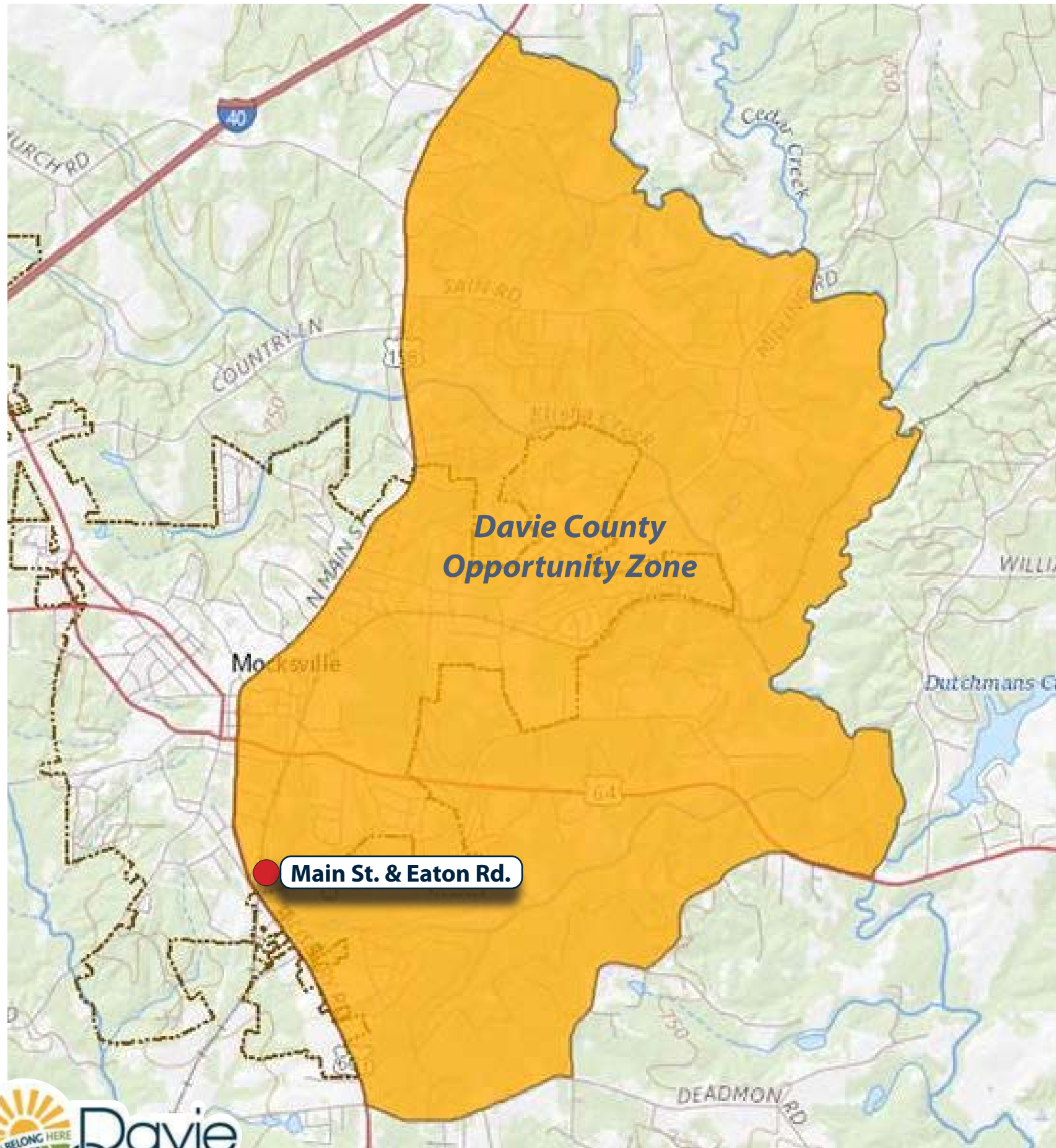


Davie County Opportunity Zone Prospectus

Main St. & Eaton Rd.

