



HAMMOND ROAD

HAMMOND ROAD | RALEIGH, NC

A 44.99-acre urban mixed use development opportunity with Opportunity Zone tax benefits located off I-40 in downtown Raleigh

NORTH HILLS
9.5 MILES | 13 MINUTES
←

DOWNTOWN RALEIGH
1.5 MILES | 3 MINUTES
RALEIGH CBD
37,500+ EMPLOYEES

CITY VIEW TOWNES
UNDER
CONSTRUCTION
\$700K - \$800K

PROPOSED FUTURE
MIXED USE
DEVELOPMENT
± 10 ACRES

SOUTHEAST
RALEIGH YMCA
UNDER
CONSTRUCTION

PROPOSED
"DOWNTOWN
SOUTH" PROJECT
± 40 ACRES

5-Mile Demographics
Population 187,796
Daytime Population 258,033
White Collar Employees 62.8%

DOWNTOWN DURHAM
28 MILES | 28 MINUTES

BELTLINE CENTER
± 513,787 SF
MULTI-TENANT
INDUSTRIAL
UNDER CONTRACT

116,000 VPD

29,000 VPD

58,000 VPD

60' ACCESS EASEMENT



HAMMOND ROAD

FULL MOTION ACCESS

HAMMOND ROAD
BUSINESS PARK
± 116,500 SF



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SITE INFORMATION

CBRE|Raleigh is proud to present the Hammond Road urban mixed use development offering in Raleigh, North Carolina. This offering represents one of the last remaining large-scale development opportunities in fastly growing core area of Raleigh. Positioned along Hammond Road (north/south six lane connector) and at a full access interchange on/off I-40, the site is easily accessible from any Triangle location.

The offering includes three parcels totaling ± 44.99 acres with the largest parcel (± 35.77 acres) mostly cleared and roughly graded with some infrastructure already in place. Existing access in place off Hammond Road via Hammond Center Drive. Additional 60' access easement recorded off S. Wilmington Street along Haywood Funeral Home at 2415 S. Wilmington Street.

In addition, all three parcels are located in the NC Opportunity Zone and qualify for tax incentives up to a 15% reduction in amount of taxed gain.

Located just minutes south of downtown Raleigh, the property is centrally located in the Triangle 10 minutes from NC State University, 13 minutes from North Hills, 18 minutes from RDU International Airport, 23 minutes from the Research Triangle Park, and 30 minutes from downtown Durham and Duke University.



0 HAMMOND ROAD & 100 KNOWLES STREET
RALEIGH, NC



± 44.99 ACRES
(TO BE DETERMINED BY FINAL SURVEY)



