

**± 60 Acres**

Dixon School Road

Tin Mine Road



## Offering Memorandum

INDUSTRIAL DEVELOPMENT  
OPPORTUNITY | ± 60 ACRES



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± 60 Acres

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# DISCLAIMER & LIMITING CONDITIONS

INDUSTRIAL DEVELOPMENT OPPORTUNITY | ± 60 ACRES

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.



# EXECUTIVE SUMMARY

INDUSTRIAL DEVELOPMENT OPPORTUNITY | ± 60 ACRES



## SALE DESCRIPTION

Opportunity to acquire a ± 60 raw acres zoned heavy industrial, strategically located in the heart of the Kings Mountain industrial submarket, located less than a mile off I-85.

This site is zoned heavy industrial and could accommodate multiple facilities. The incredibly low vacancy rate coupled with the continued rent growth provides developers with an excellent opportunity to acquire a heavy industrial site along one of the busiest interstate corridors in the country.

Utilities are located on or near this site. Please contact agents for more information.

## HIGHLIGHTS

- Perfectly Located - ± 60 raw acres heavy industrial site less than a mile off I-85
- In Good Company - The Kings Mountain industrial submarket is home to multiple global and regional companies including: AT&T, Boeing, Disney, Firestone, Duke Energy and more
- Submarket Strength - Unprecedented low vacancy rates (less than 1%) and rising rents make this a luring investment for developers
- Strategic Logistics Location - Located ± 30 minutes from the Charlotte Douglas International Airport
- Conveniently situated between the Charlotte and Spartanburg/Greenville MSA's in a strategic locale with shipping hubs and ample labor resources. These factors combined with the property's proximity to I-85 make this site attractive for users/investors
- Natural Flat Grade - Site's topography is relatively flat grade
- Bull Realty NC License #: C17910

