



CASH CORPORATE CENTER

OVERVIEW



CASH CORPORATE CENTER

Trinity Partners is pleased to offer this 120-acre NC Certified Site located in Apex, North Carolina (a suburb of Raleigh). Zoned for Light Industry, the Cash Corporate Center site is the largest developable industrial site in Apex/Wake County and is uniquely positioned between US-1 and NC-540, just south of the existing Pinnacle Business Park. Water, sewer, and electrical services are provided to the site by the Town of Apex.

> INVESTMENT HIGHLIGHTS

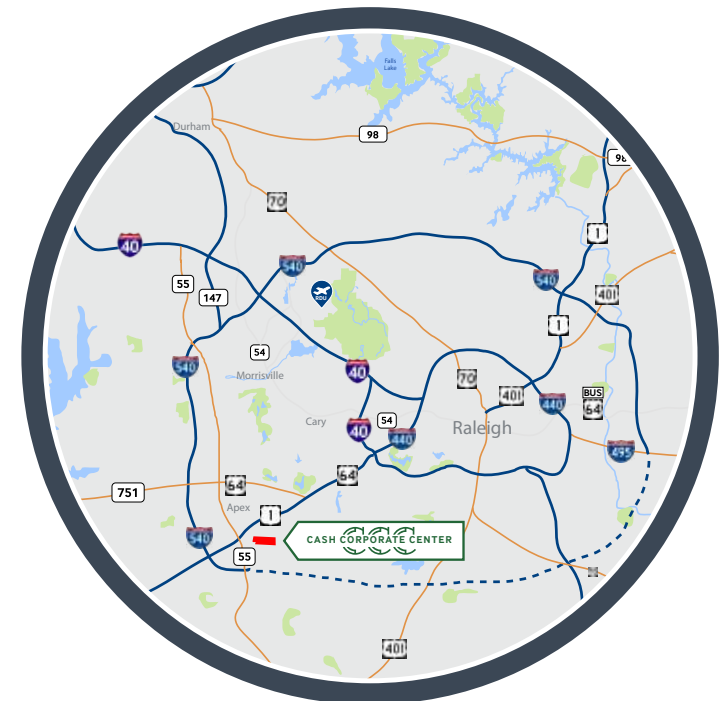
LOCATION	2100 Production Drive Apex, NC 27539
SIZE	121.3 acres
PIN	0751-13-7742
ZONING	Light Industrial - Conditional Zoning
PRICING	\$5,500,000*