INDUSTRIAL MIXED USE-3 (IX-3)
CURRENT ZONING



BUSINESS & COMMERCIAL SERVICES
FUTURE LAND USE



MUNICIPAL WATER & SEWER SERVICE
CITY OF RALEIGH



1702760750, 1702779329 & 1702882580
PROPERTY PIN#S



PARTIALLY LOCATED IN THE SHOD-2
OVERLAY DISTRICT

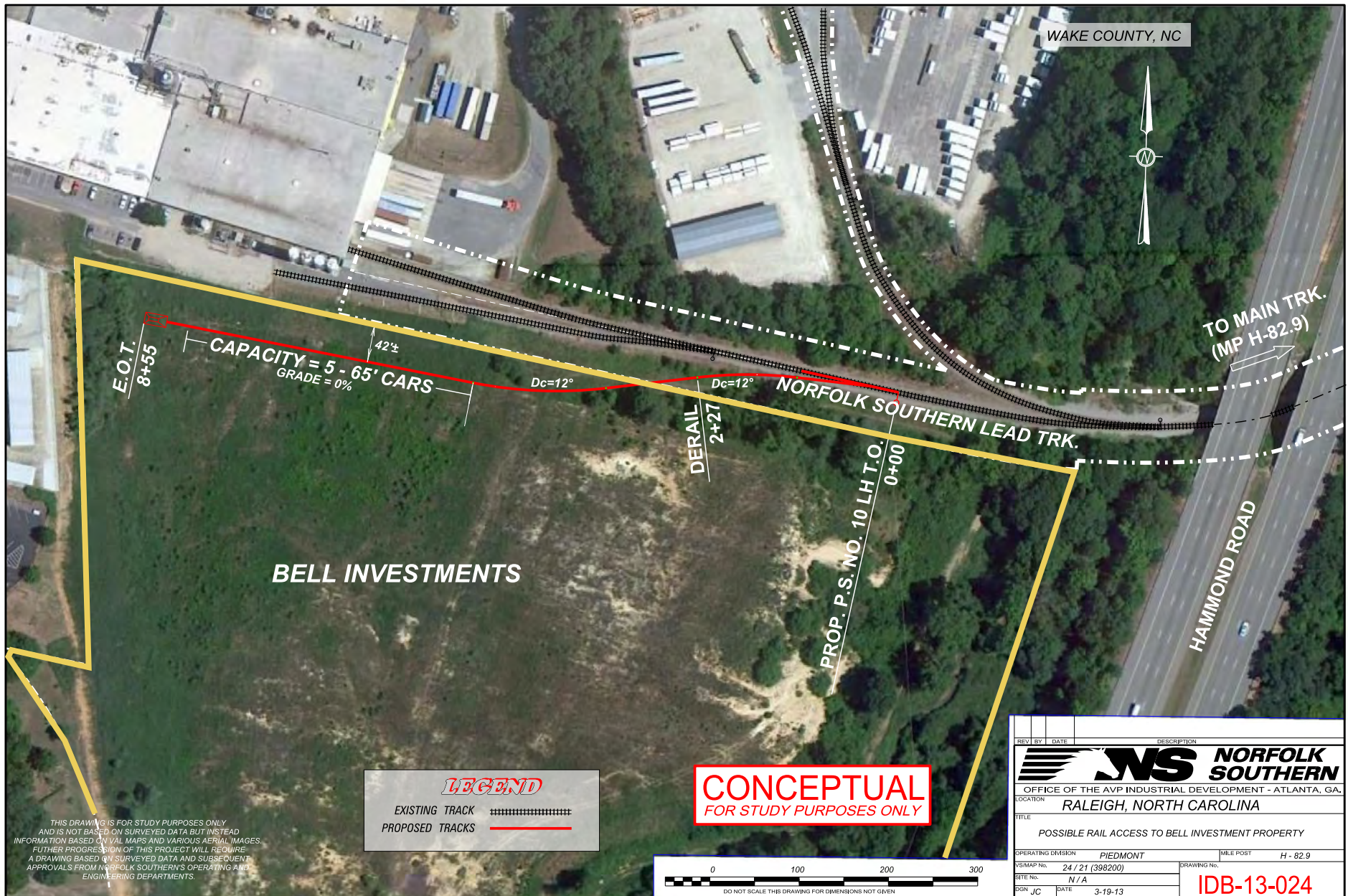


NC OPPORTUNITY ZONE
TAX INCENTIVES

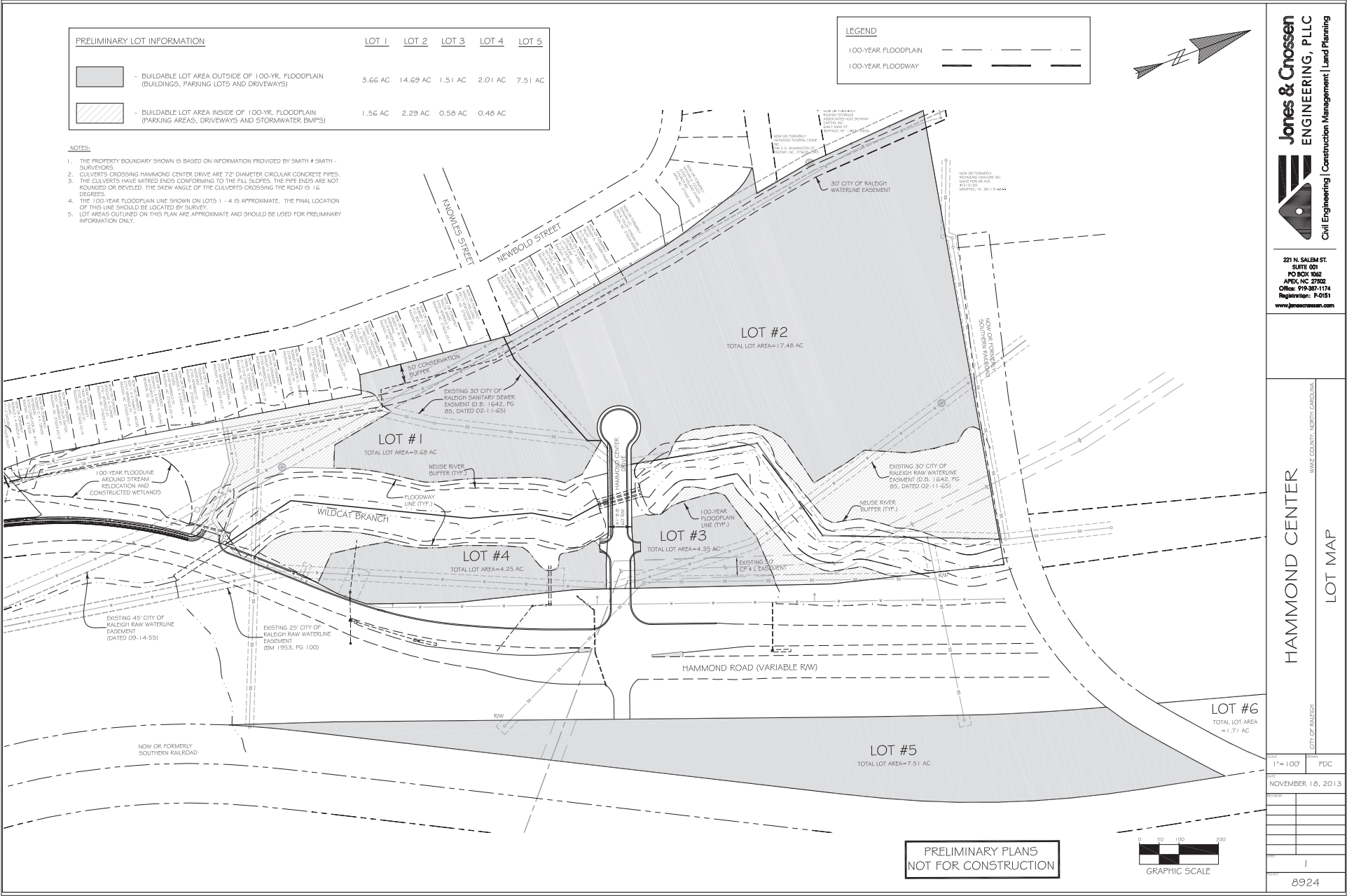


SITE INFORMATION





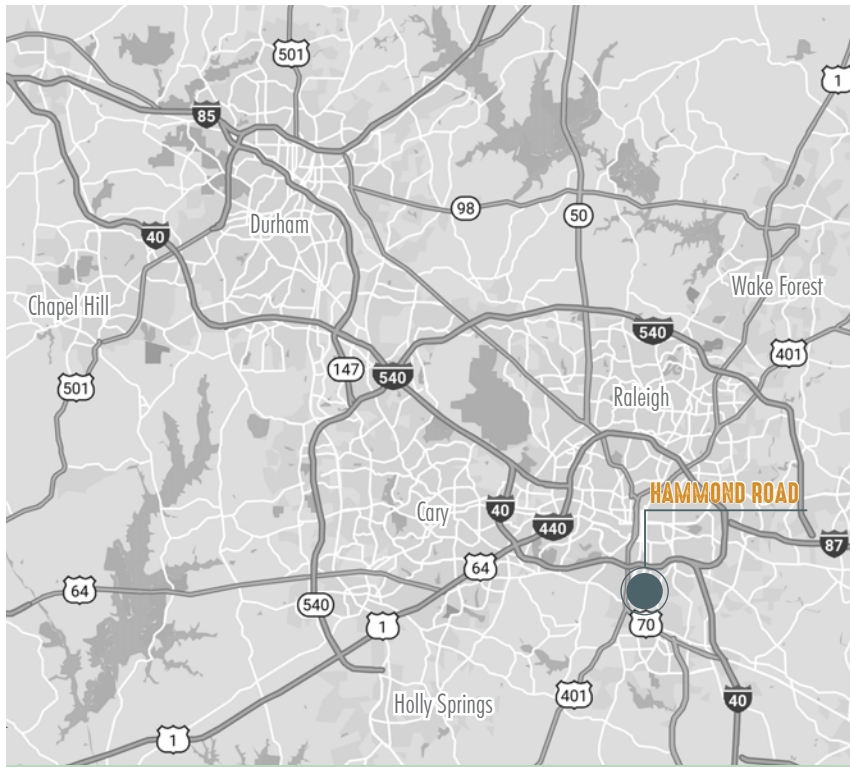
POTENTIAL BUILDABLE LOT AREA



*Subject to revisions based on the City of Raleigh's new floodplain mapping

CBRE | Raleigh

INVESTMENT SUMMARY



0 HAMMOND ROAD & 100 KNOWLES STREET | RALEIGH, NC

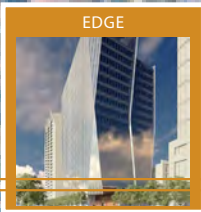
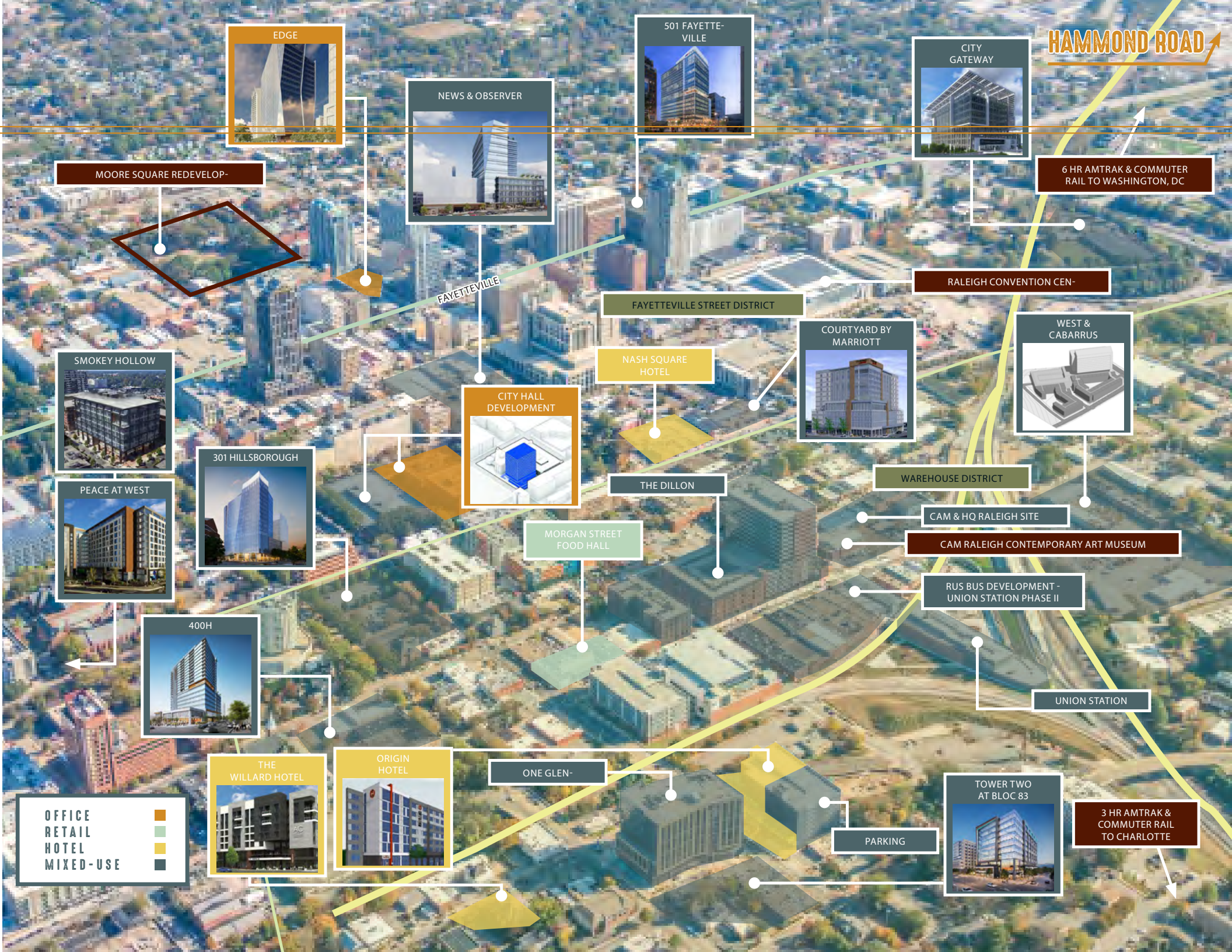
Acreage	± 44.99
Zoning	IX-3
Future Land Use	Business & Commercial Services
