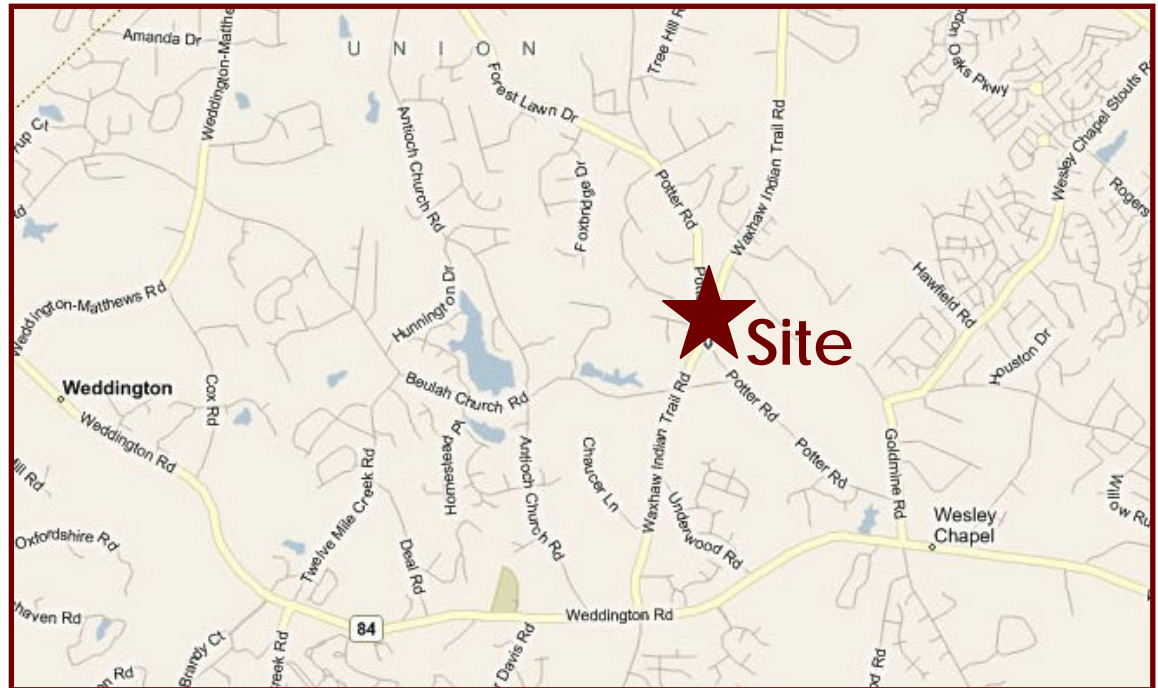


Listing Offering

South Side of Waxhaw Indian Trail/Potter Road Roundabout



\$249,500

Highlights

- Highly Visible Location
- 2.5 +/- Acres
- Access on Two Roads
- Located on South side of Roundabout



KATHRYN L. GARNER

KATHY GARNER, BROKER

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 kathy@kathygarner.com www.kathygarner.com

Property Summary

Details

ADDRESS:	South Side of Waxhaw Indian Trail Road and Potter Road		
PRICE:	\$249,500	MARKET:	Charlotte
PRICE/ACRE:	\$97,460	SUBMARKET:	Weddington
ACRES:	2.5 +/-	STREET FRONTAGE:	Yes
SHAPE:	Irregular	CORNER:	Yes
TOPOGRAPHY:	Flat	CROSS STREET:	Potter Rd
TAX PARCEL ID:	06042003A, 06042025C		
UTILITIES:	Yes		
EXISTING STRUCTURES:	No		

Property Information

INGRESS/EGRESS:	Waxhaw Indian Trail Road and Potter Road
BEST USE:	Special Use, Institutional, Church
ZONING:	R-3
AREA INFORMATION:	<p>Union County is located in the Southern Piedmont section of North Carolina, midway between the mountains and coast. State-of-the-art manufacturing facilities as well as poultry, grain, dairy, and beef cattle farms all contribute to the thriving industry in Union County. Together Tyson Foods and Pilgrim's Pride, both poultry growers and processing plants, employ over 1,500 people.</p>



KATHRYN L. GARNER

Property Summary

AREA INFORMATION:

Continued...