**Asking price is nearly \$2.4 million under appraised value*

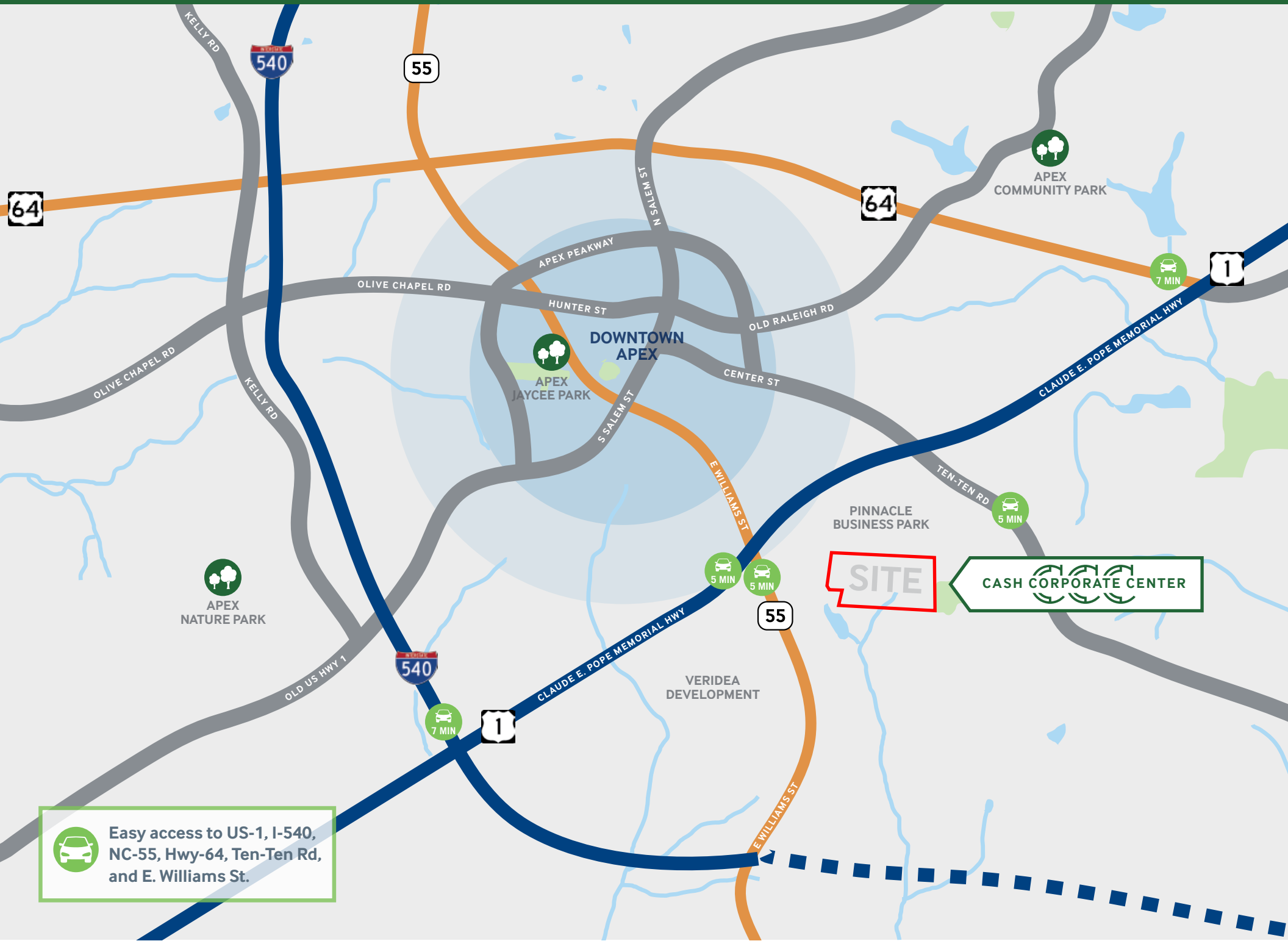



TRAFFIC COUNTS

E. Williams St	49K
US-1	46K
TEN-TEN RD	36K
NC-55	26K



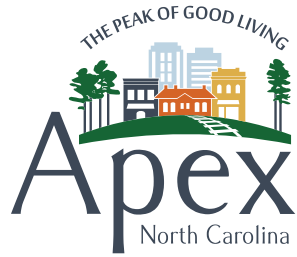
CONNECTIVITY



 Easy access to US-1, I-540, NC-55, Hwy-64, Ten-Ten Rd, and E. Williams St.

APEX MARKET OVERVIEW

> TOWN OF APEX AT A GLANCE



Annual Population Growth in 2017



Population Estimate as of 8/31/2018



Average Household Income



Population (25+) have Bachelor's Degree or Higher



Median Age

The Town of Apex, North Carolina is perfectly positioned in the Research Triangle area and has a well-deserved reputation for being the best place to live in the United States. Not only is Apex a great place to live and raise a family, it is an outstanding business location. Companies benefit from the access to a highly educated workforce, and the dynamic local and regional economy.

Downtown Apex offers one-of-a-kind specialty shops, inviting restaurants, and a variety of services. Downtown Apex is not merely a destination but serves as the heart of this expanding and thriving community. Successful efforts by the Town of Apex have revitalized this jewel of the community, which boasts one of the best examples of intact historic structure restorations in Wake County. This small but vibrant section furthers the Town's reputation as "The Peak of Good Living."

> APEX TOP 10 EMPLOYERS

01 Wake County Public School System	02 Dell Technologies	03 Apex Tool Group	04 Town of Apex
05 ATI Industrial Automation	06 Super Target	07 CostCo	08 Bland Landscaping
09 Tipper Tie	10 Polyzen INC.		



