life is high.

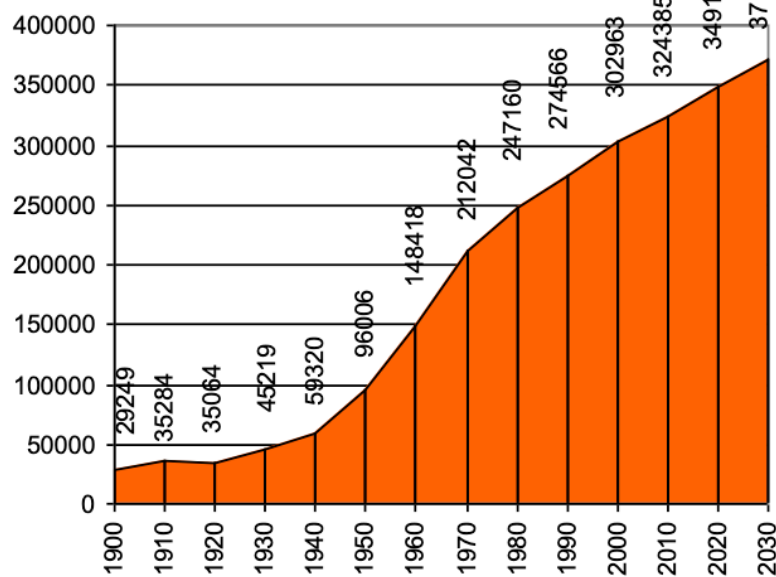
Population and New House Growth Forecasts



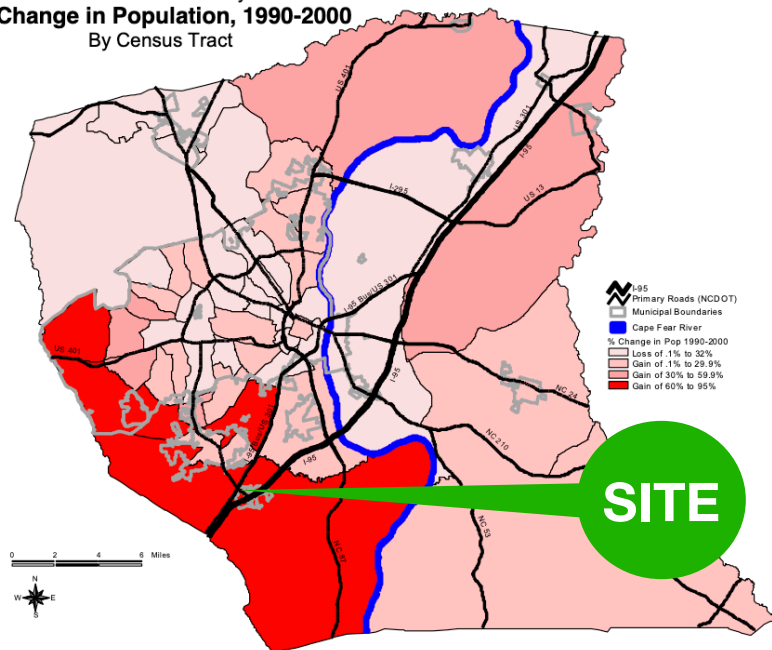
18 to 64 year old target demographic growth in Cumberland County out paces that same demographic growth of all of North Carolina.



Population of Cumberland County 1900-2000 with Projections to 2030



Cumberland County Change in Population, 1990-2000 By Census Tract



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SITE PLAN

