

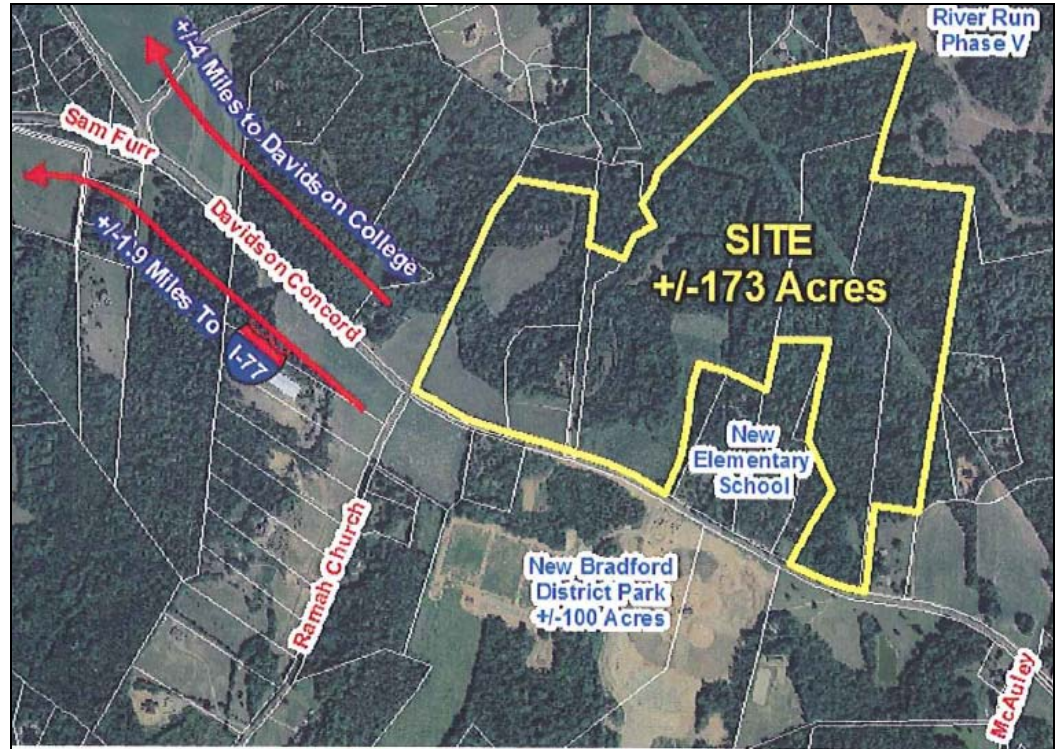


**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE SITES

Davidson East

NC Hwy. 73
Davidson, NC 28036



DETAILS

Size: ± 162 Acres
Location: Mecklenburg County
Inside City?: In Davidson ETJ
Utilities:
Water: CMU
Sewer: CMU
Gas: PSNC
Power: Duke Energy
Phone: MI-Connection

Transportation:

I-77: 5.0 miles
I-85: 7.8 miles
I-40: 30.6 miles
I-485: 11.8 miles
Hwy. 73: 0 miles
Airport: 25.2 miles
Rail: NA
Port:
Wilmington: 218 miles
Charleston: 227 miles

PRICING

Sale Price: \$6,000,000 for entire property

CONTACT INFORMATION

Jerry Broadway CEcD
Executive Director
Lake Norman Regional EDC
O: 704.992.2300
E: jbbroadway@lakenormanregion.com