TRIANGLE MARKET OVERVIEW

> RALEIGH-DURHAM-CHAPEL HILL CSA AT A GLANCE (2016)

2016 POPULATION	2,156,253
2019 EST. POPULATION	2,234,655
2014-2019 ANNUAL GROWTH RATE	1.81%
MEDIAN AGE	36.7
HOUSEHOLDS	798,790
MEDIAN ANNUAL HOUSEHOLD INCOME	\$63,238
UNIVERSITIES/COLLEGES	16

*Source: United States Census Bureau, ESRI STDB Survey



“The improvement in construction employment follows rebounds in the residential and office markets,” reads Dr. Michael L. Walden’s forecast in the Chamber’s annual report. “The addition of manufacturing jobs will be related to growth in the area’s strong technological, pharmaceutical and instruments industries.” Walden’s report cites the area’s “core economy (being) built for the 21st century on higher education, technology and innovation.” Those are industries and disciplines that will always be needed regardless of economic fluctuations.

No city or region is recession-proof, but Raleigh weathered better than most, and the recovery has been robust. New jobs have been announced in the region by major companies such as MetLife, Citrix, Conduent Incorporated, Corning, Credit Suisse, Infosys, Syneos Health, and Trilliant. Some were corporate expansions; others were new employers establishing a presence here. In 2016, every major industry category added workers, reflecting a 2.6% gain.

The area’s stable employment base means unemployment numbers are typically lower than the national average. As the overall economy has improved since the recession, the Raleigh unemployment rate has lowered from 4.1 percent (as of Dec. 2014) to 3.6 percent (Sept. 2017) within the past three years. The Raleigh area ranks in the top 25 percent of major markets for lowest unemployment.

Coincident with employment growth in the area, the region’s population has swelled as individuals gravitate to where jobs are located. Wake County has grown at more than twice the rate of the state and nation since 2012:

Wake County: 2.1%

North Carolina: 1%

United States: 0.7%

**Top
10**

Raleigh in **Top 10 Best Cities in America to Live**, by *24/7 Wall St.* (November 2017)

No.2

Raleigh is **#2 Most Educated City in the Country**, by *Forbes* (October 2017)

**Top
5**

Raleigh in the **Top 5 Cities for Jobs in the U.S.**, by *Glassdoor* (September 2017)

No.1

Raleigh is **1 out of 10 Best Cities for Startups You’ll Want to Be Based In**, by *Hubstaff* (August 2017)

