

An aerial photograph of a commercial area with a specific site highlighted by an orange outline. The site is labeled "SITE ± 20 ACRES". Surrounding roads include Barkdale Ln, Oswalt/Amity Rd, South Main St, Houston Rd, and Charlotte Hwy. Interstate 77 is also visible. The area contains various commercial buildings, parking lots, and green spaces.

SITE
± 20
ACRES

TROUTMAN COMMONS
±20 ACRES

PRESENTED BY:
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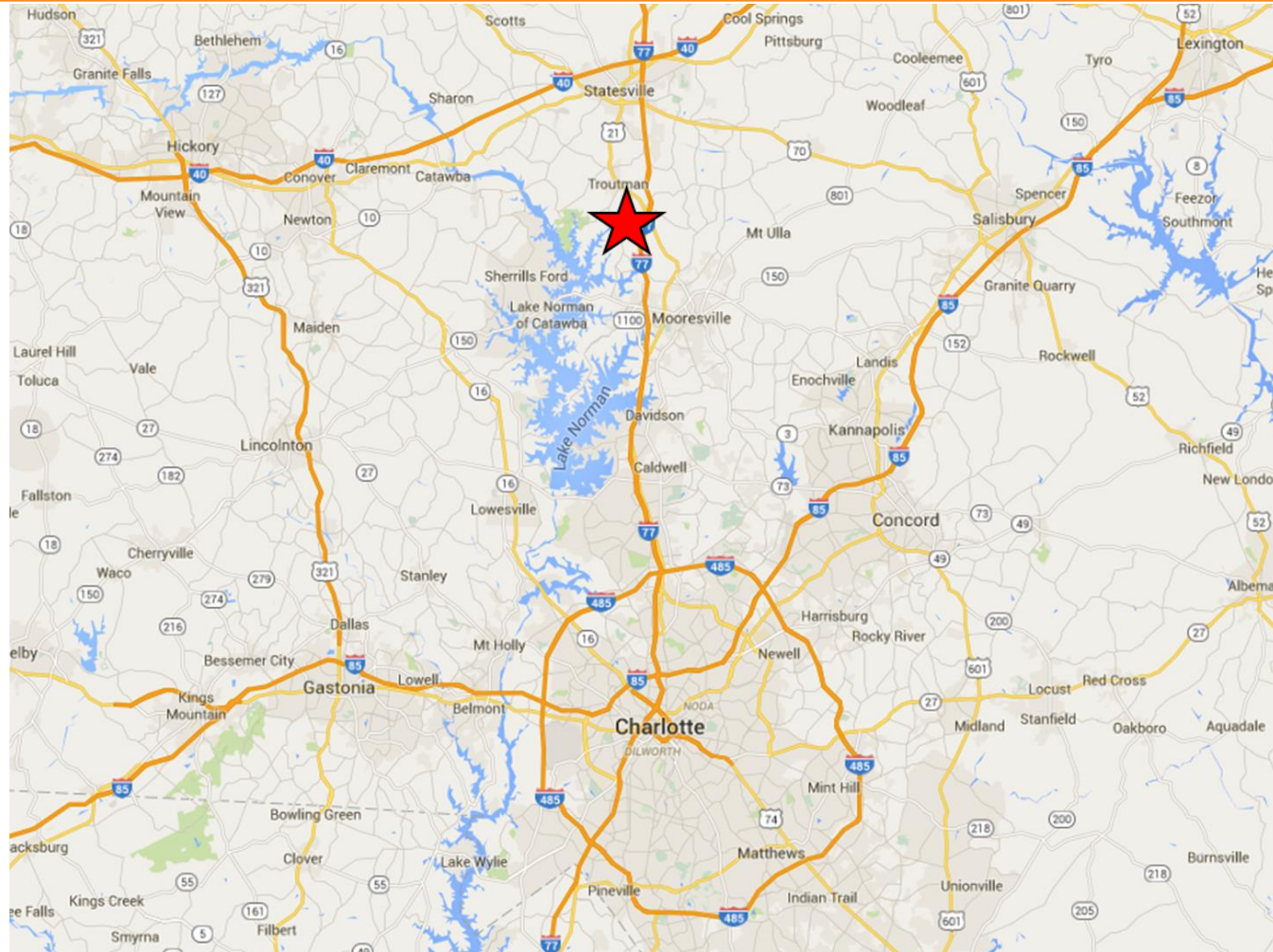
EXECUTIVE SUMMARY