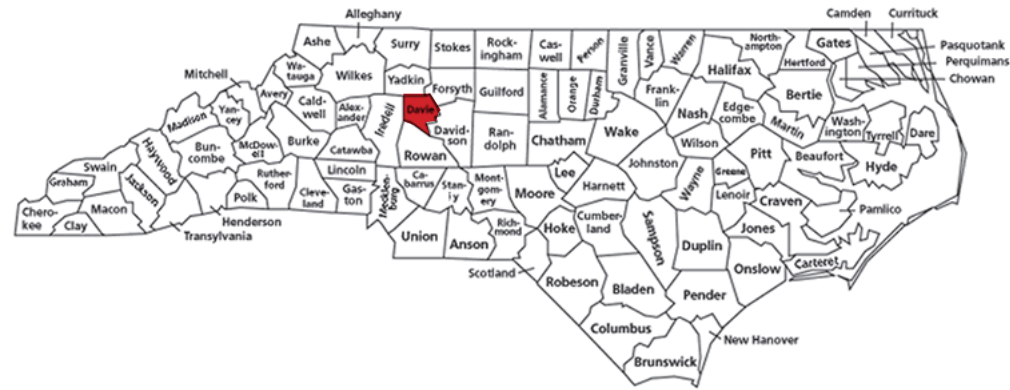


Prepared By:  **stimmel** 601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

November 2019



Key Features of Davie County



General Information

Size	267 sq.mi. (159 Person/ Sq. mi)
Location	Piedmont Triad Region
Nearby Cities	Winston-Salem (25 miles) Greensboro (50 miles) Charlotte (60 miles) Raleigh (125 miles)
Highways & Interstates	I-40, US 601, US 64, US 158, NC 801, & Railroad
Airports (w/in 1 hour drive)	Charlotte Douglas International Piedmont Triad International Airport Smith-Reynolds Airport
Colleges/ Universities (w/in 1 hour drive)	14

Demographics

Population (2016 est.)	42,211 people
Population (2037 est.)	53,084 people (24% increase)
Growth Rate	52% increase over past 25 years 2nd fastest growth rate in Winston-Salem Metro Area
Ratings (as of October 2018)	S&P Global Rating - 'AA+' Moody's Rating - 'Aa2'

Economics

Average Income	\$45,625 Per Capita (NC Avg. \$38,618)
Median Household Income	\$53,493 (NC Median - \$52,752)
Poverty	14% below poverty line. (below state and national average)
Median Home Value	\$169,300
Unemployment Rates	3.4 % - 3.9 % (one of lowest rates in state)
Job Growth Per Capita	23% growth (from 2013 to 2017) (compared to 14.3% in Mecklenburg County and 14.1% in Wake County)
Ongoing Development	Davie County leads Piedmont Triad region and the state in percentage Job Growth Per Capita. Development of spec buildings and business parks yielding hundreds of new jobs
Utility Initiatives	In the process of designing and constructing a sewer expansion project for north eastern corridor through an Interlocal Agreement with Winston-Salem/Forsyth County Utilities Commission Conducting a Joint Utility Study with the Town of Mocksville to assess possible County regionalization of their soon to be expiring older systems as a strategy to plan to for future The County has a policy to invest a minimum of \$500,000 per year to replace and/or extend water and/or sewer lines

Education

Schools	12 Total 6 Elementary 3 Middle Schools 1 Traditional (New) High School 1 Alternative School 1 Early College High School
Annual Enrollment	6,000+ students in K-12
Graduation Rate	87.3% (NC Average is 86%)
County Investment	\$1,870 expense per student
Higher Education	Davie/Davidson Community College (DCCC) 12 Curriculum Programs with planned expansions in Healthcare, Human Services, and other fields.
Davie Works	Workforce development partnership with Davie County Economic Development Commission. Focuses on workforce training and improving job growth by aligning resources to business needs.
Externship Program	Provides educators with the ability to engage students with local business opportunities by participating in workforce development training and company tours.
Ignite Davie K-14 Initiative	Spearheaded between the public and private sector, community foundation, and local community college. Allows next graduating high school class to attend the community college at no charge for up to three years post-graduation.