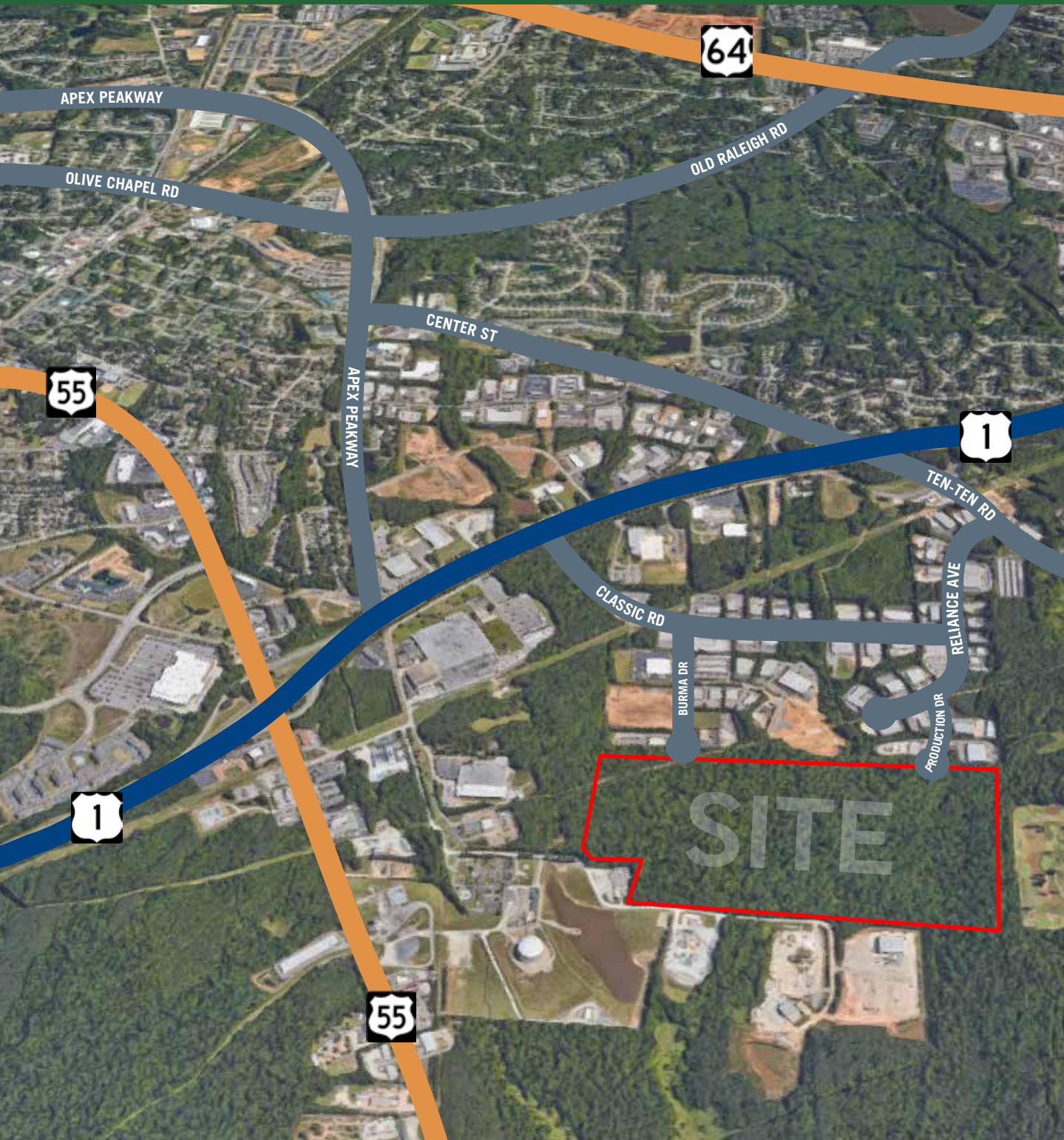
No.14

Raleigh is **#14 Fastest Growing Metro in U.S.** by *U.S. Census Bureau*, (March 2017)

No.4

Raleigh-Durham is **#4 Best Cities to Find a Job**, by *Fortune Magazine* (September 2017)

