

UNPARALLELED ACCESS. UNMATCHED OPPORTUNITY.

MONCURE MEGA SITE



MONCURE

MEGASITE

2,500+ ACRES
WITH ONLY
ONE OWNER

NC Automotive OEM
Training Center
(tentative location)

Existing CSX RR



MULTI-MODAL
transportation infrastructure

INTRODUCING THE NATION'S **PREMIER MEGASITE**

Whether you need access to workers, consumer markets, or suppliers, the 2,500+ acre Moncure Megasite is the place to be. **Located in the fast-growing Research Triangle Region of North Carolina**, this property is within a 45-minute drive of the state capital, Raleigh-Durham International Airport, three Tier One research universities, numerous community college campuses, and the nation's largest military installation.

DUE DILIGENCE PERFORMED

Phase One environmental
Wetland delineation
Geotechnical
And much more

8 Million+ square feet
in master plan concept,
plus room for significant
expansion:

- Manufacturing
- Support
- R&D Office
- Training Center

Construction costs are
15% BELOW
the US Average
(RS Means, 2015)



ALL UTILITIES

in place or
underway



Nationally ranked
as one of the top
**BEST PLACES
FOR BUSINESS**



Old US Hwy 1

Christian Chapel Church Rd

Moncure-Flatwood Rd

Proposed Norfolk Southern Spur

CHATHAM COUNTY

WAKE COUNTY

LOCATION & ACCESS



200M U.S. & Canadian consumers within a two-day truck drive

New York

Washington DC

66

64

Richmond

Newport News Marine Terminal & Norfolk International Terminals

M

RALEIGH

10 MILES from NC 540
(Raleigh's Outer Loop and interstate access)

Charlotte

Fort Bragg

Port of Morehead City

Port of Wilmington

85

26

Atlanta

20

Charleston

Port of Charleston



Rail & highway access to
FIVE DEEPWATER PORTS

Jacksonville



North Carolina is the **9TH LARGEST** state in U.S. and has the **lowest corporate tax rate** in Southeast

95

EASY ACCESS to workforce and executive housing—including nearby Chatham Park, a 7,000+ acre planned live-work-play community



Impressive range of nearby shopping, dining, spectator sports, and
CULTURAL AMENITIES

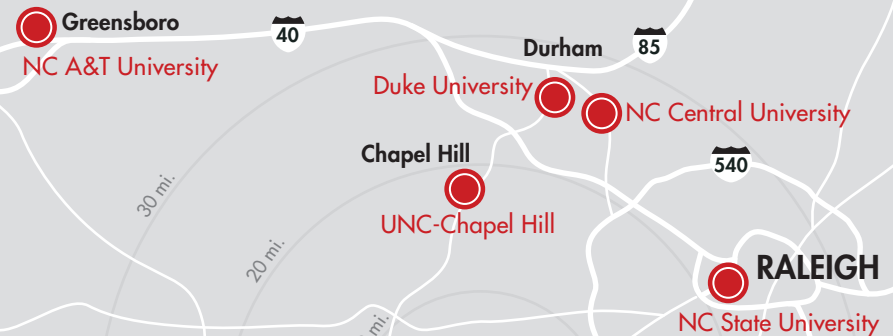
290+ AUTOMOTIVE SUPPLIERS

employ more than 26,000 people in NC

Major Manufacturers Include:

Aisin AW	Freightliner
ASMO	GE
Borg Warner	GKN
Bridgestone	Goodyear
Caterpillar	Honda Aero
Continental	Honda Jet
Cooper Standard	Honda Power Equipment
Daimler	Spirit Aero
Deere-Hitachi	Thomas Built
Denso	Volvo

PARTNERSHIP OPPORTUNITIES EXIST AT AREA RESEARCH & ENGINEERING UNIVERSITIES



NC-based Specialty Automotive Centers Include:

NC Center for Automotive Research (NCCAR)
NC Motorsports and Automotive Research Center (NCMARC)
Advanced Transportation Energy Center (ATEC)
Future Renewable Electric Energy Delivery & Management (FREEDM)