Amenities

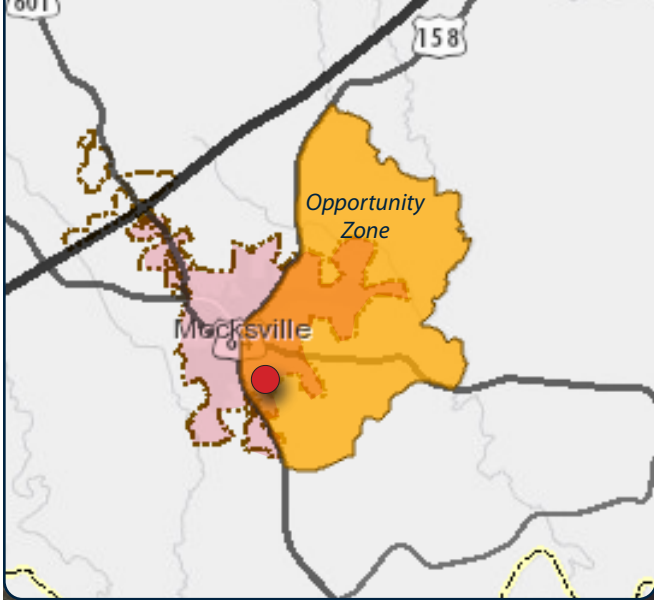
Parks	Rich Municipal Park River Park at Cooleemee Falls Future County Park (re-purposing former high school)
Greenways	Rich Park Connector, Plans for Expansion
Golf Courses	4
Community Centers	5
Athletic Facilities	BB&T Sports Park (13 Field Soccer Complex) Future Carolina Athletic Performance (Mega Indoor Sports / Rehabilitation Complex) Davie Little League Complex
Vineyards/Wineries	4+ (award winning)
Event Venues	Brock Performing Arts Center (485 seats) Winmock
Other Events	Festivals/Farmers Market/Cruise-ins



Plans shown are conceptual designs based on limited information. Actual site conditions may impact layout as shown. Additional studies recommended to verify existing conditions.



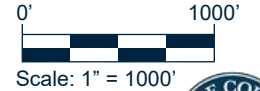
Davie County Opportunity Zone



Opportunity Zone Sites



Plans shown are conceptual designs based on limited information. Actual site conditions may impact layout as shown. Additional studies recommended to verify existing conditions.



Key Features

General Information

Jurisdiction:	Town of Mocksville & Mocksville ETJ
Size:	West Parcel: 14.14 AC +/- East Parcel: 66.20 AC +/- Total: 80.34 AC +/-
Existing Zoning:	GI (General Industrial District) NR (Neighborhood Residential) FP (Floodplain District)
Ownership:	West Parcel: Davie Development Company LLC East Parcel: William E Hall, Etal Harris Family Trust
Parcel Number:	West Parcel: # 5738707314 East Parcel: # 5737897493
Assessed Value:	West Parcel: \$684,380 East Parcel: \$651,800

Utilities

Water:	12" Line Along Eaton Road 12" Line Along East Boundary 6" Line Along Main Street
Sewer:	8" & 12" Gravity Lines On North Boundary of Sites 8" on Main Street

Site Characteristics

Site Features:	Wooded Ex. Industrial Facility
Current Use:	Industrial Forestry
Elevation:	Lowest: 728' +/- Highest: 818' +/-
Blue Line Streams:	Intermittent per USGS Map
Watershed District:	Yes. Portion of West Parcel Lies Within the Watershed IV-P Area.
Floodplain:	100 Year Floodplain Does Not Extend onto Site