Union County is home to the second largest equine population in the state; Morgan horses are bred and trained at Apple Flat Farms, which occupies 73 acres in northern Union County.

Union County is the fastest growing county in North Carolina. The county's population has increased by 66 percent in the past 10 years, compared to 18 percent for the state as a whole. Nationwide, the county ranks as the 7th fastest growing.

PROPERTY INFORMATION:

Located on the south side of the Waxhaw Indian Trail/ Potter roads roundabout in Weddington, NC the property has two driveway cuts. One on Waxhaw Indian Trail Road and the other on Potter Road.

The two parcels are located in two different jurisdictions. The northern parcel in Weddington, the southern parcel in Union County.

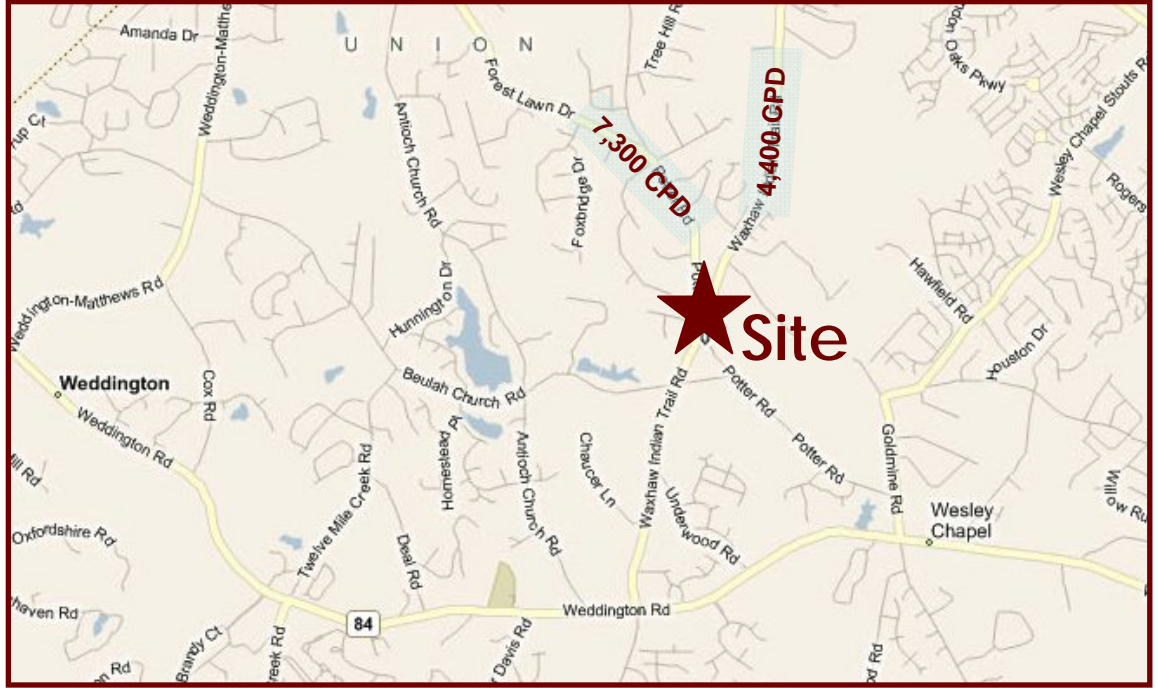
The Property will require rezoning and/or annexation for a higher and better use.

Please inquire regarding the Union County sewer moratorium.