POTENTIAL USES

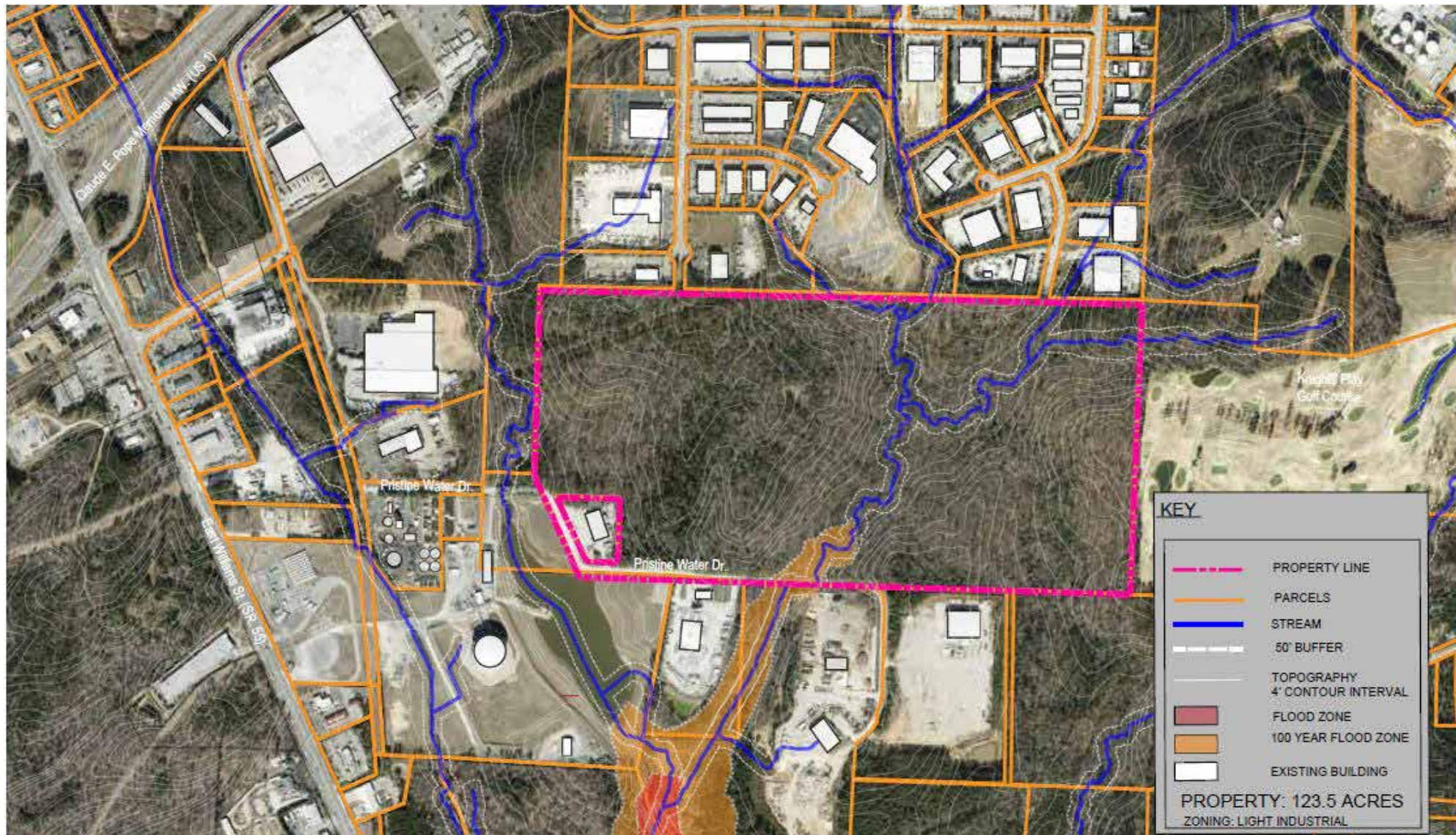


> POTENTIAL USES*

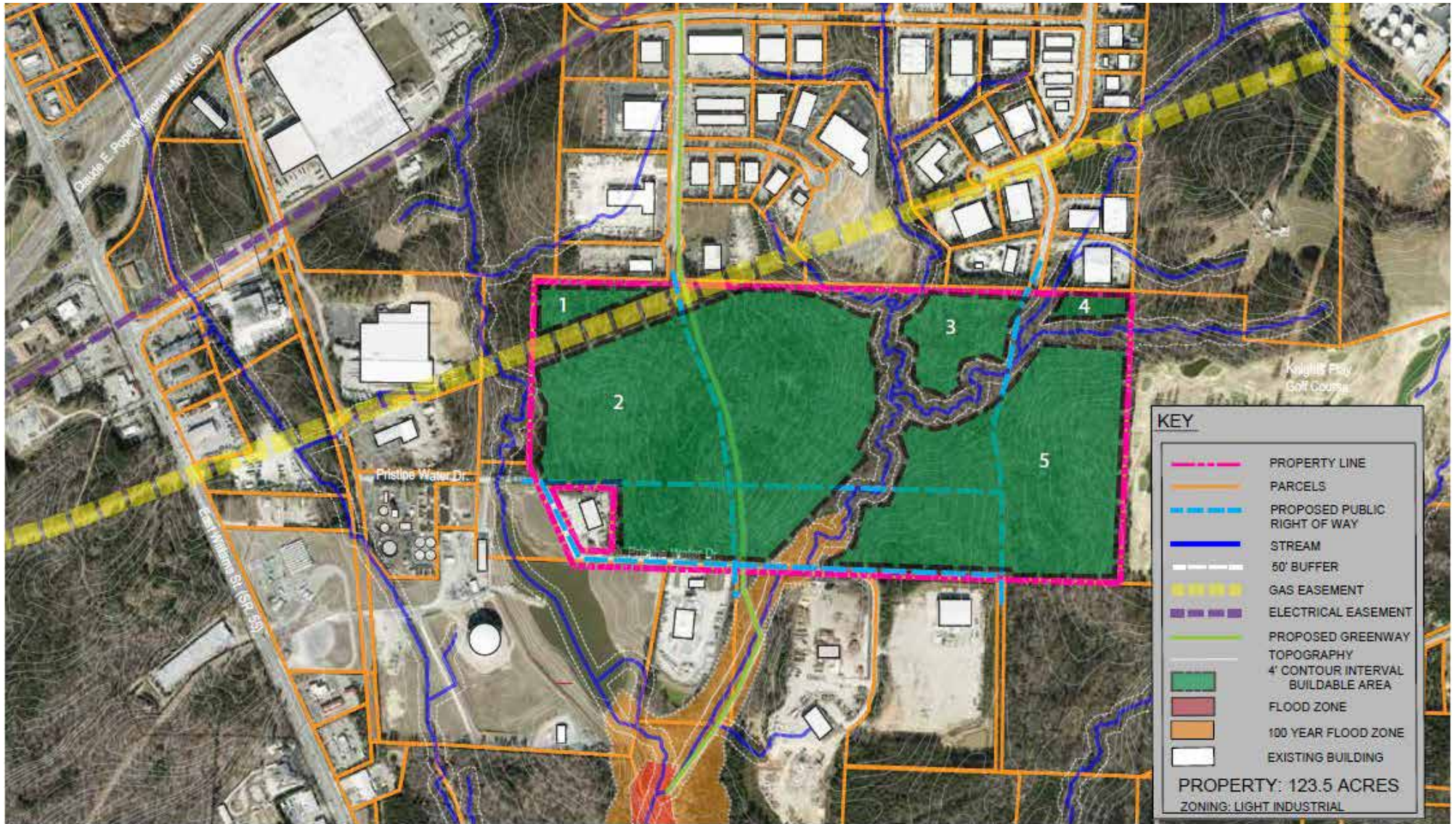
- Security or Caretaker quarters
- Government Service
- Heliport or Helipad
- Transportation Facility
- Utility, minor
- Regional Recreation complex
- Broadcasting Station (radio and television)
- Radio and television recording studio
- Medical or dental office or clinic
- Medical or dental laboratory
- Office, business or professional
- Pilot plant
- Research facility
- Laboratory, industrial research
- Machine or welding shop
- Woodworking or cabinetmaking
- Wholesaling, general
- Brewery
- Distillery
- Dry cleaning and dyeing plant
- Laundry plant
- Manufacturing and processing
- Microbrewery
- Microdistillery