Access

Roads:	S. Main Street Eaton Road
Rail:	Yes - West Parcel
Nearest Interstate :	Interstate 40 4.6 Miles via Main Street & Hwy 64
Nearest Airport :	GSO - 48 Miles +/- CLT - 63 Miles +/-

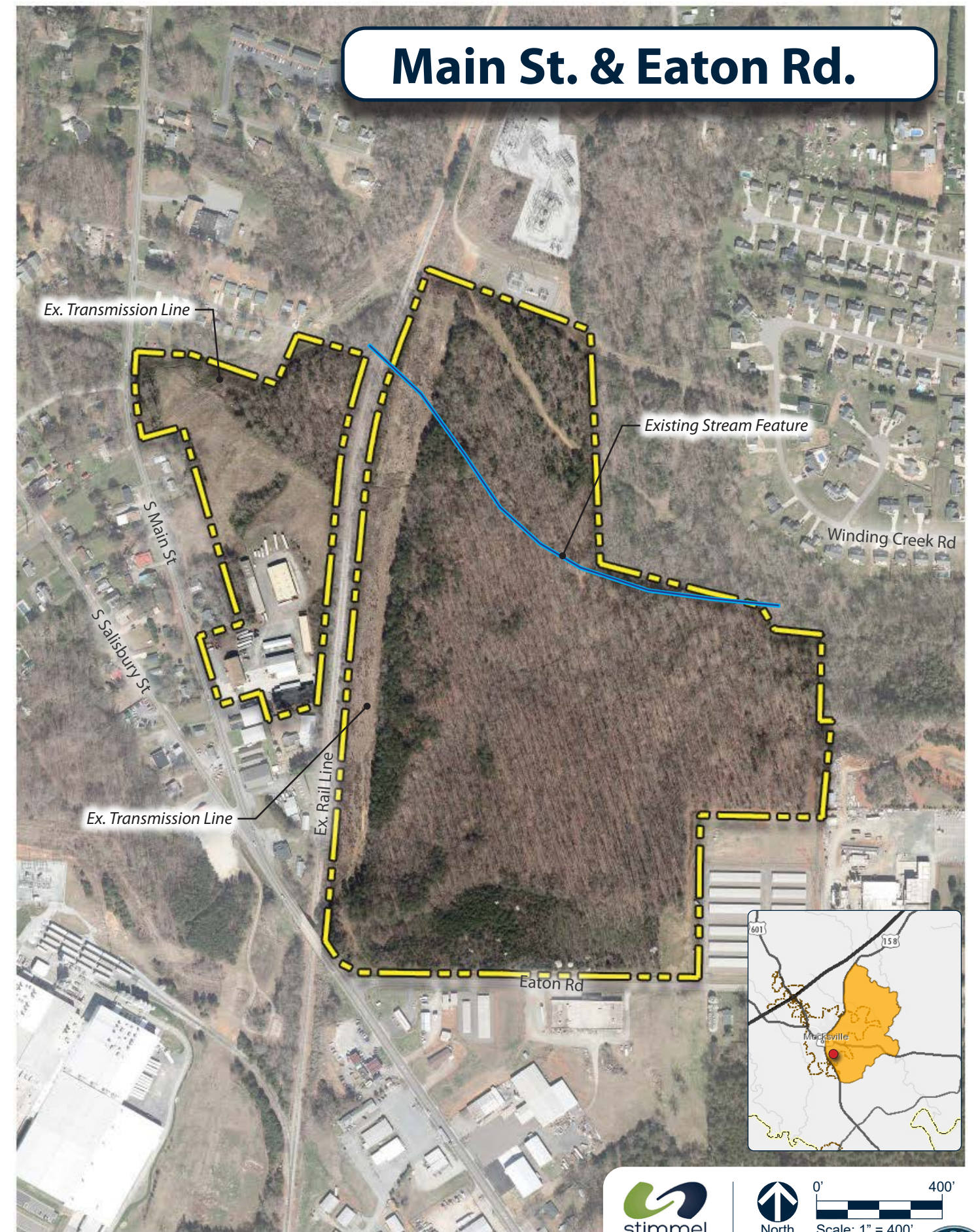
Key Opportunities

Investment Opportunity:	New Development
Ideal Project Type:	Industrial Facilities (Manufacturing & Warehouse), Flex - Office, Business Park
Other Notes:	Rezoning of "NR" Corner of West Parcel Will Be Required for Industrial Uses Transmission Lines Extend Across NW Portion of West Parcel and Along West Boundary of East Parcel