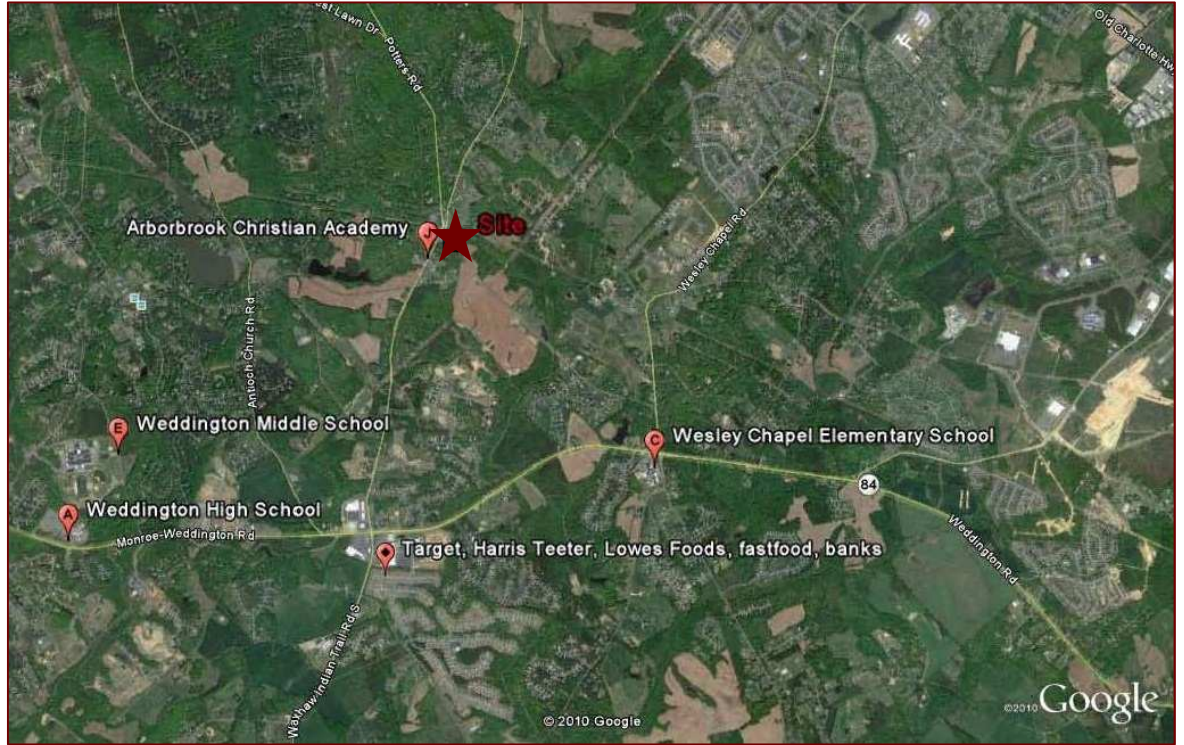


KATHRYN L. GARNER

Location Maps



Aerial Map





Executive Summary

Prepared by Kathryn Garner

Roundabout

Latitude: 35.022552

Longitude: -80.691597

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	1,793	28,133	66,885
Male Population	50.3%	49.8%	49.6%
Female Population	49.7%	50.2%	50.4%
Median Age	38.3	35.3	35.9
2010 Income			
Median HH Income	\$82,465	\$76,752	\$76,216
Per Capita Income	\$33,944	\$30,255	\$31,095
Average HH Income	\$101,712	\$88,967	\$90,100
2010 Households			
Total Households	604	9,473	22,991
Average Household Size	2.97	2.97	2.91
2010 Housing			
Owner Occupied Housing Units	87.7%	82.7%	82.9%
Renter Occupied Housing Units	9.9%	11.6%	11.5%
Vacant Housing Units	2.4%	5.7%	5.6%
Population			
1990 Population	884	6,793	16,710
2000 Population	1,308	11,749	31,708
2010 Population	1,793	28,133	66,885
2015 Population	2,247	36,273	84,599
1990-2000 Annual Rate	4%	5.63%	6.62%
2000-2010 Annual Rate	3.12%	8.89%	7.55%
2010-2015 Annual Rate	4.62%	5.21%	4.81%