Overlay District	Partially in the SHOD-2 District
Utilities	City of Raleigh Water & Sewer
Tax Incentives	NC Opportunity Zone

VIBRANT AND EVOLVING URBAN CORE

WALKABILITY, DENSIFICATION, AND ACCESSIBILITY

By every measure, downtown Raleigh is exploding with growth. Since 2005, Downtown has seen over \$2.75 billion in development completed, which has added new residences, convention space, offices, retail, entertainment venues, hotels, and restaurants. This remarkably robust development pipeline has Downtown poised to add thousands of new residents, workers, visitors, stores, businesses, parks and infrastructure.

- Dense, vibrant, and walkable urban core **boasting a 95 WalkScore®**, the highest in the region and one of the strongest in the nation
- **133% growth in population** since 2000, which is currently estimated at 15,240 residents and is expected reach over **17,800 by 2020**
- Since 2003, **50 development projects completed** dramatically changing the skyline
- **\$1.1 billion construction boom**, based on development recently delivered, under construction or planned
- **2,850 new residential units** added since 2015, which will attract over 4,500 residents
- More than 600 hotel rooms are either under construction or planned in response to **15% growth in hotel occupancy rates** over the past two years
- Thriving retail base that has grown by 39% in five years and has **added 10 new stores** since 2015
- **Emerging transit hub** with a new \$80 million multi-modal center under construction and a newly approved Bike Share system