Troutman, North Carolina is located on the north end of Lake Norman in Iredell County along Interstate 77 approximately five (5) miles south of the City of Statesville, the Iredell County seat, and 30 miles north of Charlotte. Because of its close proximity to large urban areas, residents of Troutman are able to enjoy small town living, and still take advantage of nearby Charlotte, which features the NFL Carolina Panthers, an NBA expansion team, NASCAR racing, and many cultural events. Home to more than 2,500 residents and nestled in the Carolina Piedmont, Troutman embraces the quintessential small town spirit that gives it such distinct charm. Troutman residents, with a median age of 38, bring a youthful, progressive energy to the town and enjoy easy access to a multitude of jobs and entertainment opportunities through Troutman's proximity to Charlotte, Greensboro, Hickory, and Winston-Salem. Since 2000, Troutman's population has grown over 20 percent.

The Troutman Commons site is located at the northeast intersection of South Main Street (US-21) and Ostwalt Amity Road and offers the following:

- ±20 acres favorably shaped;
- Zoned General Business (CD) with all utilities available;
- More than 900 feet of frontage on S. Main Street (US 21);
- Located on the "going-home" side of South Main Street (US-21);
- Traffic counts at the intersection in excess of 20,000 AADT, making it the most conveniently-located grocer site for commuters;
- Over 2,900 new single-family units approved or planned within three miles of the site; and
- Today, just one grocer services this trade area, a Food Lion approximately three miles north of the subject site.