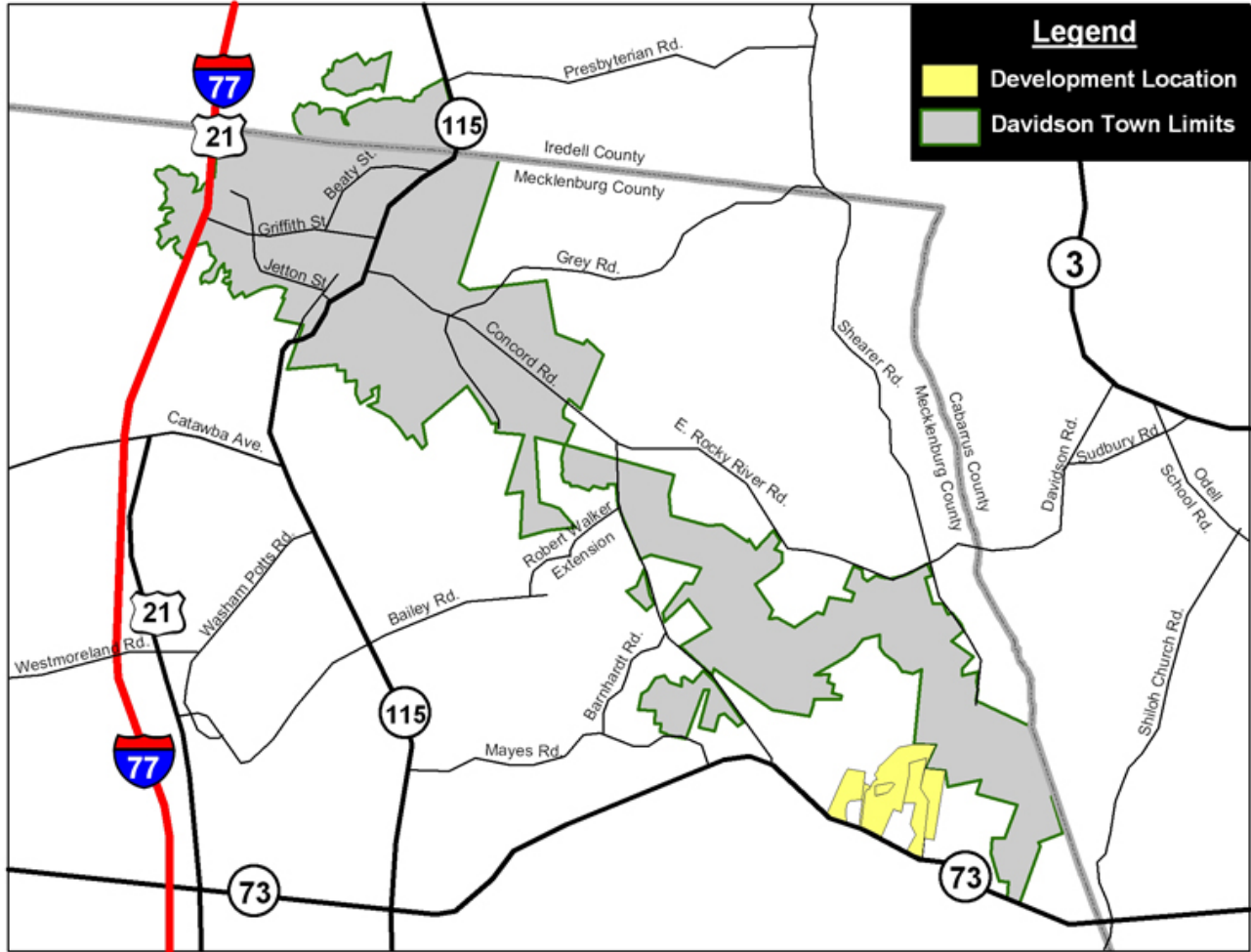
ADDITIONAL INFORMATION

- ❖ McCallum Sweeney Consulting site readiness plan completed with master plan, grading plan and visuals for light industrial business park – drawings conducted by O'Brien Atkins, project funded by Duke Energy
- ❖ Seller may subdivide property
- ❖ Utilities available
- ❖ All due diligence available to purchaser

LAKE NORMAN REGION
NORTH CAROLINA

LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION
HUNTERSVILLE BUSINESS PARK
13801 REESE BLVD. WEST, SUITE 200-A · HUNTERSVILLE, NC 28078
PHONE: 704-992-2300 · FAX: 704-992-2233