EDGE



NEWS & OBSERVER



501 FAYETTEVILLE



CITY GATEWAY

HAMMOND ROAD

MOORE SQUARE REDEVELOP-

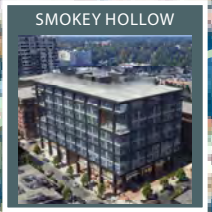
6 HR AMTRAK & COMMUTER RAIL TO WASHINGTON, DC

RALEIGH CONVENTION CEN-

FAYETTEVILLE STREET DISTRICT



WEST & CABARRUS



SMOKEY HOLLOW

NASH SQUARE HOTEL



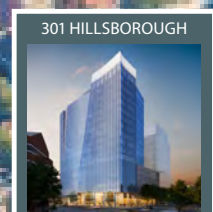
COURTYARD BY MARRIOTT



CITY HALL DEVELOPMENT



PEACE AT WEST



301 HILLSBOROUGH

THE DILLON

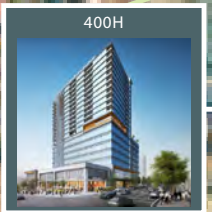
MORGAN STREET FOOD HALL

WAREHOUSE DISTRICT

CAM & HQ RALEIGH SITE

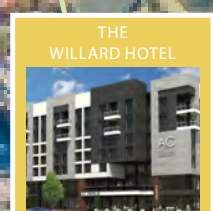
CAM RALEIGH CONTEMPORARY ART MUSEUM

RUS BUS DEVELOPMENT - UNION STATION PHASE II

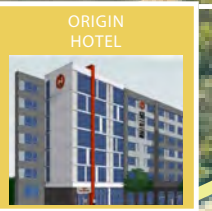


400H

UNION STATION



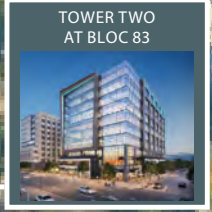
THE WILLARD HOTEL



ORIGIN HOTEL

ONE GLEN-

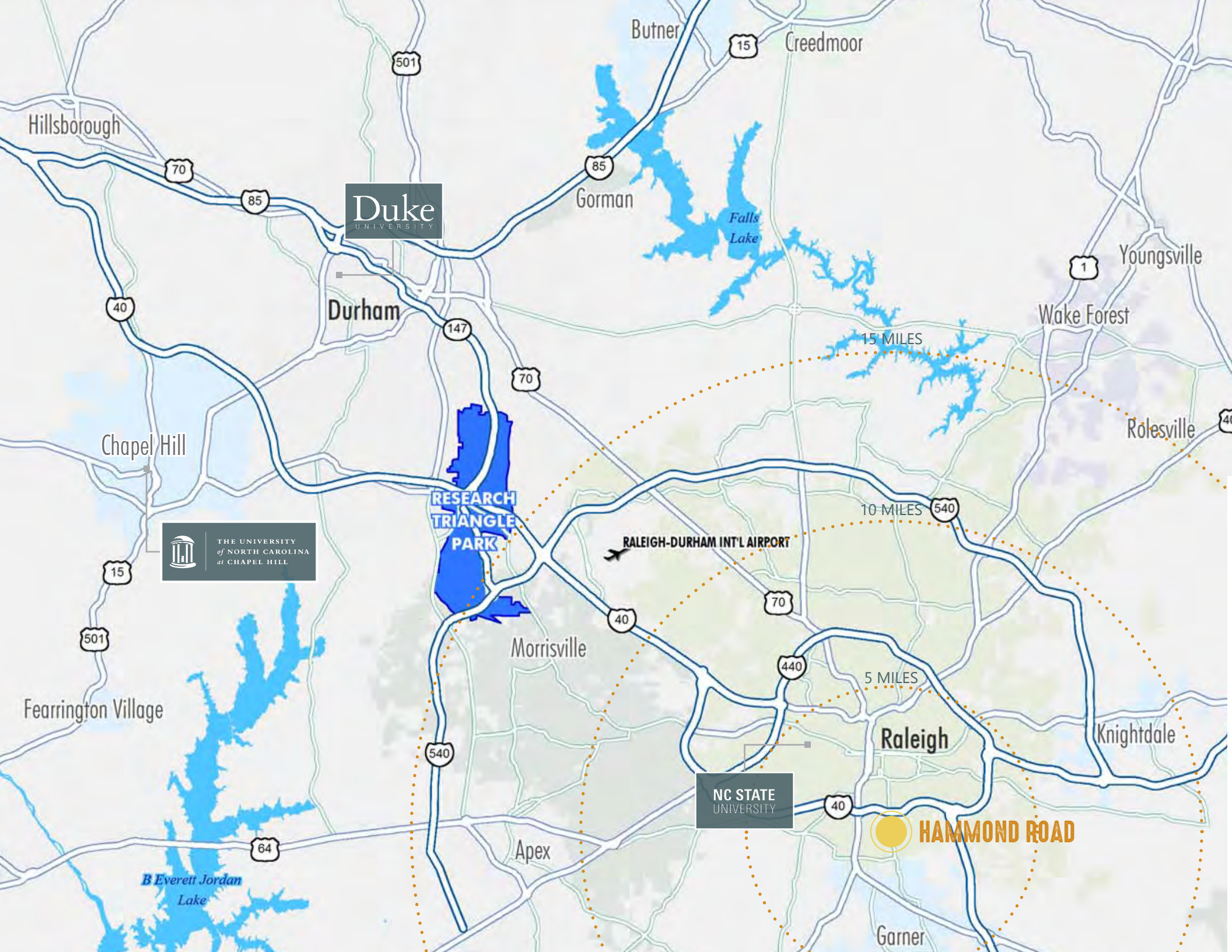
PARKING



TOWER TWO AT BLOC 83

3 HR AMTRAK & COMMUTER RAIL TO CHARLOTTE

- OFFICE
- RETAIL
- HOTEL
- MIXED-USE



Duke
UNIVERSITY

Durham

RESEARCH
TRIANGLE
PARK

 THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Morrisville

RALEIGH-DURHAM INT'L AIRPORT

NC STATE
UNIVERSITY

Raleigh

 HAMMOND ROAD

Apex

Garner

Knightdale

Wake Forest

Youngsville

Rolesville

Creedmoor

Butner

Gorman

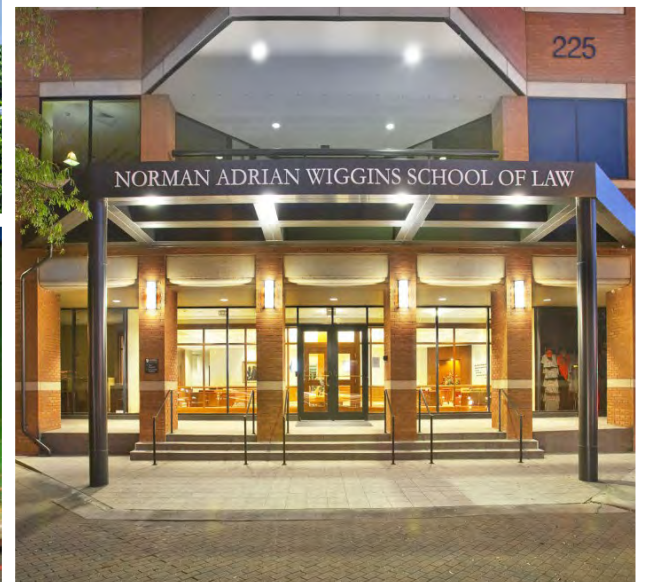
Hillsborough

Fearrington Village

B. Everett Jordan
Lake

Falls
Lake

Downtown Raleigh



RALEIGH-DURHAM MARKET