LOCATION MAP

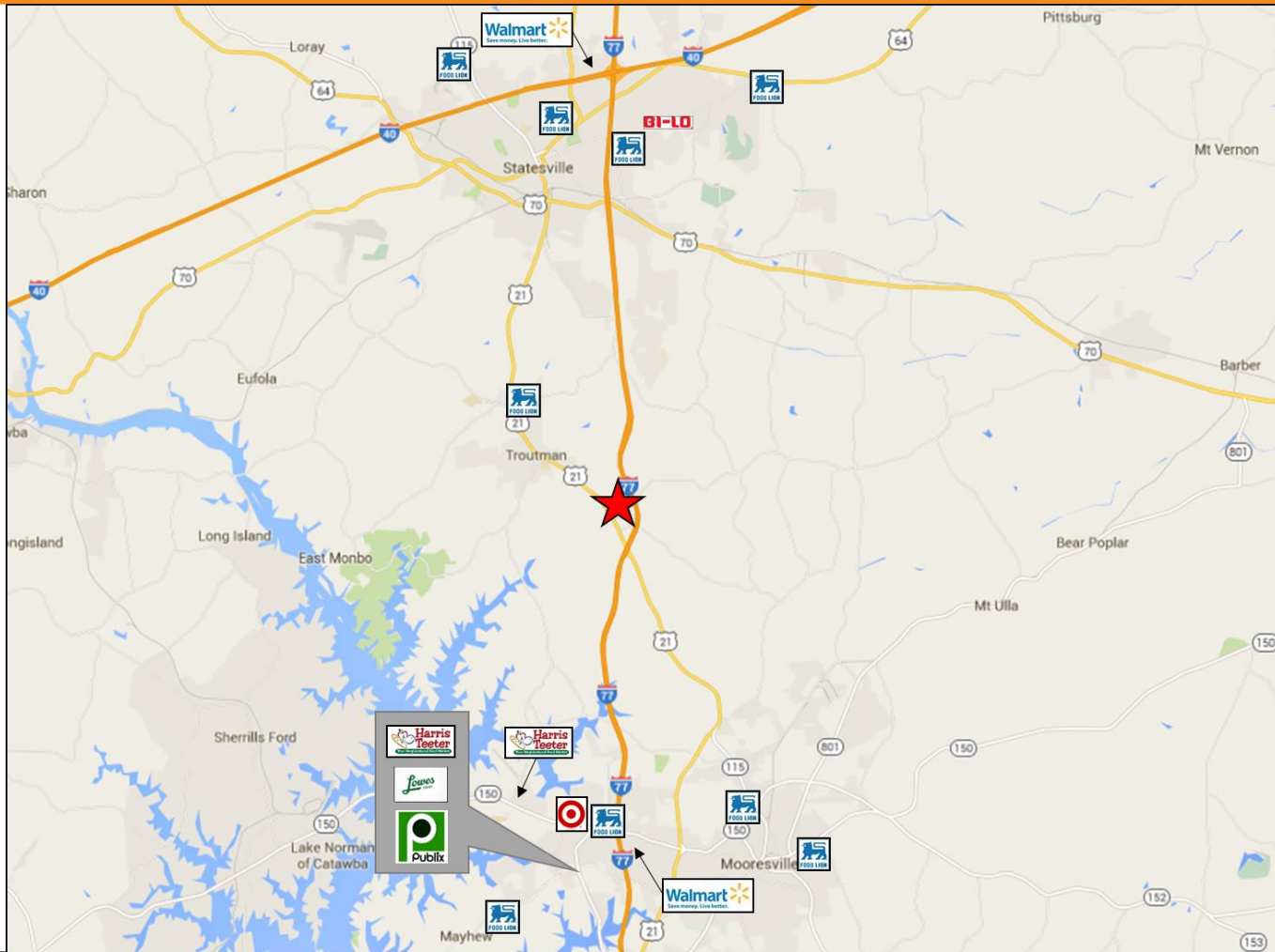


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TRADE AREA MAP

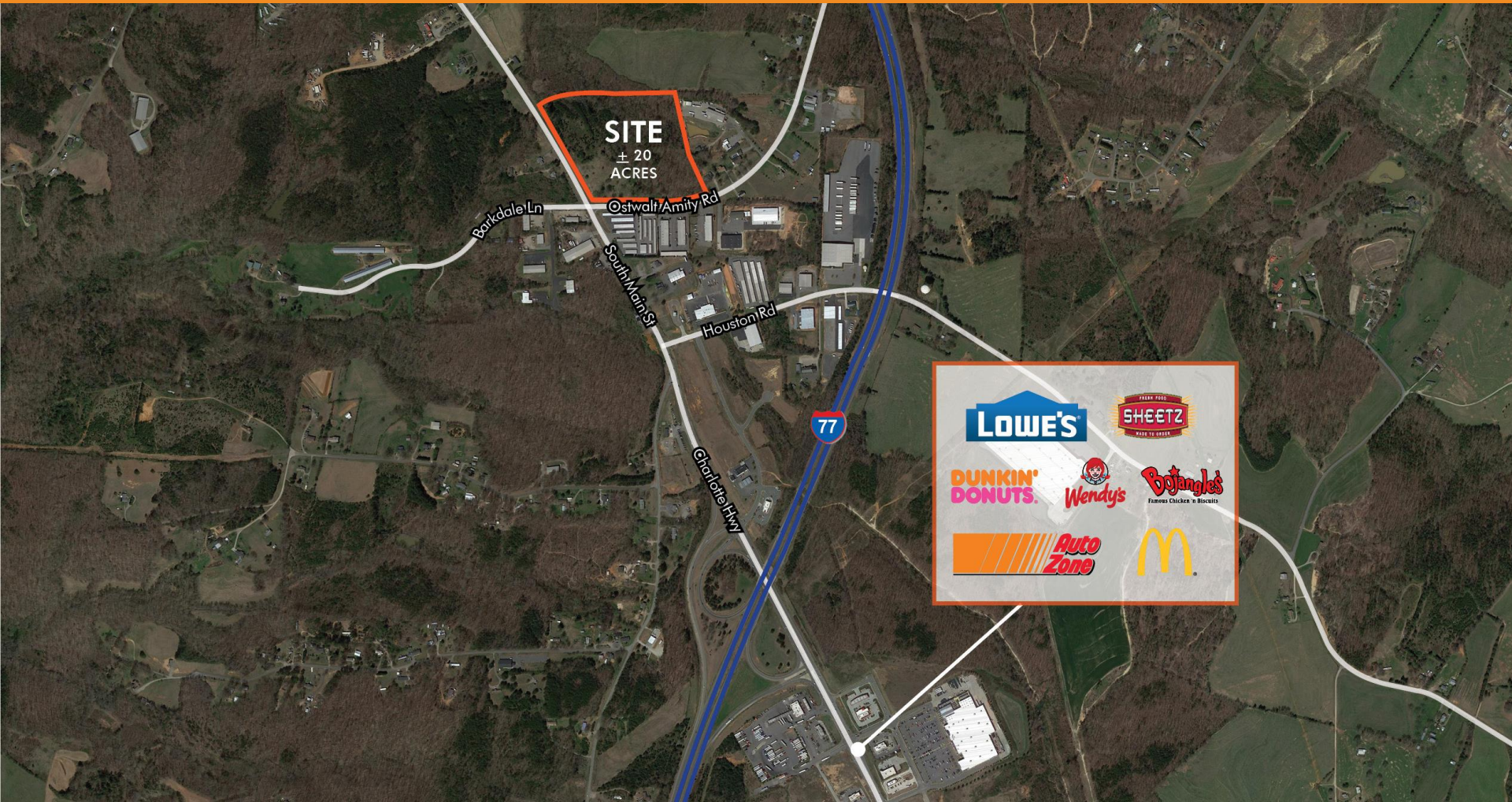


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LOCATION AERIAL

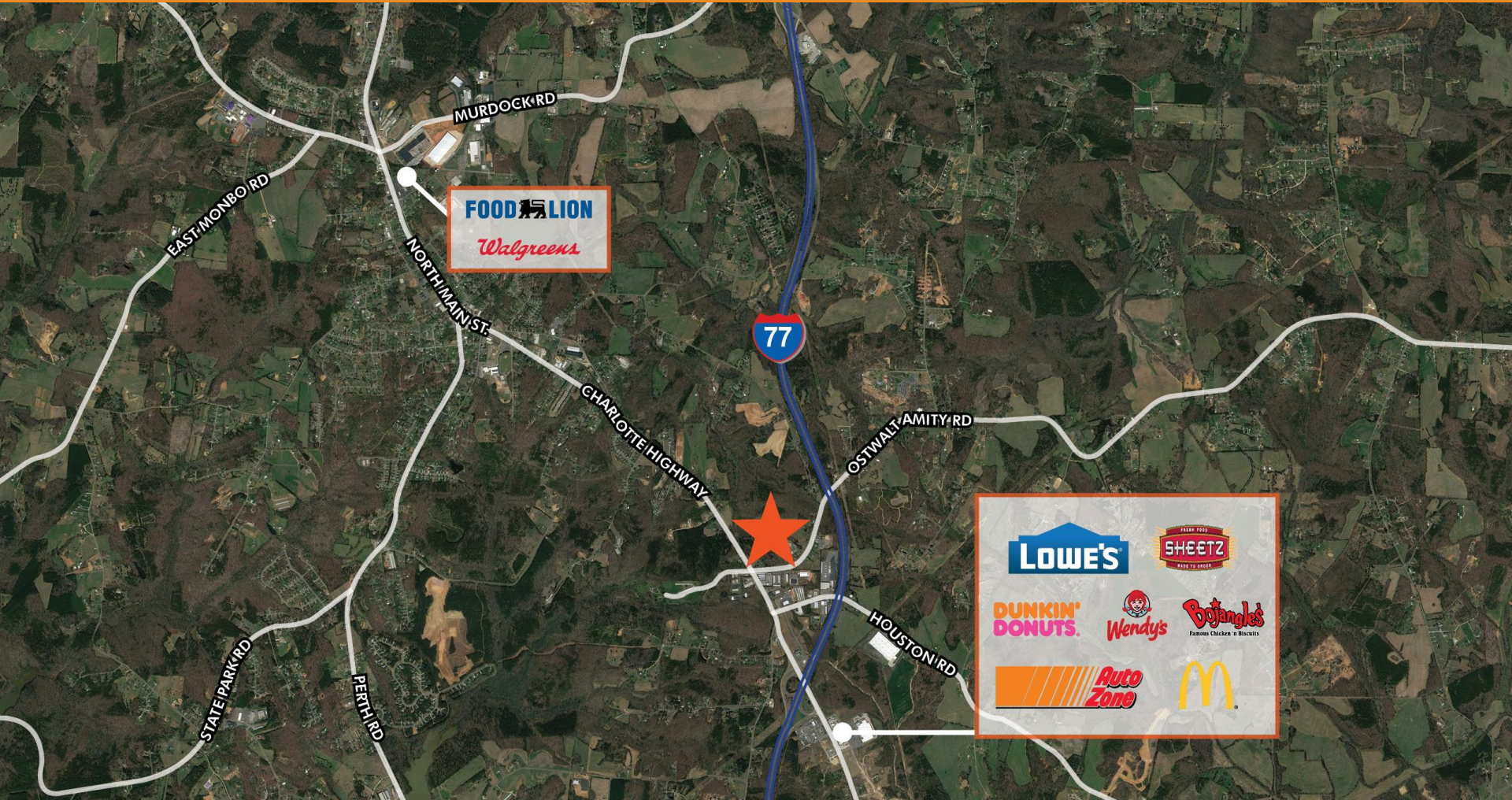


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RETAILER AERIAL



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CONCEPTUAL SITE PLAN



| TABULATIONS | BLDG AREA | PRKG REQD |
|--------------------|----------------|--------------|
| Grocery Anchor | 40,000 | 1,000 sf 200 |
| Retail | 38,700 | 1,000 sf 194 |
| Restaurant Outlets | 22,000 | 1,100 sf 220 |
| TOTAL | 100,700 | 614 |
| PARKING PROVIDED | | ≈ 700 |
| TOTAL SITE AREA | ≈ 29.26 ac | |

