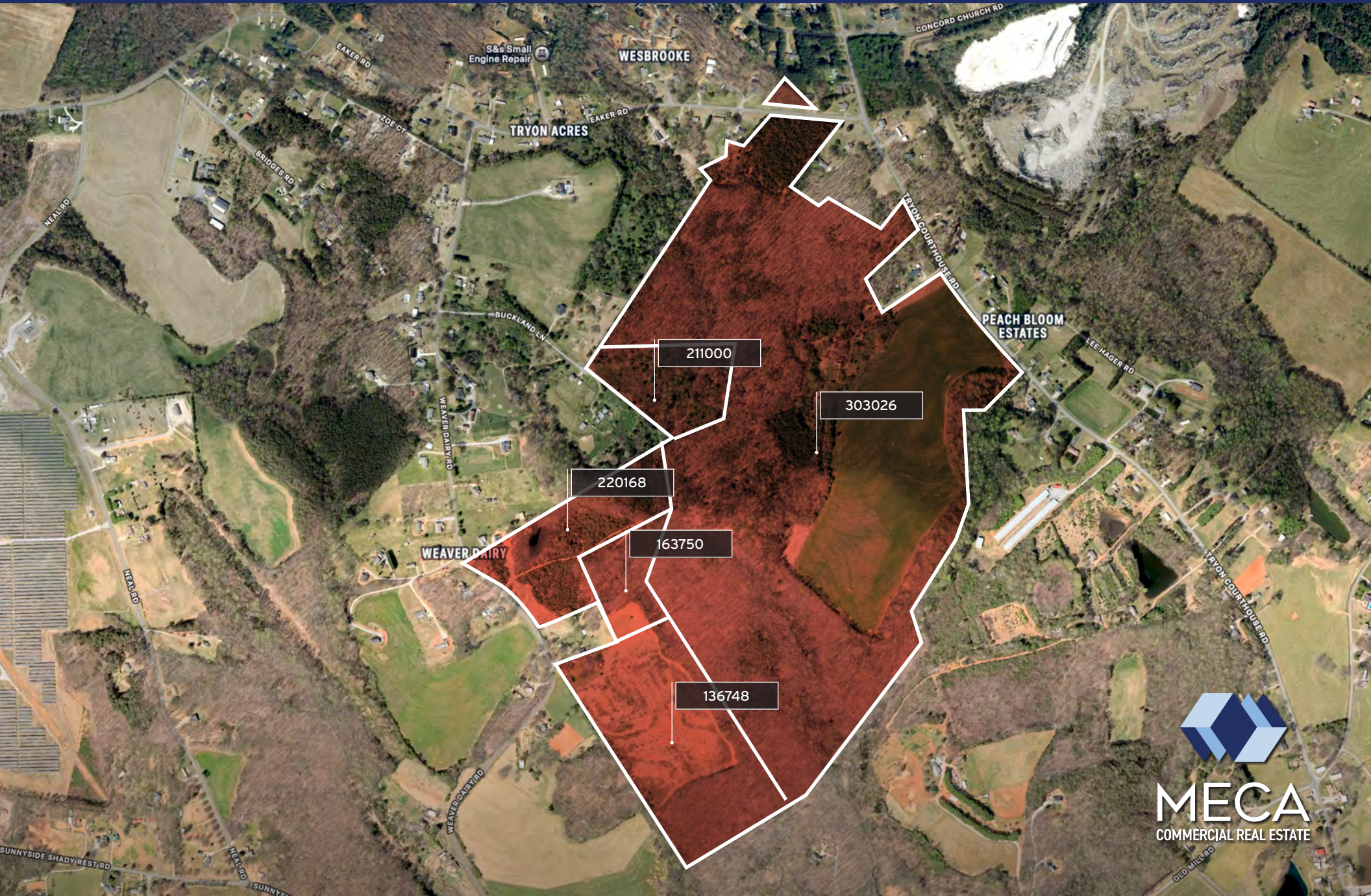


FOR SALE

DEVELOPMENT OPPORTUNITY FOR SINGLE FAMILY RESIDENTIAL OR INDUSTRIAL PARK

ASSEMBLAGE ONE | BESSEMER CITY, NC



MECA
COMMERCIAL REAL ESTATE

Well located land assemblage totaling 250.43 acres with road frontage on Tryon Courthouse Road and Eaker Road. **There is currently a 12 inch water line being installed along the north side of the site along Tryon Courthouse Road.** The site is well suited for a single family residential development or a large industrial user.