The Raleigh-Durham market is a stable place to do business, with low costs, a low-tax structure, and pro-business regulatory environment. Construction costs, electric rates, overall taxes, and our cost of living are all below the national average. The Raleigh-Durham business costs fall 18 percent below the national average. Additionally, the state of North Carolina, along with Wake County and the city of Raleigh, have each secured a AAA bond rating for the last 50 years, making North Carolina one of only 10 states to earn this rating. Raleigh-Durham's competitive business climate has helped attract employers looking to relocate their operations away from rising rent in other major metros and has helped existing companies grow and thrive. While rents are ever-rising in tech hotspots like Silicon Valley, talent continues to move to new growth markets like the Raleigh metro, which can support lifestyles equally as well for a much lower cost.

	Raleigh-Durham	NC	US
POPULATION			
2018	1,936,917	10,455,604	330,088,686
2023 (Projected)	2,140,590	11,061,202	343,954,683
2010 Census	1,634,847	9,535,483	308,745,538
Growth 2010-2018	2.08%	1.12%	0.81%
Growth 2018-2023 (Projected)	2.02%	1.13%	0.83%
HOUSEHOLDS			
2018	743,759	4,087,430	124,110,001
2023 (Projected)	820,236	4,317,068	129,076,036
2010 Census	633,053	3,745,155	116,716,292
Growth 2010-2018	1.97%	1.07%	0.75%
Growth 2018-2023 (Projected)	1.98%	1.10%	0.79%
AVERAGE HOUSEHOLD INCOME	\$90,262	\$72,420	\$83,694