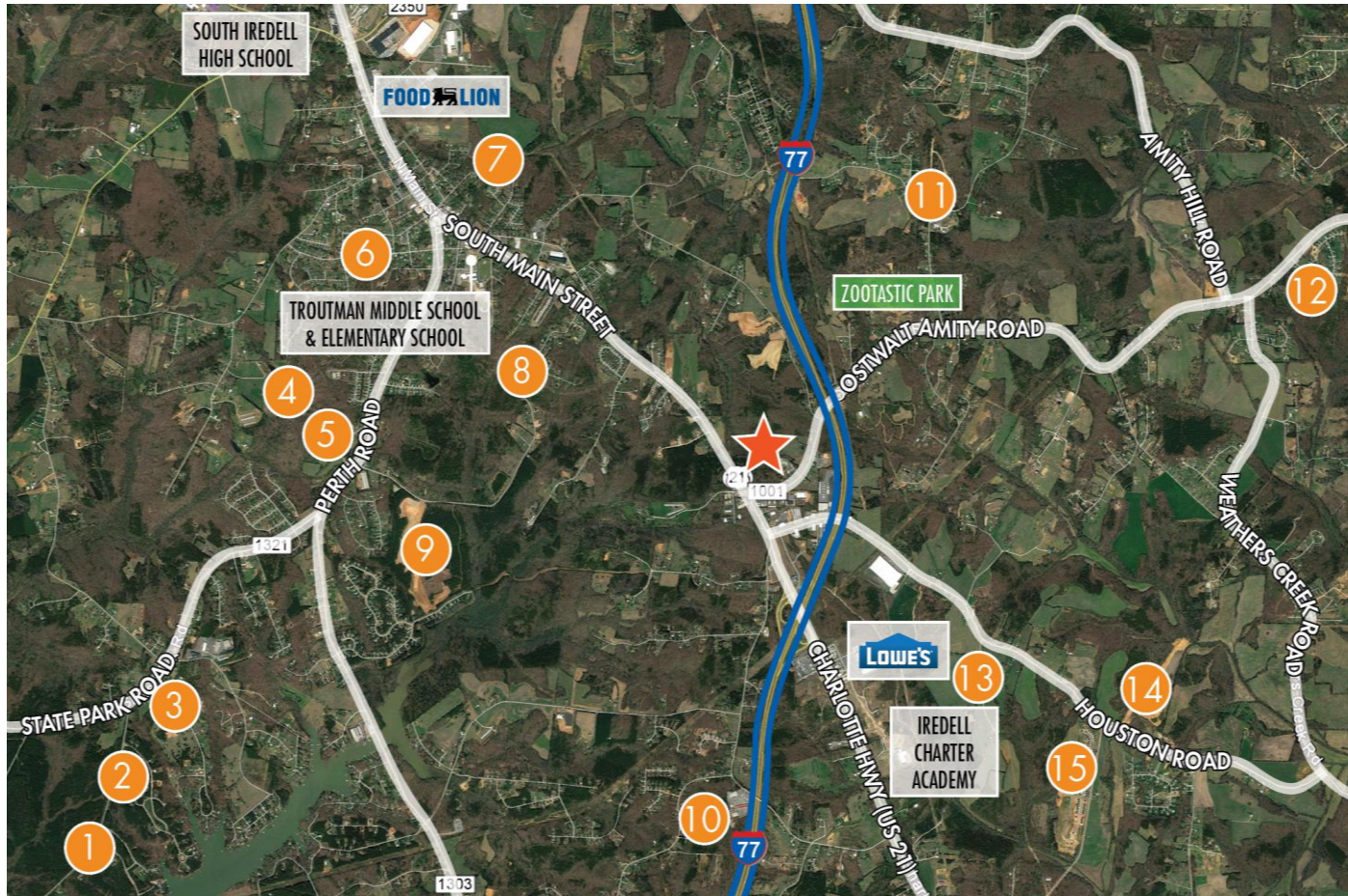
SITE PLAN



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RESIDENTIAL GROWTH



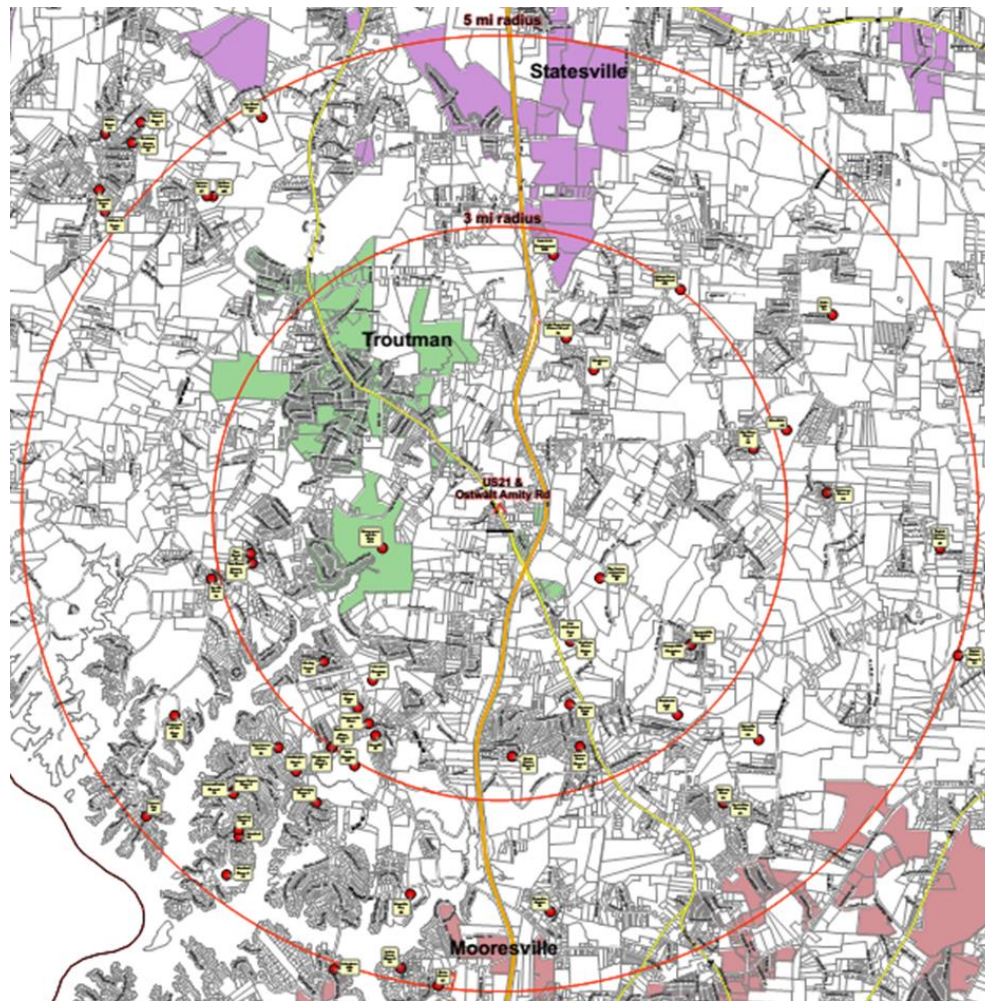
| | |
|----|---|
| 1 | Falls Park: 37 Homes, \$400K+ |
| 2 | Twinn Coves: 18 Homes |
| 3 | Parkwood at Falls Cove: 75 Homes |
| 4 | Colonial Crossing: 366 Homes |
| 5 | Lakewood Estates: 150 Homes, \$400K+ |
| 6 | Multi-family: 48 Units |
| 7 | Aberdeen Village: 40 Homes, \$150K-\$200K |
| 8 | Retreat at Troutman: 80 Units |
| 9 | Falls Cove: 704 Home \$290K-\$350K |
| 10 | Hawk Landing: 20 Homes \$250K-\$350K |
| 11 | Windstone: 51 Homes |
| 12 | Wheatfield: 91 Homes |
| 13 | PROPOSED: 210 Homes |
| 14 | Sanders Ridge: 116 Home |
| 15 | Sutters Mill: 258 Home, \$250K+ |

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SUBDIVISIONS WITHIN FIVE MILES



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