In the identified market area, the current year population is 66,885. In 2000, the Census count in the market area was 31,708. The rate of change since 2000 was 7.55 percent annually. The five-year projection for the population in the market area is 84,599, representing a change of 4.81 percent annually from 2010 to 2015. Currently, the population is 49.6 percent male and 50.4 percent female.

Households			
1990 Households	284	2,246	5,667
2000 Households	438	3,908	10,905
2010 Households	604	9,473	22,991
2015 Households	759	12,226	29,118
1990-2000 Annual Rate	4.43%	5.7%	6.76%
2000-2010 Annual Rate	3.18%	9.02%	7.55%
2010-2015 Annual Rate	4.67%	5.23%	4.84%

The household count in this market area has changed from 10,905 in 2000 to 22,991 in the current year, a change of 7.55 percent annually. The five-year projection of households is 29,118, a change of 4.84 percent annually from the current year total. Average household size is currently 2.91, compared to 2.90 in the year 2000. The number of families in the current year is 18,755 in the market area.

Housing

Currently, 82.9 percent of the 24,351 housing units in the market area are owner occupied; 11.5 percent, renter occupied; and 5.6 percent are vacant. In 2000, there were 11,435 housing units - 86.5 percent owner occupied, 8.9 percent renter occupied and 4.6 percent vacant. The rate of change in housing units since 2000 is 7.65 percent. Median home value in the market area is \$193,902, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.11 percent annually to \$226,003. From 2000 to the current year, median home value changed by 2.05 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



Roundabout

Latitude: 35.022552

Longitude: -80.691597

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$47,159	\$42,813	\$41,255
2000 Median HH Income	\$73,361	\$64,567	\$62,751
2010 Median HH Income	\$82,465	\$76,752	\$76,216
2015 Median HH Income	\$90,612	\$83,604	\$82,414
1990-2000 Annual Rate	4.52%	4.19%	4.28%
2000-2010 Annual Rate	1.15%	1.7%	1.91%
2010-2015 Annual Rate	1.9%	1.72%	1.58%
Per Capita Income			
1990 Per Capita Income	\$18,093	\$16,813	\$16,484
2000 Per Capita Income	\$30,733	\$27,681	\$27,680
2010 Per Capita Income	\$33,944	\$30,255	\$31,095
2015 Per Capita Income	\$36,472	\$32,708	\$33,553
1990-2000 Annual Rate	5.44%	5.11%	5.32%
2000-2010 Annual Rate	0.97%	0.87%	1.14%
2010-2015 Annual Rate	1.45%	1.57%	1.53%
Average Household Income			
1990 Average Household Income	\$54,850	\$50,491	\$48,646
2000 Average Household Income	\$91,260	\$82,049	\$80,043
2010 Average HH Income	\$101,712	\$88,967	\$90,100
2015 Average HH Income	\$108,660	\$96,097	\$97,076
1990-2000 Annual Rate	5.22%	4.98%	5.11%
2000-2010 Annual Rate	1.06%	0.79%	1.16%
2010-2015 Annual Rate	1.33%	1.55%	1.5%

Households by Income

Current median household income is \$76,216 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$82,414 in five years. In 2000, median household income was \$62,751, compared to \$41,255 in 1990.

Current average household income is \$90,100 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$97,076 in five years. In 2000, average household income was \$80,043, compared to \$48,646 in 1990.

Current per capita income is \$31,095 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$33,553 in five years. In 2000, the per capita income was \$27,680, compared to \$16,484 in 1990.