#2 Best Big City to Live in
Trulia, December 2017



#2 Housing Markets for 2018
January 2018



#2 Most Educated City
Forbes, October 2017



#1 Best Big City to Live In in the Southeast
Money Magazine, September 2016



#2 Tech Hub that Millennials Prefer to Silicon Valley
Forbes, November 2017



#6 Large Metro for Salary Growth
U.S. Bureau of Labor Statistics, April 2016



#2 Next Biggest Boom Towns in the U.S.
Forbes, May 2016



#2 Best Place for Business and Careers
Forbes, October 2017



#6 Most Future-Ready City
Dell & HIS Economics Group, January 2016



#2 City with the Most Job Openings Per Person
Indeed, March 2015



#7 U.S. Market to Watch: Overall Real Estate Prospects
ULI, November 2016



#7 Hottest Startup Hub
Inc., January 2016



#3 Best City of Young Professionals
Forbes, March 2016



#5 Most Pro-Business City in America
Market Watch, May 2015



#8 Leading Metro for Biotech Investment
CityLab, April 2016

THE RESEARCH TRIANGLE PARK

The Research Triangle Park ("RTP" or the "Park") is centrally located between the three major Triangle research universities: Duke University in Durham, University of North Carolina in Chapel Hill and North Carolina State University in Raleigh. The Park, with 25 million square feet of developed space, is one of the world's largest and most successful research and development centers in terms of number of jobs created, capital investment and the prestige of companies located there.

Founded in 1959 by leaders from business, government and academia, its purpose was to attract companies engaged in world-class research and development in growing scientific and technological disciplines and is home to more than 200 companies employing over 45,000 fulltime knowledge workers and an estimated 10,000 contract employees.

RTP drives Raleigh-Durham's thriving economy. It is projected that over the next fifteen years, employment will increase by 67%, total earnings by 48%, personal income by 46% and total retail sales by 41%.

The Research Triangle Park is home to an outstanding, creditworthy roster of tenants, anchored by its proximity to three world class universities and the region's most accessible transportation infrastructure. NetEdge Systems, Cisco Systems, Covance, Biogen, Ericsson, Eisai Pharmatechnology, Inc. of Japan, and Bekaert Corp. of Belgium call RTP home. Furthermore, the Research Triangle Park is home to the Environmental Protection Agency's largest facility outside of Washington, DC – a 1.1 million SF model of "green building" – one of the largest in the world.

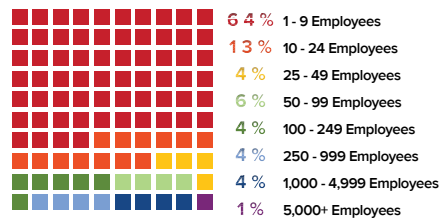
Other major employers in the Research Triangle Park include IBM, Cisco System, GlaxoSmithKline, DuPont, BASF, Fidelity, Credit Suisse, Becton Dickinson and Rhone Poulenc.



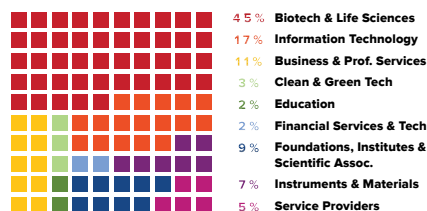
RTP MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES	INDUSTRY
IBM	10,000	IT
Cisco System	5,000	IT/Computer Networking
Fidelity Investments	3,100	Financial services
GSK	3,000	Healthcare
Credit Suisse	1,800	Financial services
Net App	1,500	Storage & Data Management
Biogen	1,300	Biotechnology
RTI International	1,293	Contract Research
U.S. EPA	1,200	R&D
BASF Corp Agriculture Products	1,000	Agricultural technology
Bayer Crop Science	1,000	Agri-biotech
N.I.E.H.S.	1,000	Federal Government
Lenovo	1,000	IT, Computers, Servers
Dell EMC	700	IT
Grifols	500	Bioscience
Fuji Diosynth	415	Biotechnology
Syngenta Crop Protection	400	Plant Biotechnology
United Therapeutics	313	Biotech
Unitedwriters Laboratories	300	Safety Science
BD	262	Health Diagnostics
DuPont	240	Solar, Electronics, Printing

RTP Companies By Size



Industry Profile of RTP



EMPLOYER DEMOGRAPHICS

- More than 60% of RTP companies are comprised of fewer than 10 employees
- The small employer trend is expected to continue

- 7,000 acres
- Largest research park in the United States
- 170+ companies
- Approximate employment of 45,000 full time and 10,000 contract employees
- 22.5 million square feet of office and research space
- 1,800 start-up companies created since 1970
- Capital investment exceeds \$2.8 billion
- Total payroll estimated at \$2.7 billion



OPPORTUNITY ZONES

II WHAT IS AN OPPORTUNITY ZONE ("OZ")?