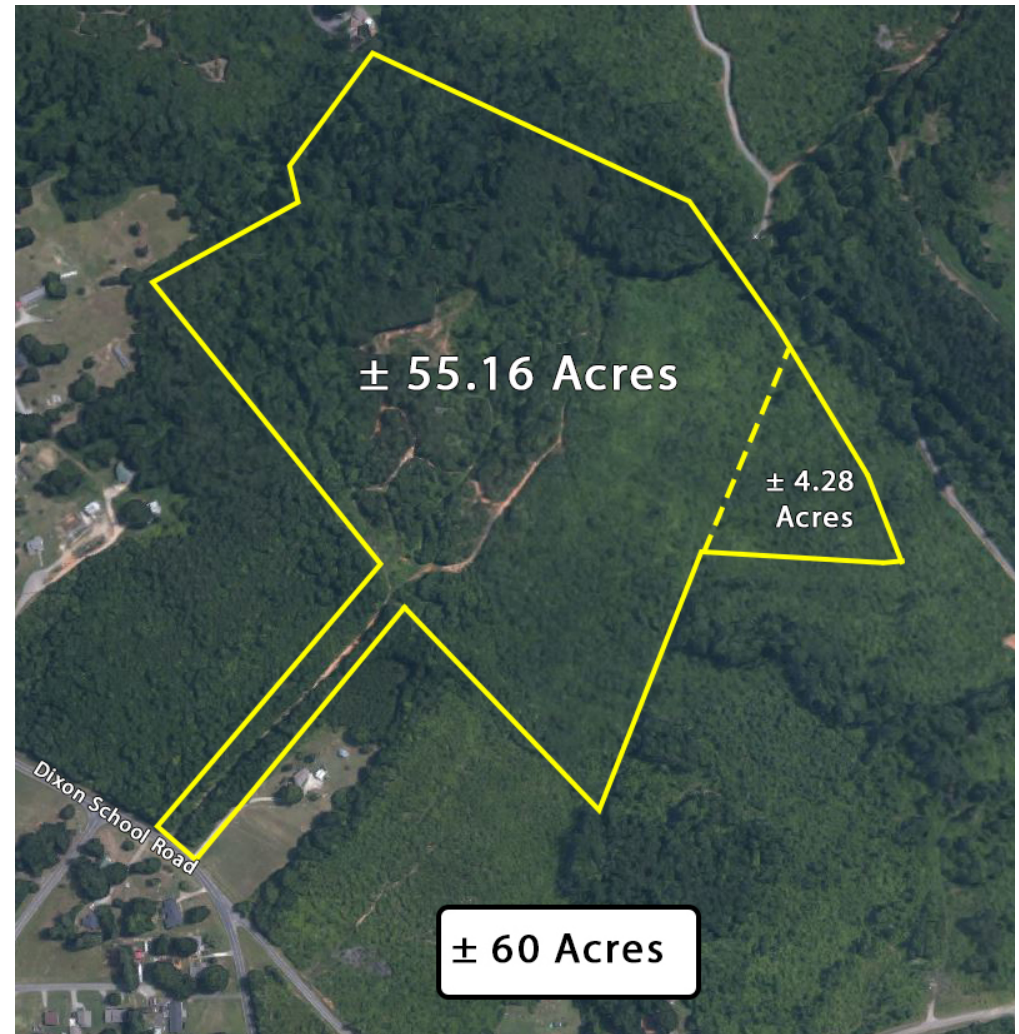
**PRICE | \$2,700,000**



# PROPERTY INFORMATION

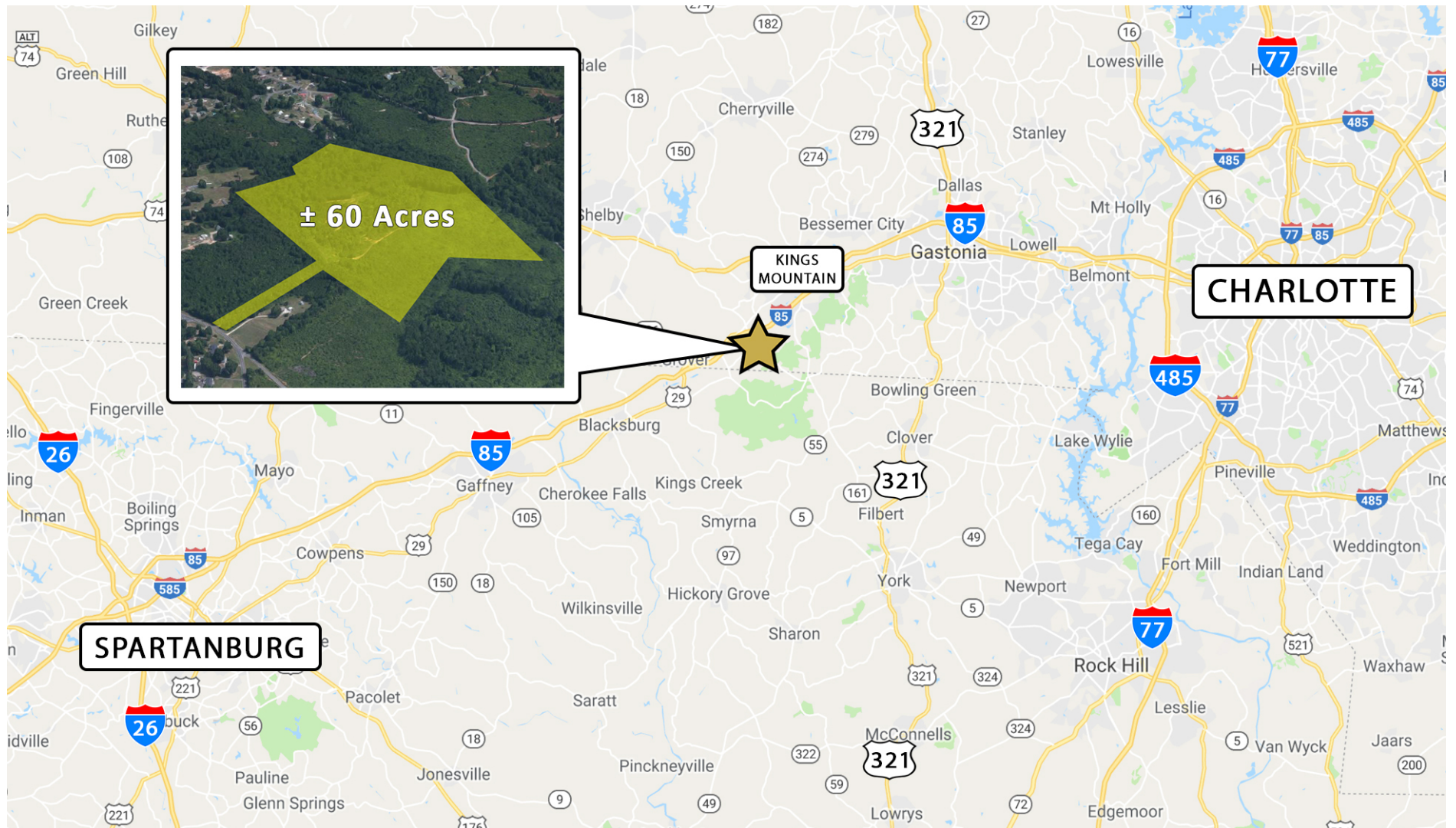
INDUSTRIAL DEVELOPMENT OPPORTUNITY | ± 60 ACRES

Property Address:	Dixon School Road, Kings Mountain, NC 28086
County:	Cleveland
Site Size:	± 60 acres
Zoning:	HI (Heavy Industrial)
Parcel ID:	62306 & 71267
Proposed Use:	Industrial
Frontage:	Dixon School Rd
Topography:	Flat
Utilities:	<p><b>Water:</b> 12" line may be extended to the subject site; 8" line currently at intersection</p> <p><b>Dark Fiber:</b> ± 500 ft in close proximity</p> <p><b>Sewer:</b> Located at the Dixon School Road intersection (± 800 ft from subject site)</p> <p><b>Energy service:</b> REC, Duke and the City of Kings Mountain</p> <p><b>Natural gas:</b> Line ± 800' from site with unlimited capacity; current gas at site is 30psi</p> <p><i>Please contact agents for more details</i></p>
Price/Acre:	\$30,000