Population by Employment

Total Businesses	29	385	2,139
Total Employees	188	3,345	20,203

Currently, 90.0 percent of the civilian labor force in the identified market area is employed and 10.0 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.9 percent of the civilian labor force, and unemployment will be 8.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 75.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 66.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 20.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 87.1 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 30.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 8.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 25.5 percent were high school graduates only (29.6 percent in the U.S.)
- 9.8 percent had completed an Associate degree (7.7 percent in the U.S.)
- 23.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 10.1 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



Lifestyle Report

Ranked by Households

Prepared by Kathryn Garner

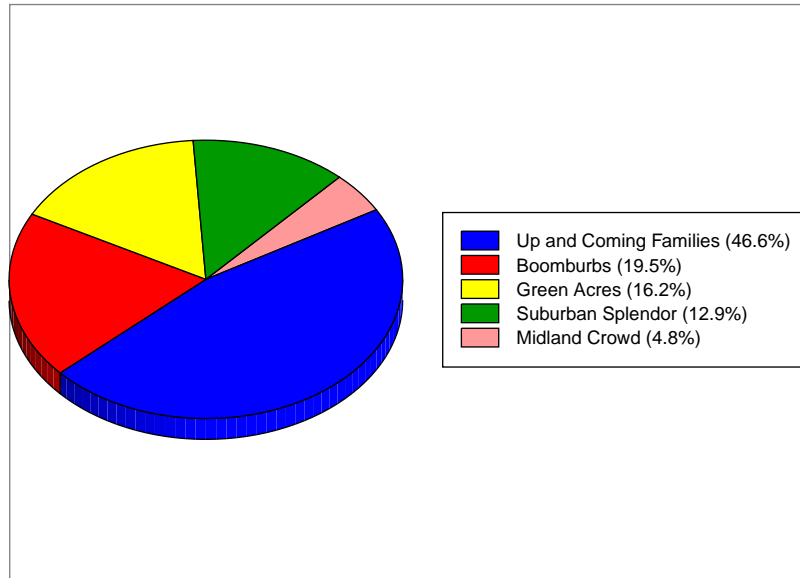
Roundabout

Latitude: 35.022552

Ring: 3 miles radius

Longitude: -80.691597

Top Tapestry Segments



Percent of Households by Tapestry Segment

Top Tapestry Segments:

Up and Coming Families

Up and Coming Families represents the second highest household growth market and, with a median age of 31.9 years, is the youngest of Community Tapestry's affluent family markets. The profile for these neighborhoods is young, affluent families with young children. Approximately half of the households are concentrated in the South, with another half in the West and Midwest. Neighborhoods are located in suburban outskirts of mid-sized metropolitan areas. The homes are newer, with a median value of \$213,306. Because family and home priorities dictate their consumer purchases, they frequently shop for baby and children's products and household furniture. Leisure activities include playing softball, going to the zoo, and visiting theme parks (generally SeaWorld or Disney World). Residents enjoy watching science fiction, comedy, and family-type movies on DVD.

Boomburbs

The newest additions to the suburbs, Boomburbs communities are home to younger families who live a busy, upscale lifestyle. The median age is 33.7 years. This market has the highest population growth at 5.3 percent annually more than four and one-half times the national figure. The median home value is \$334,829, and most households have two earners and two vehicles. This is the top market for households to own projection TVs, MP3 players, scanners, and laser printers as well as owning or leasing full-sized SUVs. It is the second-ranked market for owning flat-screen or plasma TVs, video game systems, and digital camcorders as well as owning or leasing minivans. Family vacations are a top priority. Popular vacation destinations are Disney World and Universal Studios, Florida. For exercise, residents play tennis and golf, ski, and jog.