DAVIDSON EAST SITE LOCATION

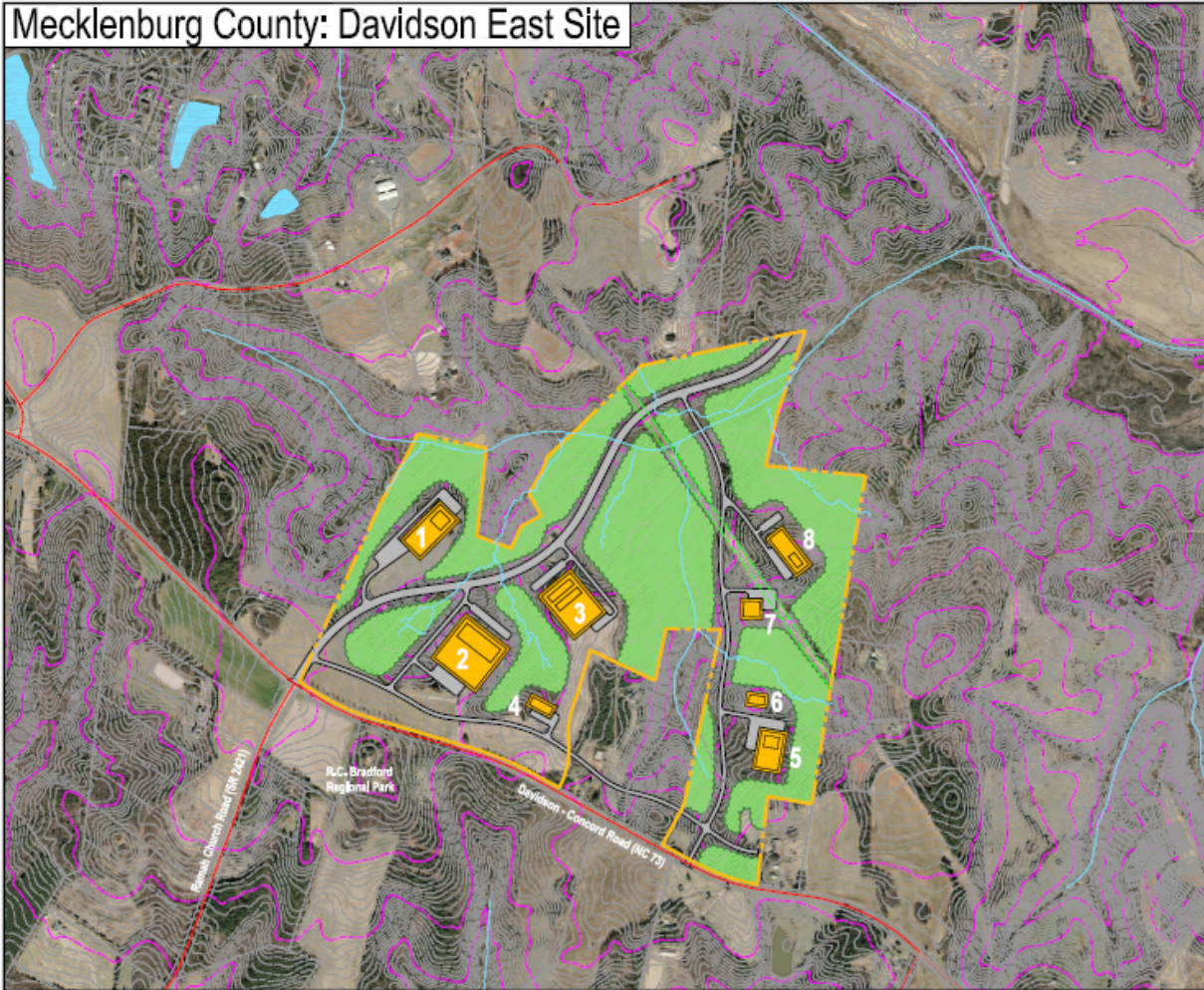


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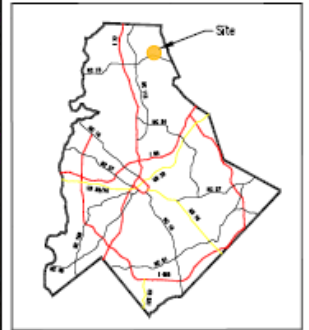
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DAVIDSON EAST CONCEPTUAL BUSINESS PARK PLAN

Mecklenburg County: Davidson East Site



Conceptual Master Plan



Map by Map - Mecklenburg County

- Legend
- Industrial User
 - Service / Lay Down Yard
 - Lake / Pond
 - Stream Centerline
 - Site Boundary

BUILDING #	APPROXIMATE BUILDING FOOTPRINT SQUARE FOOTAGE	APPROXIMATE SERVICE / LAYDOWN SQUARE FOOTAGE
1	80,000 SF	16,000 SF
2	160,000 SF	32,000 SF
3	120,000 SF	24,000 SF
4	20,000 SF	4,000 SF
5	80,000 SF	16,000 SF
6	15,000 SF	3,000 SF
7	22,000 SF	4,400 SF
8	52,000 SF	10,400 SF
TOTAL	530,000 SF	106,000 SF