250.43

TOTAL ACREAGE

R-1&R-2

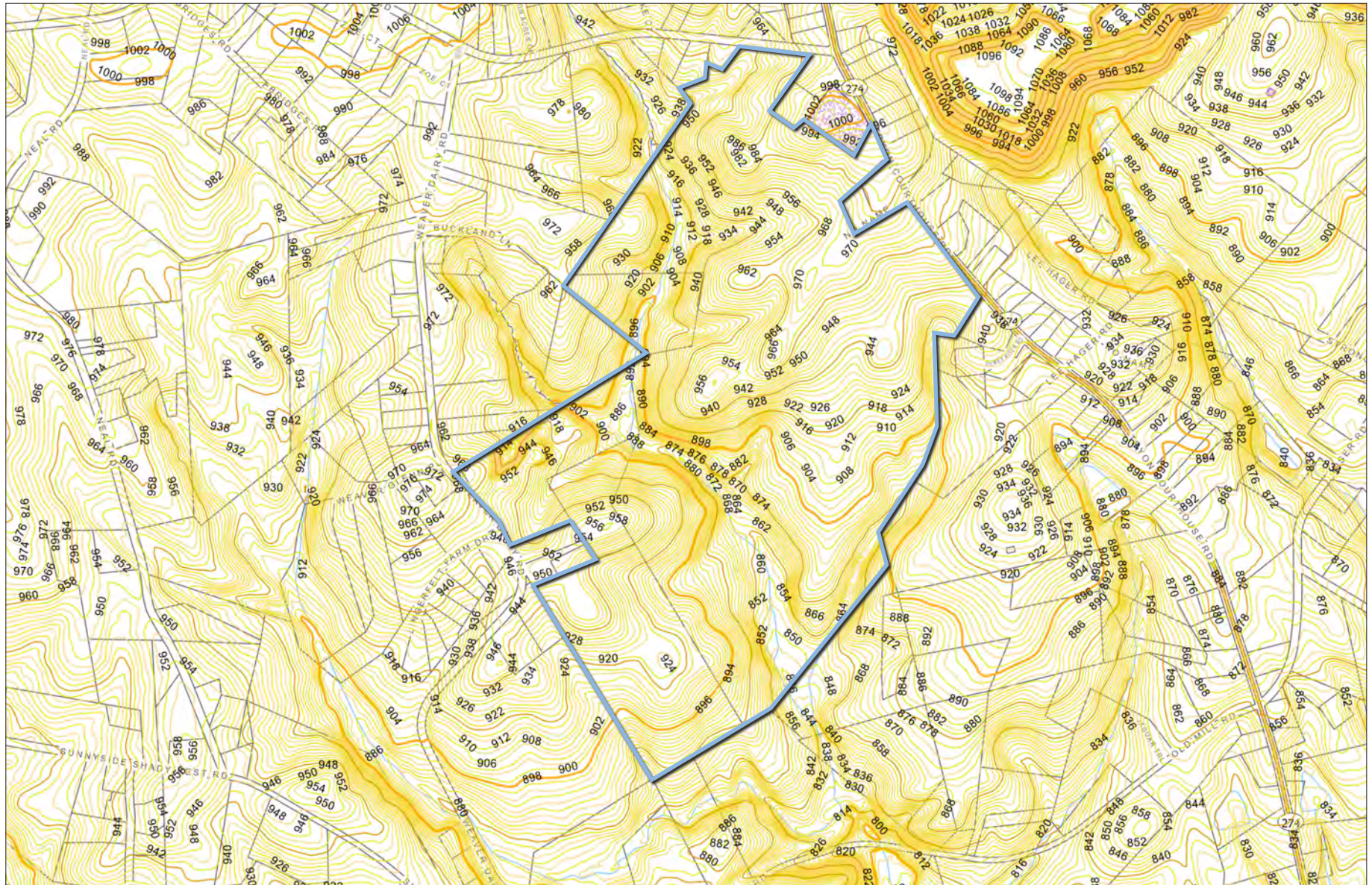
ZONING

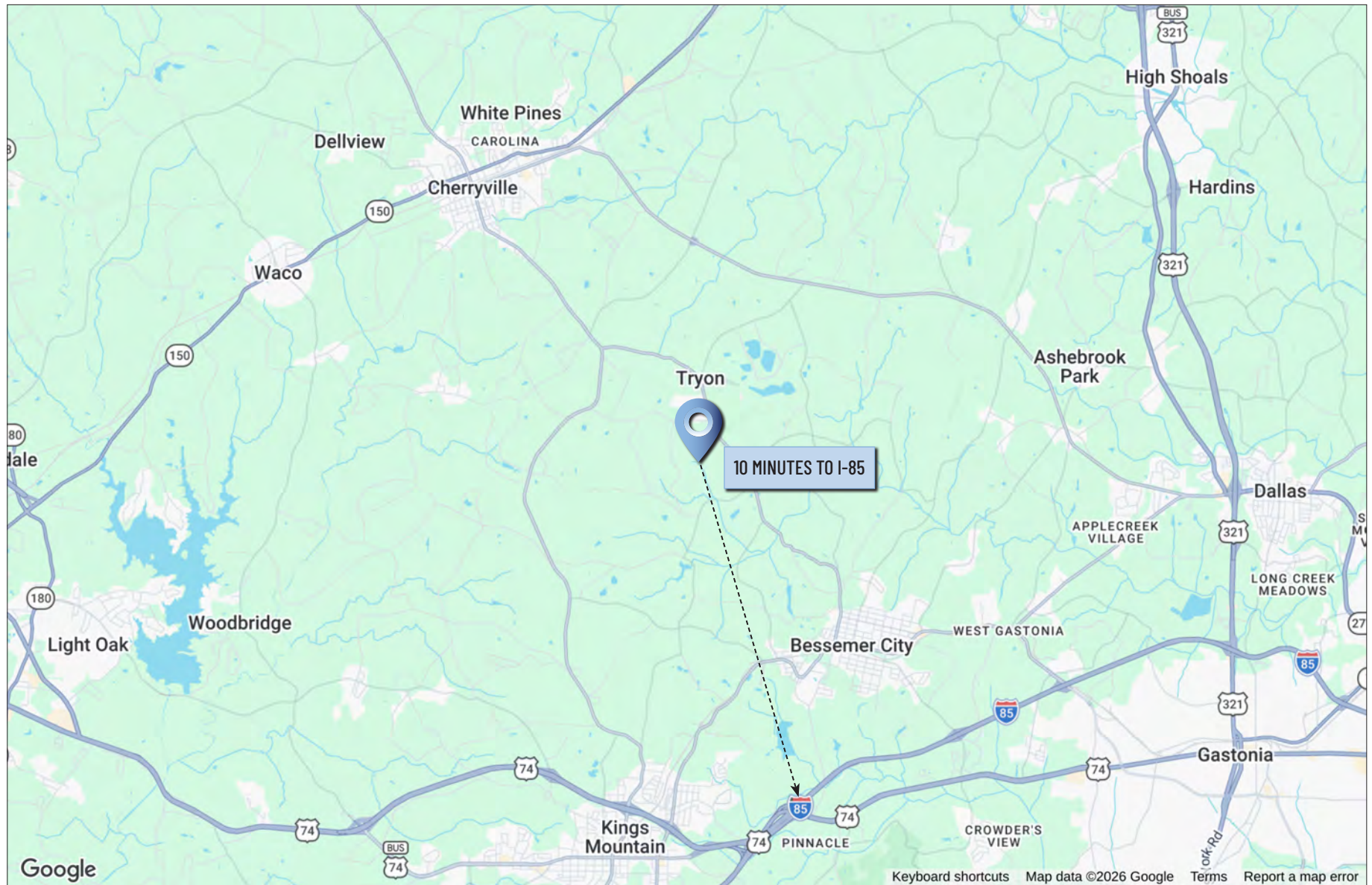
\$7,512,900

SALE PRICE



163748	NO ASSIGNED ADDRESS - WEAVER DAIRY RD	29.71 AC
163750	NO ASSIGNED ADDRESS - WEAVER DAIRY RD	7.13 AC
211000	5031 BUCKLAND LN, BESSEMER CITY	9.66 AC
220169	NO ASSIGNED ADDRESS - WEAVER DAIRY RD	16.67 AC
303026	2151 TRYON COURTHOUSE RD, BESSEMER CITY	187.26 AC