Lifestyle Report

Ranked by Households

Prepared by Kathryn Garner

Roundabout

Latitude: 35.022552

Longitude: -80.691597

Ring: 3 miles radius

Source: ESRI

Green Acres

A 'little bit country', Green Acres residents live in pastoral settings of developing suburban fringe areas, mainly in the Midwest and South. The median age is 40.7 years. Married couples with and without children comprise most of the households, which are primarily in single-family dwellings. This upscale market has a median household income of \$65,074 and a median home value of \$197,519. These do-it-yourselfers maintain and remodel their homes, painting, installing carpet, or adding a deck, and own all the necessary tools to accomplish these tasks. They also take care of their lawn and gardens, again, with the right tools. Vehicles of choice are motorcycles and full-sized pickup trucks. For exercise, residents ride their bikes and go water skiing, canoeing, and kayaking. Other activities include bird-watching, power boating, target shooting, hunting, and attending auto races.

Suburban Splendor

These successful suburbanites are the epitome of upward mobility, just a couple of rungs below the top, situated in growing neighborhoods of affluent homes with a median value of \$442,916. Most households are composed of two-income, married-couple families with or without children. The population is well educated and well employed, with a median age of 41.5 years. Home improvement and remodeling are a main focus of Suburban Splendor residents. Their homes feature the latest amenities and reflect the latest in home design. Residents travel extensively in the United States and overseas for business and pleasure. Leisure activities include physical fitness, reading, visiting museums, or attending the theater. This market is proactive in tracking investments, financial planning, and holding life insurance policies.

Midland Crowd

Approximately 11.9 million people represent Midland Crowd, Community Tapestry's largest market. The median age of 37 is similar to the US Median. Most households are composed of married-couple families, half with children and half without. The median household income is \$50,462. Housing developments are generally in rural areas throughout the United States (more village or town than farm), mainly in the South. Home ownership is at 83 percent. Two-thirds of households are single-family structures; 28 percent are mobile homes. This is a somewhat conservative market politically. These do-it-yourselfers take pride in their homes, lawns, and vehicles. Hunting, fishing, and woodworking are favorite pursuits. Pet ownership, especially birds or dogs, is common. Many households have a satellite dish, and TV viewing includes various news programs as well as shows on CMT and Outdoor Life Network.

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cplate@monroenc.org



Total Population, 2010	207,572
Total Households, 2010	72,255
Median Age, 2010	35.6
Projected Population, 2015	252,007

Educational Attainment, 2010

Population 25 and Older	132,277
High School Diploma	30.7%
Some College	21.0%
Associate's Degree	9.4%
Bachelor's Degree	17.8%
Graduate or Professional Degree	7.3%
2010 SAT score, county average	1,528
2010 SAT score, state average	1,485

Income, 2010

Median Household Income	\$66,043
Per Capita Income	\$26,642

Employment by Industry, 2010

Agriculture, Mining	1.3%
Construction	12.1%
FIRE	8.0%
Manufacturing	11.9%
Public Administration	3.2%
Retail Trade	12.9%
Wholesale Trade	5.2%
Services	39.2%
Transportation, Utilities	4.1%
Total Employment, 16+	80,709

Labor Force, 2009

Labor Force	92,831
Unemployment Rate	10.3%

Source: ESRI 2010, NC Dept of Public Education, NC ESC

Union County is located in the Southern Piedmont section of North Carolina, midway between the mountains and coast. State-of-the-art manufacturing facilities as well as poultry, grain, dairy, and beef cattle farms all contribute to the thriving industry in Union County. Together Tyson Foods and Pilgrim's Pride, both poultry growers and processing plants, employ over 1,500 people. Union County is home to the second largest equine population in the state; Morgan horses are bred and trained at Apple Flat Farms, which occupies 73 acres in northern Union County.

Union County is the fastest growing county in North Carolina. The county's population has increased by 66 percent in the past 10 years, compared to 18 percent for the state as a whole. Nationwide, the county ranks as the 7th fastest growing. Monroe, the county's largest city, increased its population by 30 percent since 2000.