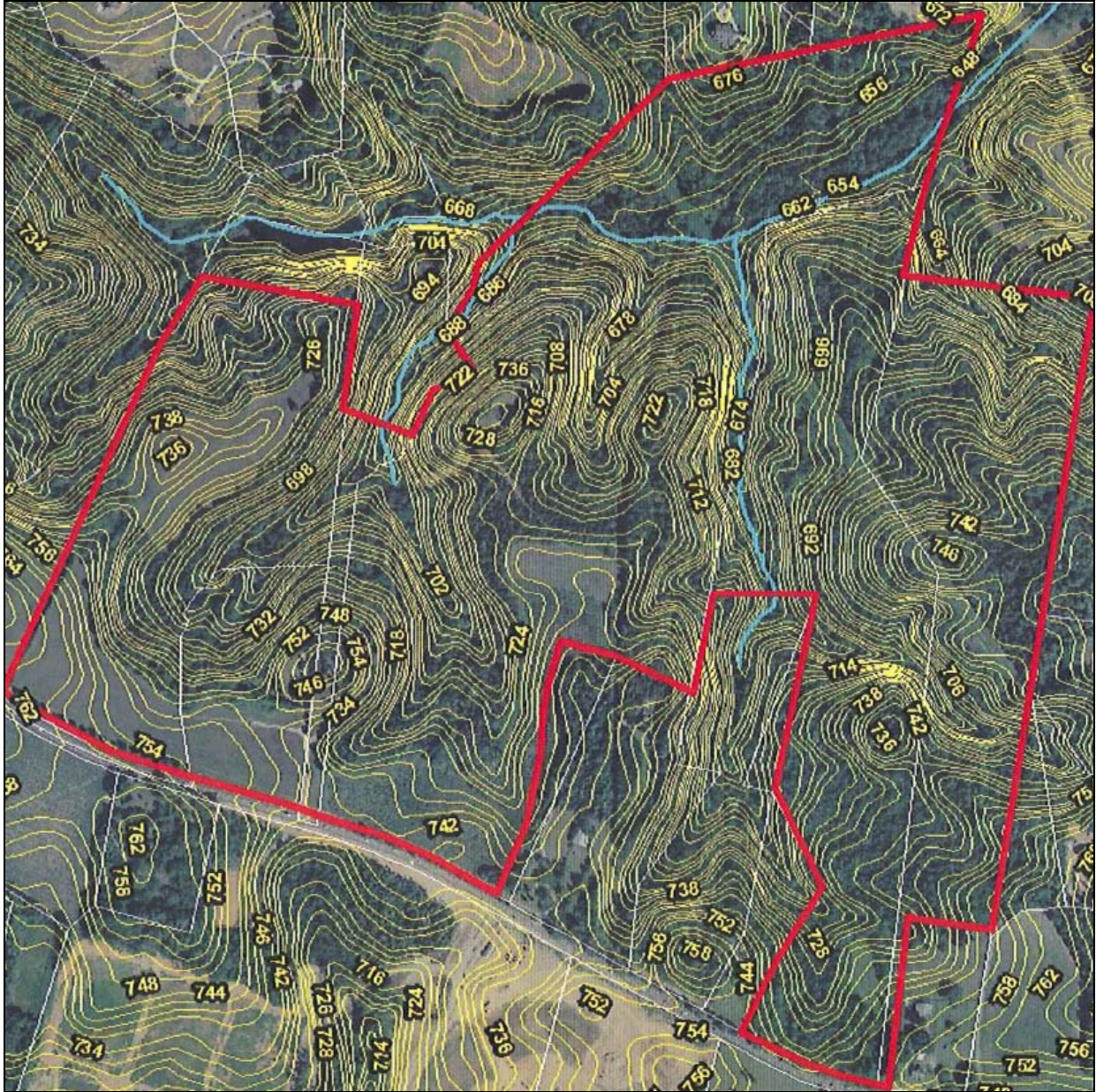


Duke Energy **O'BrienAtkins**
December 15, 2008

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DAVIDSON EAST TOPOGRAPHY



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