Sale Price:	\$2,700,000



# LOCATION MAP

INDUSTRIAL DEVELOPMENT OPPORTUNITY |  $\pm 60$  ACRES

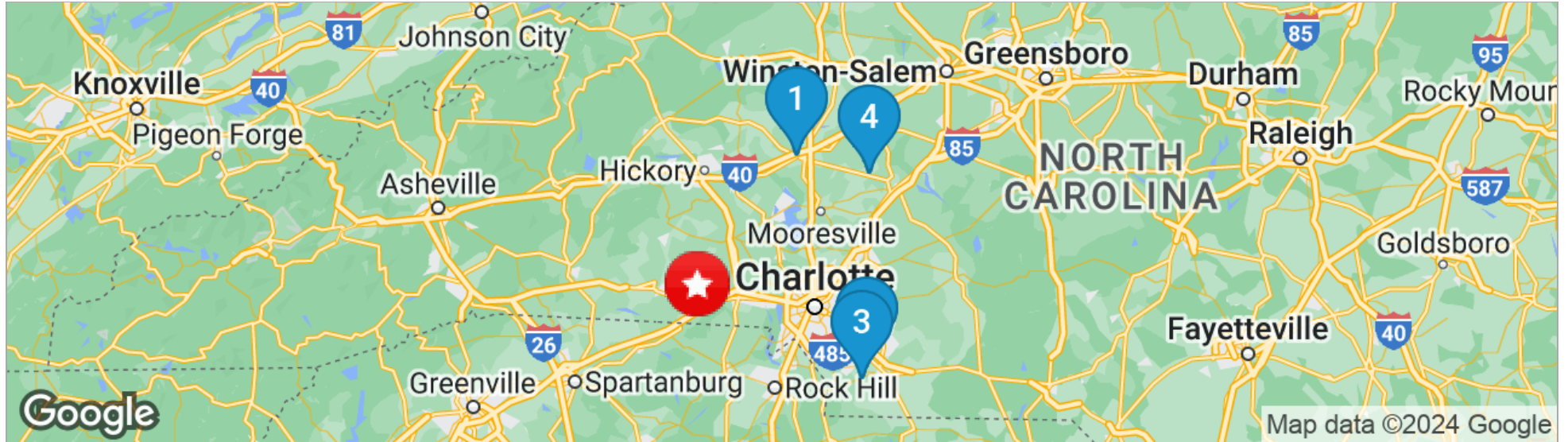




# SALE COMPS

INDUSTRIAL DEVELOPMENT OPPORTUNITY | ± 60 ACRES

★ Subject Property



## SUBJECT PROPERTY

ADDRESS	CITY	ASKING PRICE	YEAR BUILT	BUILDING SIZE	NO. OF UNITS:	CAP RATE	PRICE/SF	PRICE / AC	SITE SIZE	SOLD DATE
Dixon School Road	Kings Mountain	\$1,800,000	-	-	-	-	\$0.69	\$30,000	60.0 AC	-

## SALES COMPS

	ADDRESS	CITY	SALE PRICE	YEAR BUILT	BUILDING SIZE	NO. OF UNITS:	CAP RATE	PRICE PSF	PRICE / AC	SITE SIZE	SOLD DATE
1	220 Delray Street	Statesville	\$825,000	-	-	-	-	-	\$76,744	10.75 AC	07/31/2018
2	Goldmine Road	Monroe	\$1,221,600	-	-	-	-	-	\$60,000	20.36 AC	03/20/2017
3	Rocky River Rd @ HWY 174	Monroe	\$1,150,000	-	-	-	-	-	\$111,650	10.3 AC	06/12/2018
4	6501-6573 Statesville Blvd	Salisbury	\$2,800,000	-	-	-	-	-	\$62,222	45.0 AC	04/06/2018