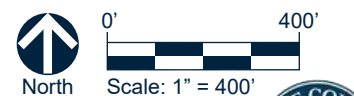


Plans shown are conceptual designs based on limited information. Actual site conditions may impact layout as shown. Additional studies recommended to verify existing conditions.

Main St. & Eaton Rd.



Opportunity Zone - Main St. & Eaton Rd. Site



Main St. & Eaton Rd.

Concept 1

Lot 1
Lot Size: 15.86 Acres +/-
Building Size: 100,000 SF +/-

Transmissions Line
Within Easement
(Typ.)

30' Stream Buffer

Intermittent Stream
Feature Per USGS

Common Area
Lot Size: 17.34 Acres +/-

Lot 4
Lot Size: 6.6 Acres +/-
Building Size: 20,000 SF +/-

Lot 3
Lot Size: 8.64 Acres +/-
Building Size: 60,000 SF +/-

Lot 5
Lot Size: 12.06 Acres +/-
Building Size: 30,000 SF +/-

Lot 8
Lot Size: 3.86 Acres +/-
Building Size: 50,000 SF +/-

Lot 2
Lot Size: 7.29 Acres +/-
Building Size: 50,000 SF +/-

Lot 6
Lot Size: 4.47 Acres +/-
Building Size: 30,000 SF +/-

Lot 7
Lot Size: 3.45 Acres +/-
Building Size: 50,000 SF +/-

SWM
Device

Open
Space

Existing
Railroad

Main Street / HMN 601

Winding Creek Rd

Winding Creek Rd

Charleston Ridge Dr

Applegate Ct

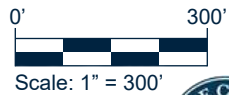
Salisbury Street

Duke Street

Eaton Dr.

Salisbury Street

Site Size: 80.34 Acres +/-
Total Lots: 8 Lots +/-
Total Building SF: 390,000 SF +/-



Plans shown are conceptual designs based on limited information. Actual site conditions may impact layout as shown. Additional studies recommended to verify existing conditions.

Opportunity Zone - Main St. & Eaton Rd. Site



Main St. & Eaton Rd.

Concept 2

Lot 1
Lot Size: 16.68 Acres +/-
Building Size: 180,000 SF +/-

Common Area
Lot Size: 13.49 Acres +/-

Lot 4
Lot Size: 17.96 Acres +/-
Building Size: 175,000 SF +/-

Lot 3
Lot Size: 15.49 Acres +/-
Building Size: 125,000 SF +/-

Lot 2
Lot Size: 10.47 Acres +/-
Building Size: 125,000 SF +/-

Lot 5
Lot Size: 7.54 Acres +/-
Building Size: 100,000 SF +/-

Site Size: 82.90 Acres +/-
Total Lots: 5 Lots +/-
Total Building SF: 705,000 SF +/-



Note: 3 Additional Properties To Be Acquired To Maximize Lot Size

Proposed Rail Connection

Transmissions Line Within Easement (Typ.)

30' Stream Buffer

Intermittent Stream Feature Per USGS

SWM Device

SWM Device

Existing Railroad

Main Street / HWY 100

Salisbury Street

Winding Creek Rd

Winding Creek Rd

Applegate Ct

Charleston Ridge Dr

Eaton Dr.



Plans shown are conceptual designs based on limited information. Actual site conditions may impact layout as shown. Additional studies recommended to verify existing conditions.

Opportunity Zone - Main St. & Eaton Rd. Site