**subject to change per the re-zoning process*

EXISTING CONDITIONS



BUILDABLE AREA



OBA APEX-CASH CORPORATE SITE
O'BRIEN ATKINS Wake County, NC 7/31/18

BUILDABLE AREA	TOTAL BUILDABLE ACRES: 101
1: 4 ACRES	
2: 53 ACRES	
3: 6 ACRES	
4: 2 ACRES	
5: 36 ACRES	

BUILDABLE AREA

SITE CONCEPT PLAN - SCHEME A



APEX-CASH CORPORATE SITE
Wake County, NC 7/26/2018

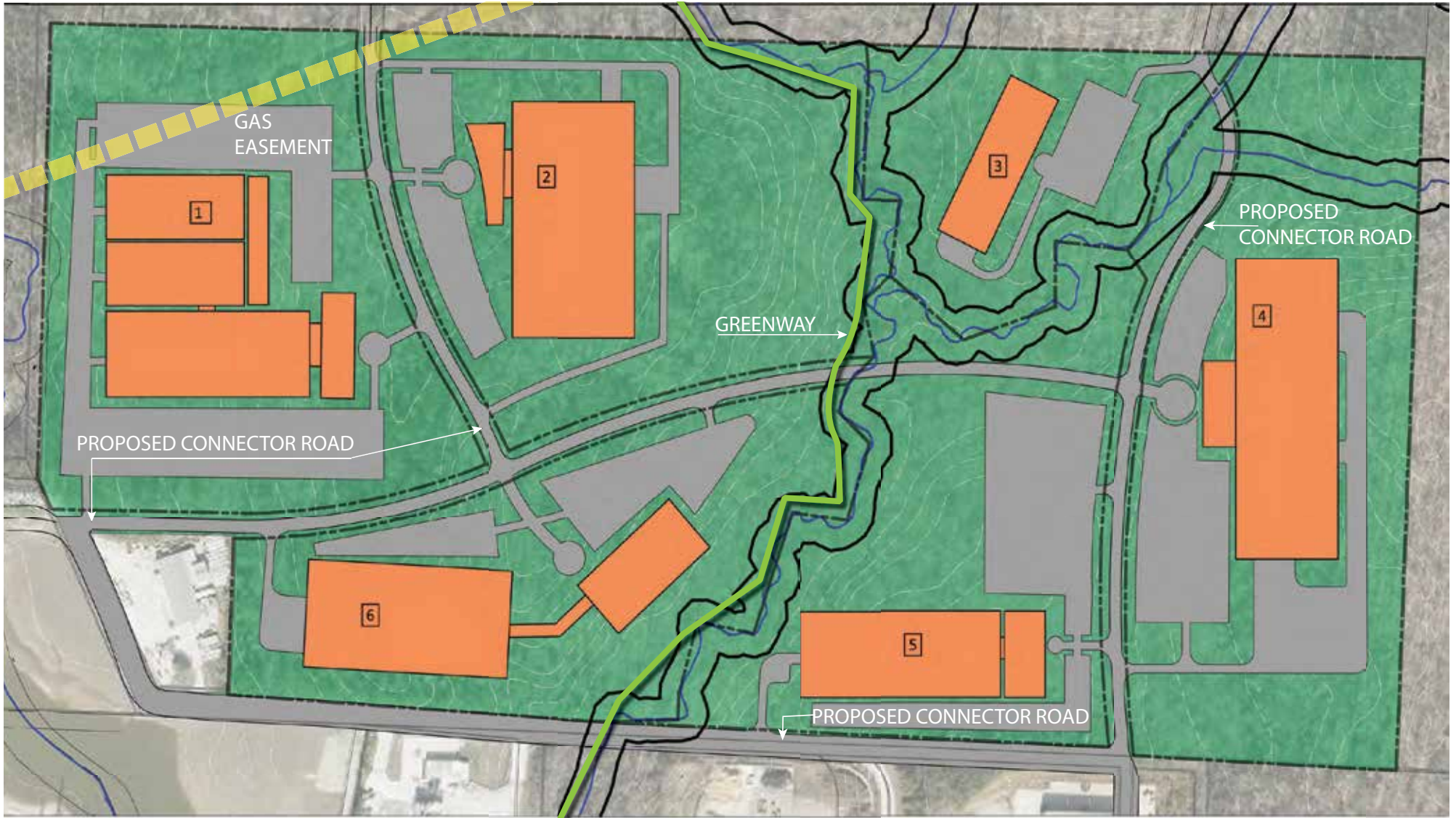
CONCEPT PLAN SCHEME A

TRACT	ACREAGE	APPROX. BUILDING SF	TRACT	ACREAGE	APPROX. BUILDING SF
1	10	57,000	6	10	124,000
2	10	100,000	7	18	118,000
3	11	80,000	8	9.5	45,000
4	9	52,000	9	7	60,000
5	12	85,000	10	12	130,000



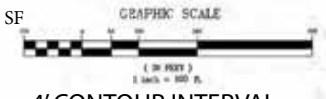
4' CONTOUR INTERVAL

SITE CONCEPT PLAN - SCHEME B




APEX-CASH CORPORATE SITE
 Wake County, NC 7/26/2018
CONCEPT PLAN SCHEME B

TRACT	ACREAGE	APPROX. BUILDING SF	TRACT	ACREAGE	APPROX. BUILDING SF
1	22	237,000	4	23	191,000
2	21	180,000	5	18	118,000
3	9	52,000	6	17	170,000

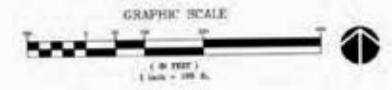


SITE CONCEPT PLAN - SCHEME C




O'BRIEN ATKINS
APEX-CASH CORPORATE SITE
 Wake County, NC 7/26/2018
CONCEPT PLAN SCHEME C

TRACT	ACREAGE	APPROX. BUILDING SF	EXPANSION SIZE	TOTAL
1	57	300,000	40,000	340,000
2	9	52,000	N/A	52,000
3	43	260,000	50,000	310,000



4' CONTOUR INTERVAL

contact

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PARTNERS

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