25%

of census tracts in a state could be designated as "opportunity zones"

20%

Census tract must have at least 20% poverty rate

80%

of median income does not exceed 80% of metro or state level

2028

Designation of opportunity zone remains in effect through the end of 2028

II TAX ADVANTAGES

2026

Investors can defer taxes on capital gains **until 2026**

2026

Capital must be placed in an opportunity fund **within 180 days**

2026

Once the investment is sold after a holding period of **10 years**, none of the appreciation above the deferred gain is recognized.

2021

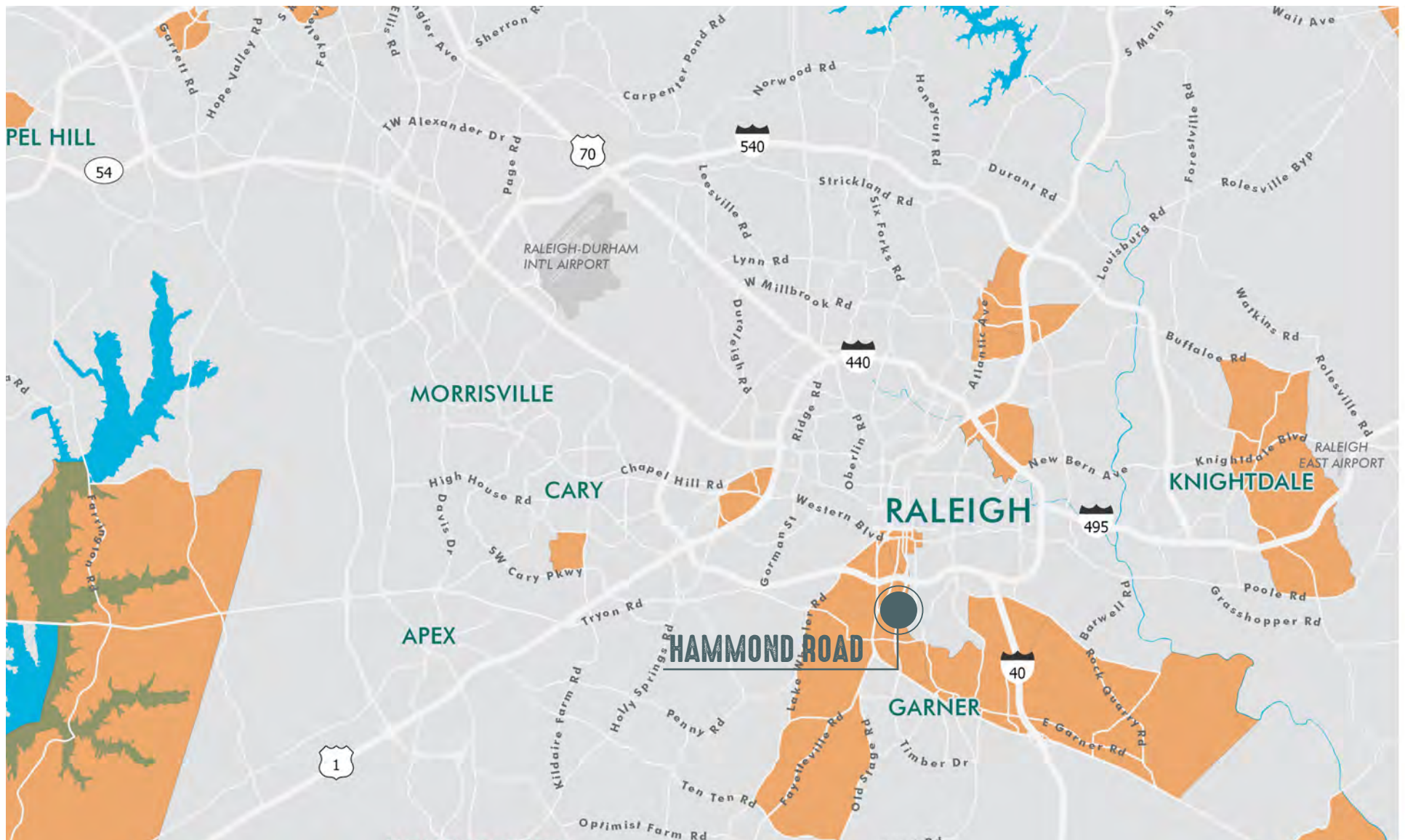
must invest by 2021 to take advantage of tax benefits

5 YEAR

Gains invested qualify for **10% reduction** in amount of taxed gain

7 YEAR

Gains invested qualify for **15% reduction** in amount of taxed gain



[FOR MORE INFORMATION ON OPPORTUNITY ZONES, CLICK HERE](#)

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