According to the last U.S. Census in 2000, approximately 41 percent of Union County residents commute to Mecklenburg County daily. Billed as "Charlotte's best neighborhood," the city of Monroe has evolved into far more than just a bedroom community for Charlotte.

A highly diversified industrial base has helped Union County weather fluctuations that inevitably arise during cyclical ups and downs. And a skilled workforce helps industry meet the changing needs. Today, Monroe is home to over 100 medium to large manufacturing and distribution companies. Global giants such as Goodrich, ATI Allvac, Greiner Bio-One, Tyson Foods, TYCO/Scott Health and Safety, Cyril Bath and BonaKemi USA have substantial operations in Union County.

Union County also has strong international ties. Local developers visit the home office of these multinational companies as often as possible. Turbomeca Manufacturing Inc., a French-owned firm, recently located an advanced aerospace manufacturing facility in Monroe after an extensive search for a North American location. The company is currently investing \$46 million in a 120,000-square-foot plant.



Additionally, ATI Allvac has completed a \$210 million expansion to its existing facility; the largest expansion investment in Monroe's history, adding 125 new jobs.

MAJOR EMPLOYERS (non government/retail)

Company	Major Product	Employees
Tyson Farms Inc	Food Processing	1,400
ATI Allvac	Metal Refining	1,100
Pilgrims Pride Corporation	Manufacturing	500-999
Charlotte Pipe and Foundry	Pipes and Fittings	500-999
McGee Brothers Co Inc	Construction services	250-499



Announced Jobs & Investments

Jobs announced, 2008	4
Total investment announced, 2008	\$10,000,000

Accessibility

Nearest Major City	Charlotte
Distance to Nearest Major City	26 miles
Nearest Commercial Airport	CLT
Runway Length	10,000 ft
Distance to Nearest Airport	17 miles
Nearest Interstate	I-85
Distance to Nearest Interstate	206 miles
Nearest Deepwater Port	Port of Charleston
Distance to Nearest Deepwater Port	226 miles
Foreign Trade Zone Accessibility	Yes
Population within 50 mile radius, 2009	2,289,894

Development Capacity

Wastewater Treatment Capacity Available	Yes
Natural Gas Available	Yes

Taxes, Sales & Service

Property Taxes/\$100 value (10-11)	\$0.6650
Taxable Retail Sales (Mil\$, 2008)	\$1,208
Number of Physicians, 2007	138
Physicians per 10,000 population, 2007	8
RN per 10,000 population, 2007	44
Dentists per 10,000 population, 2007	N.A.

Sources: County data and NC Department of Revenue

Average Weekly Wage 2009

Agriculture, Forestry, Fishing	\$662
Utilities	\$1,232
Construction	\$747
Manufacturing	\$778
Wholesale Trade	\$966
Retail Trade	\$461
Transportation & Warehousing	\$737
Information	\$639
Finance & Insurance	\$906
Real Estate & Rental & Leasing	\$604
Professional & Technical Services	\$955
Management of Companies & Enterprises	\$970
Administrative & Waste Services	\$535
Educational Services	\$654
Health Care & Social Assistance	\$636
Arts, Entertainment and Recreation	\$393
Accommodation & Food Services	\$231
Public Administration	\$730
Average Weekly Wage	\$663

Unemployment Insurance

New Employers (per \$100)	1.2%
Deficit Employers (max rate)	6.84%
Minimum Tax Rate	0.0%
Taxable Base	\$19,700

Inventory Tax

Finished Goods	none
Raw Materials	none
Goods in Process	none
Mat'l consumed in Mfg.	none

Sales Tax, General

State	5.75%
Local	2.0%

Sales Tax, Special Provisions

Electricity (farms and manufacturing exempt)	3.0%
Natural Gas	% of receipts
Manufacturing Fuels	none
Manufacturing Equipment	none
Telecomm Service: Intrastate (state + county)	8%

Education

Public Schools	53
Private Schools	9
School Districts	1
Colleges & Universities	2