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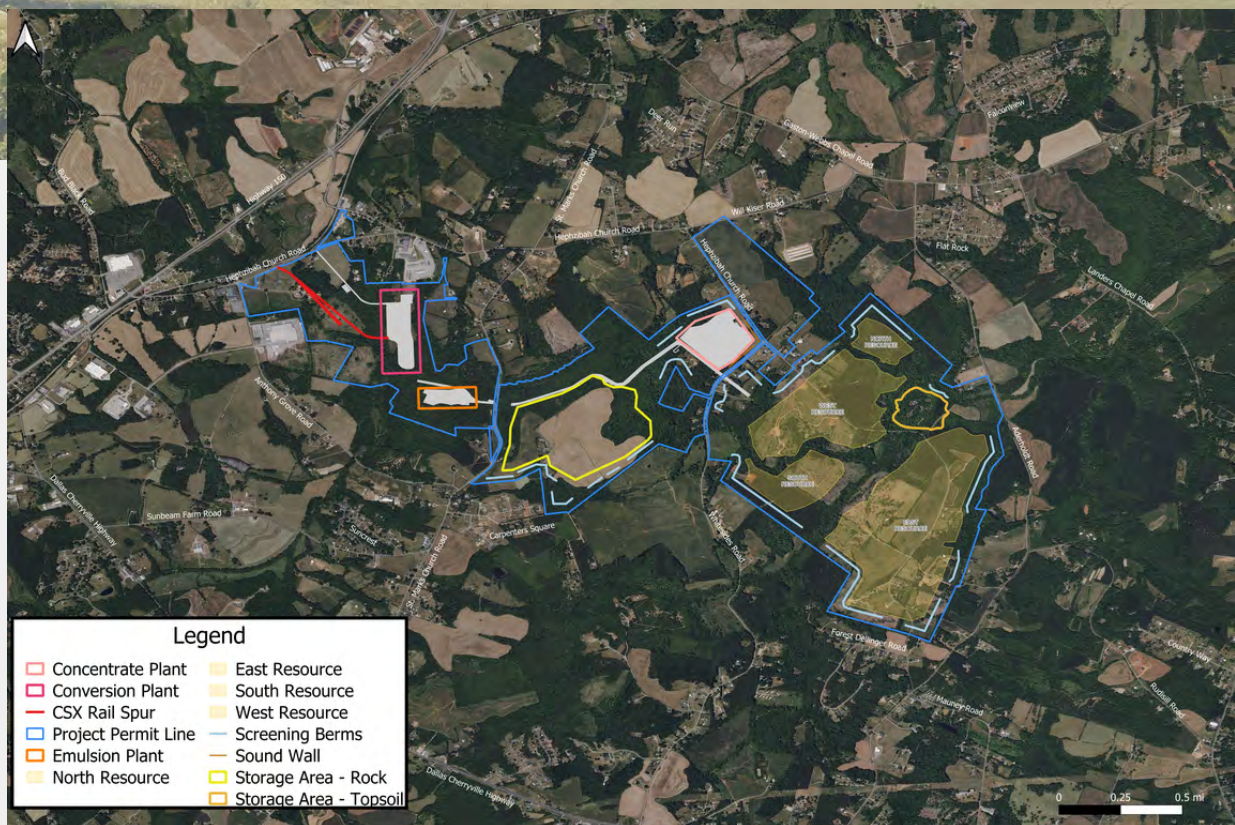
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

Carolina Lithium

Elevra's proposed Carolina Lithium Project is being designed as one of the world's most sustainable lithium hydroxide operations. Located in Gaston County, North Carolina, the fully integrated project is expected to include mining, spodumene concentration production, and lithium hydroxide conversion at one site.

Carolina Lithium is being developed as a greenfield operation using modern technologies, systems, and procedures. The project is designed to responsibly develop a domestic source of lithium, a critical mineral used in batteries and other technologies that support an increasingly electrified world.



The Carolina Lithium Project is located in Gaston County, North Carolina, within the historic Carolina Tin-Spodumene Belt. The map shows the proposed project's permitted boundary and surrounding roads and communities.

Properties currently being offered for sale by Elevra are located outside the project's permitted footprint. Property-specific information, including location and existing agreements, is provided with each listing.

FREQUENTLY ASKED QUESTIONS



Q: What is the current project status?

A: Carolina Lithium is currently in the permitting and development phase. The project has not yet entered production. Elevra continues to work through regulatory and permitting processes required for the proposed project.



Q: Why are these properties being sold?

A: Elevra is reviewing its land holdings associated with Carolina Lithium as part of the company's ongoing evaluation of the project. As the project has evolved, certain properties may no longer be required for current project needs and therefore will be for sale. Individual property transactions should not, by themselves, be interpreted as a change in the overall status of Carolina Lithium.



Q: What should buyers know?

A: Properties being offered for sale may be located near the proposed Carolina Lithium project. Prospective buyers should review the property-specific information included with each listing. Questions regarding the Carolina Lithium project or Elevra-owned properties can be directed to Elevra Community Relations.



Q: Is this property part of the Carolina Lithium project?

A: No. The property is located outside the Carolina Lithium project's permitted boundary and is not included in the company's current permitted mining plans.

Project information is subject to change as the permitting and development process progresses. Prospective buyers should conduct their own due diligence regarding the property and surrounding area.

CONTACT & MORE INFORMATION



Questions about the property or listing?

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Questions about the Carolina Lithium project?

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