# SALE COMPS

INDUSTRIAL DEVELOPMENT OPPORTUNITY | ± 60 ACRES

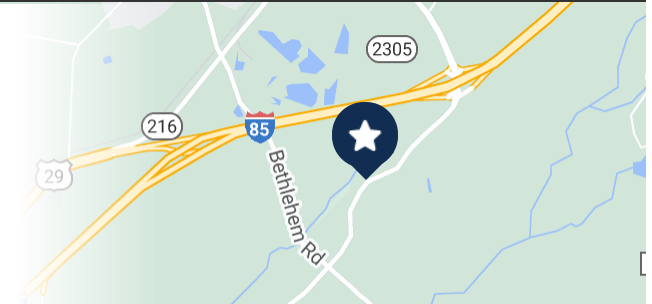


## SUBJECT PROPERTY

Dixon School Road | Kings Mountain, NC 28086

Asking Price: \$1,800,000

Site Size: 60.0 AC



## 220 DELRAY STREET

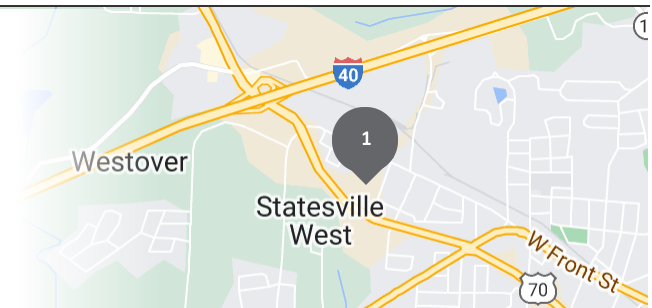
Statesville, NC 28677

Sale Price: \$825,000

Sold Date: 07/31/2018

Site Size: 10.75 AC

Price / AC: \$76,744



## GOLDMINE ROAD

Monroe, NC 28110

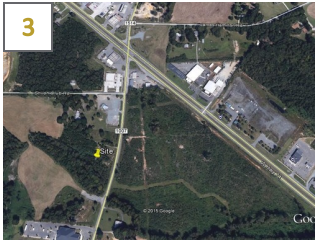
Sale Price: \$1,221,600

Sold Date: 03/20/2017

Site Size: 20.36 AC

Price / AC: \$60,000





## ROCKY RIVER RD @ HWY 174

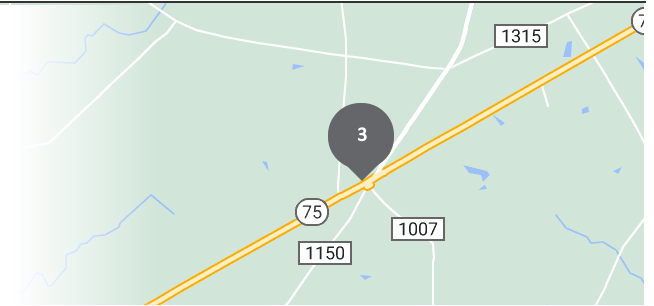
Monroe, NC 28110

Sale Price: \$1,150,000

Site Size: 10.3 AC

Sold Date: 06/12/2018

Price / AC: \$111,650



## 6501-6573 STATESVILLE BLVD

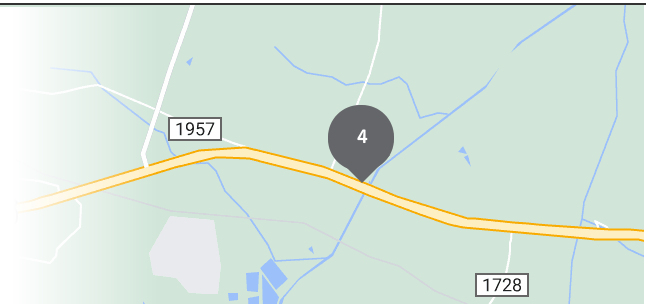
Salisbury, NC 28147

Sale Price: \$2,800,000

Site Size: 45 AC

Sold Date: 04/06/2018

Price / AC: \$62,222



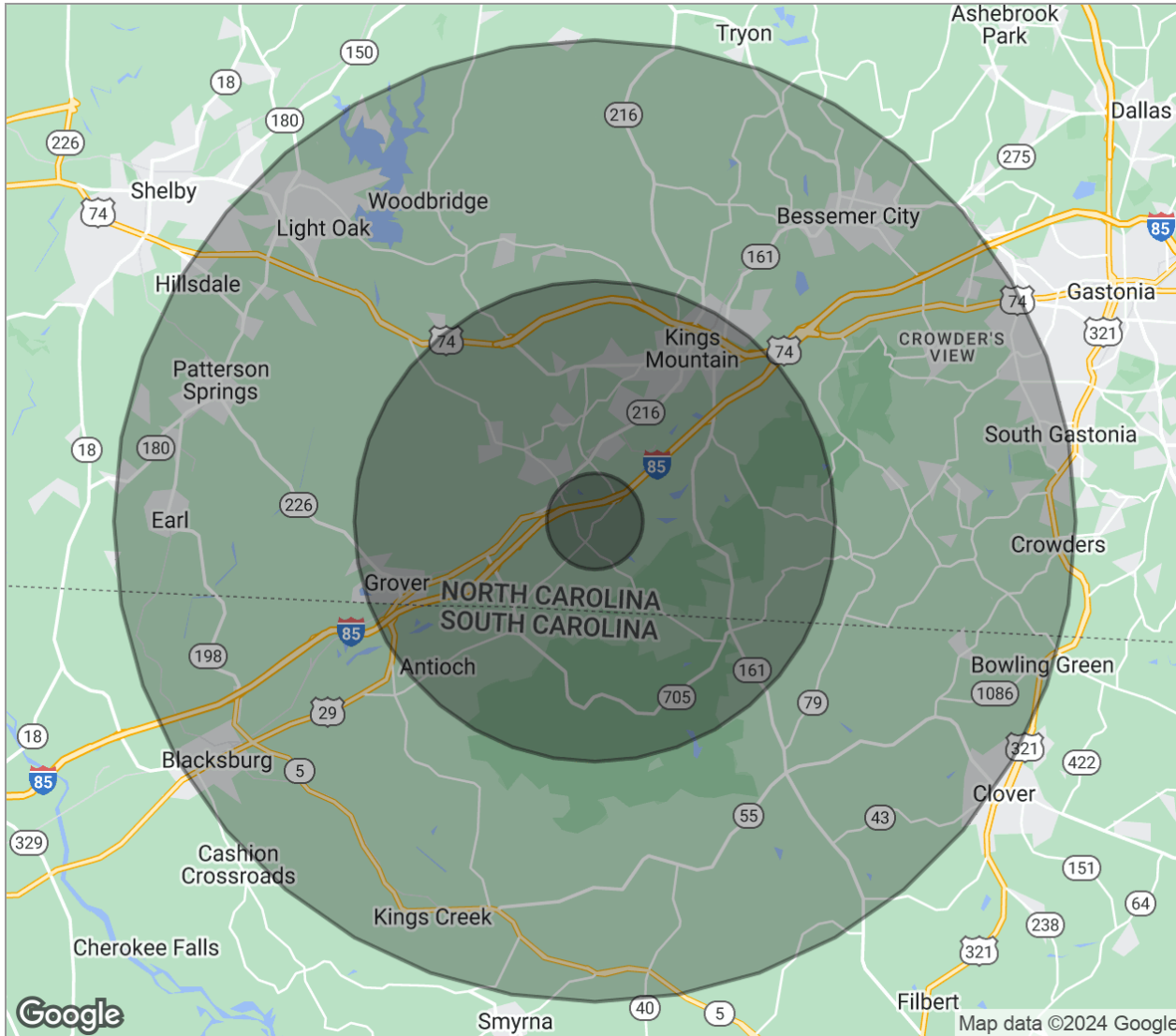






## DEMOGRAPHICS

## INDUSTRIAL DEVELOPMENT OPPORTUNITY | ± 60 ACRES



	1 MILE
Total Population	1,916
Total Households	768
Average HH Income	\$48,987
	5 MILES
Total Population	23,750
Total Households	9,272
Average HH Income	\$56,017
	10 MILES
Total Population	94,168
Total Households	36,112
Average HH Income	\$55,771

## CONTACT INFORMATION

INDUSTRIAL DEVELOPMENT OPPORTUNITY |  $\pm$  60 ACRES



### NATIONAL INDUSTRIAL GROUP

#### DAVIS FINNEY

Vice President

National Industrial Group

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*DFinney@BullRealty.com*

404-876-1640 x 146



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North Carolina License# C17910

# CONFIDENTIALITY AGREEMENT

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This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned broker Bull Realty Incorporated (“Broker”). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as Dixon School Road. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of North Carolina.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer’s Broker Confidentiality & Commission Agreement.

Accepted and agreed to \_\_ / \_\_ / \_\_

Receiving Party

Signature .....

Printed Name .....

Title .....

Company Name .....

Address .....

Email .....

Phone .....

Fax .....

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