 Campbell University



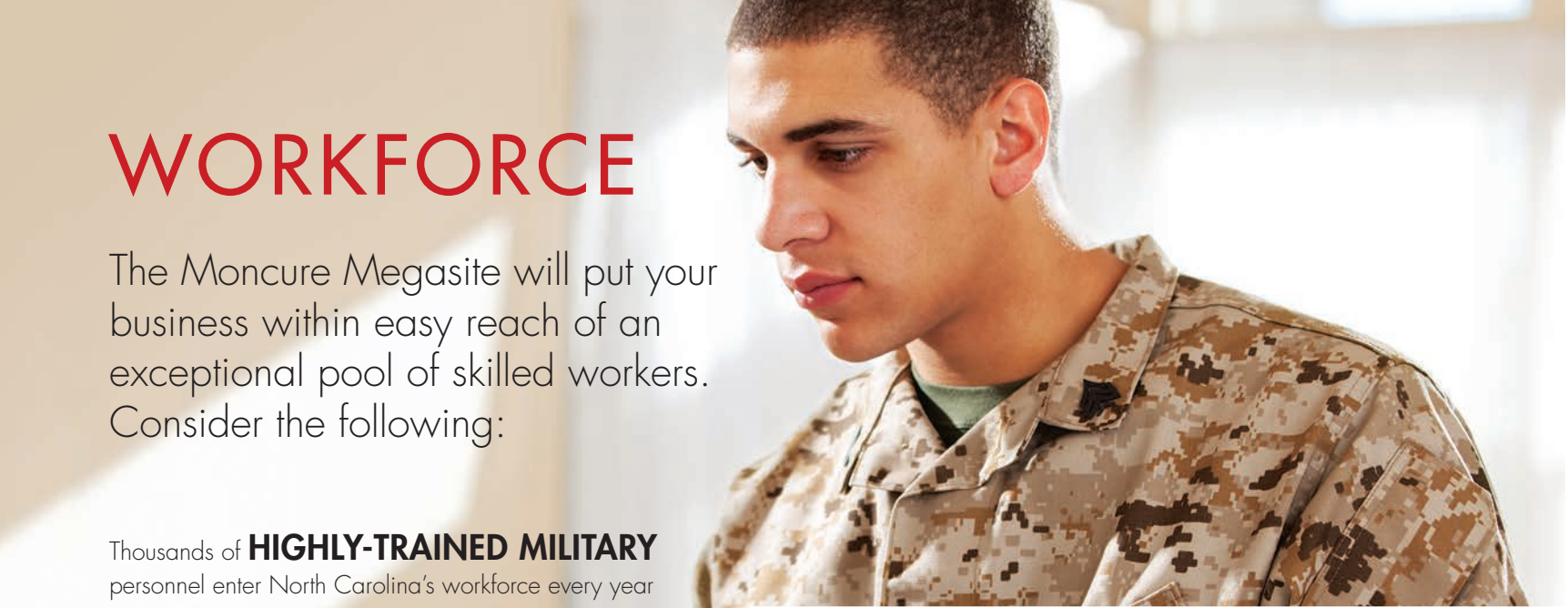
297 JAPANESE-AFFILIATED

companies have invested **\$4.7 billion** and employ **21,999 workers** in NC

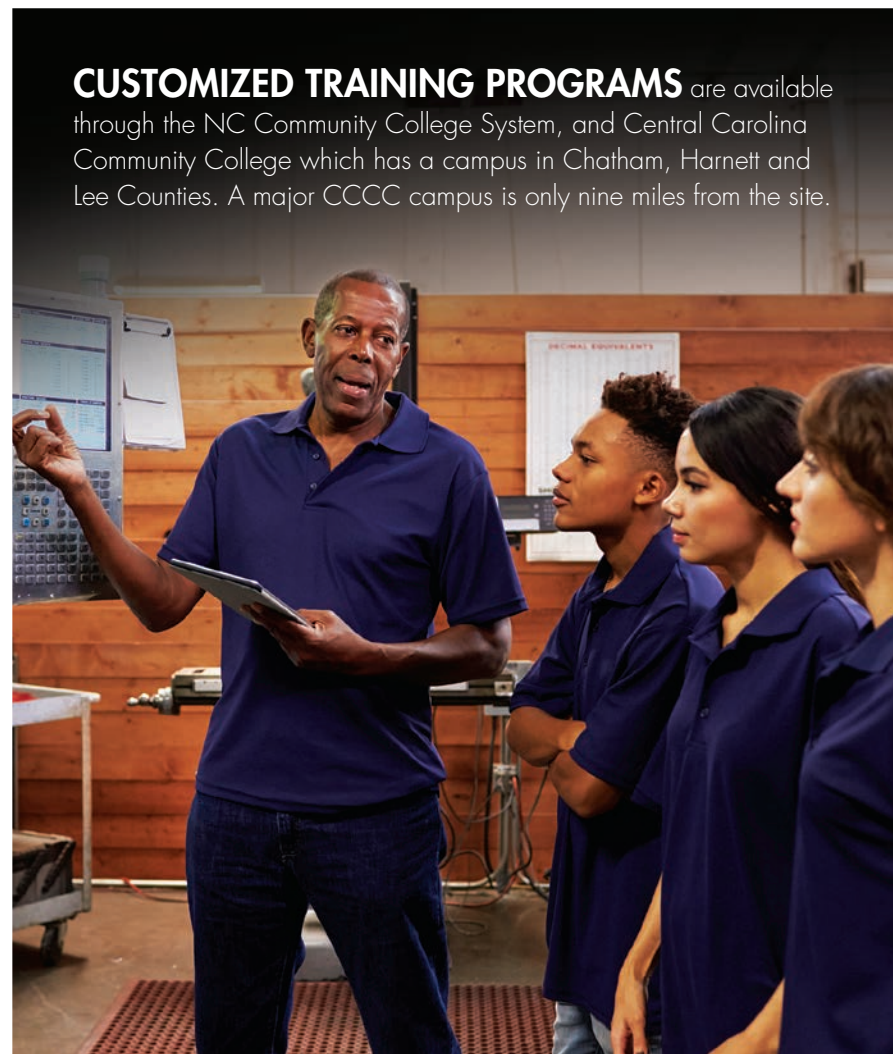
WORKFORCE

The Moncure Megasite will put your business within easy reach of an exceptional pool of skilled workers. Consider the following:

Thousands of **HIGHLY-TRAINED MILITARY** personnel enter North Carolina's workforce every year



CUSTOMIZED TRAINING PROGRAMS are available through the NC Community College System, and Central Carolina Community College which has a campus in Chatham, Harnett and Lee Counties. A major CCCC campus is only nine miles from the site.



Area colleges and universities award more than
20,000 DEGREES ANNUALLY