

NAITRI PROPERTIES

OFFERING MEMORANDUM

61 ACRE RETAIL SITE

NC 55 (GB Alford Highway)

HOLLY SPRINGS, NC 27540



NAITRI PROPERTIES

TABLE OF CONTENTS

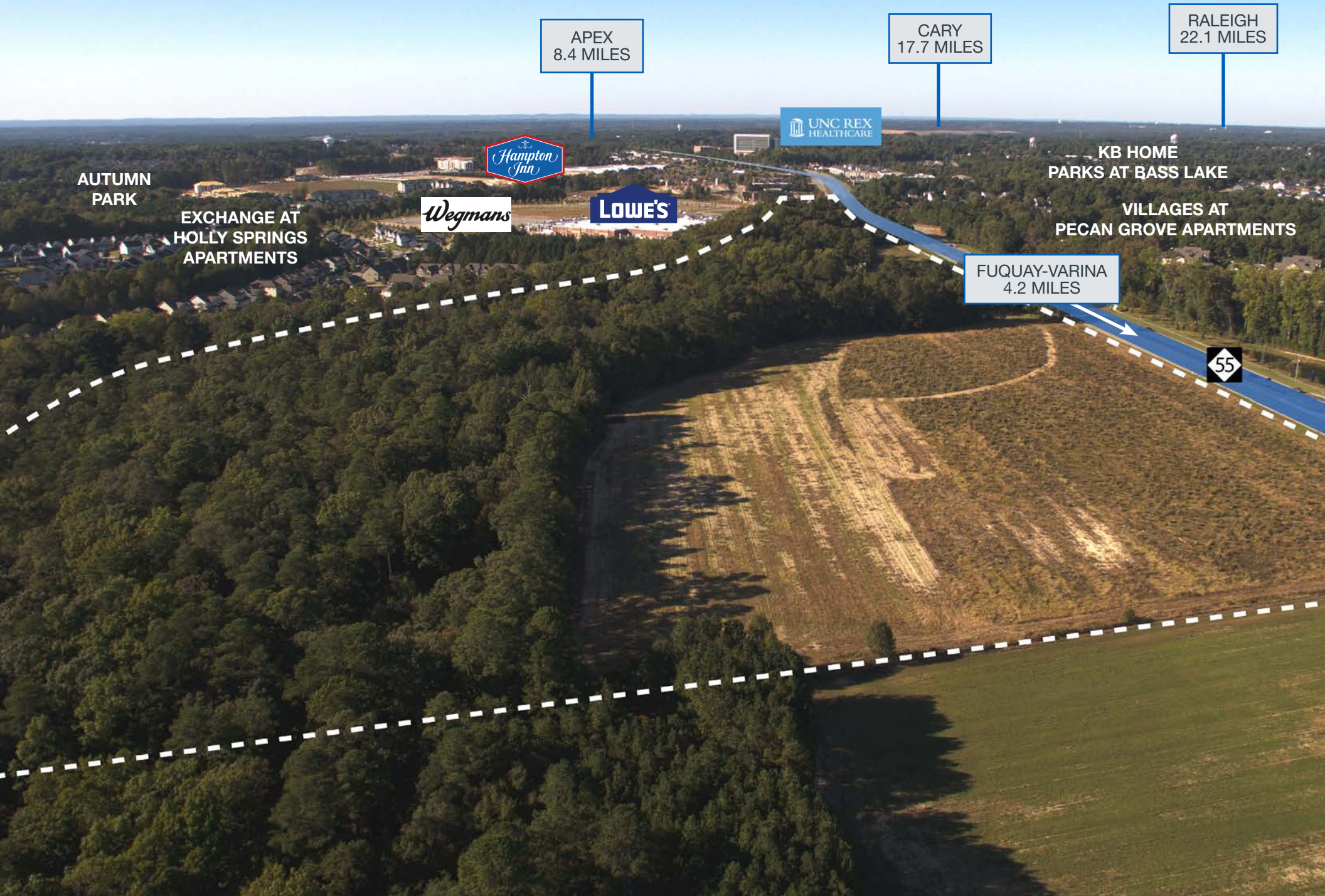
- 3 | Investment Highlights
- 4 | Aerial
- 5 | Site Characteristics
- 6 | Zoning Notes
- 7 | ATLA
- 8 | Sample Redevelopment Plan
- 9 | Location
- 10 | Surrounding Area Overview
- 11 | Surrounding Developments
- 12 | Region Aerial
- 13 | Existing Retail
- 14 | Surrounding Amenities
- 15 | Demographics
- 16 | Triangle Region
- 17 | Region Accolades
- 18 | Region Overview
- 19 | Confidentiality & Disclaimer



INVESTMENT HIGHLIGHTS

- i. | 61 Acres of Contiguous, CB-Zoned Frontage on NC 55** — one of the last large-scale development sites of this size along the corridor, with direct access to a public right-of-way and 31,000 vehicles per day.
- ii. | Adjacent to Established Retail Anchors** — Wegmans and Lowe's Home Improvement border the site; Shoppes at Holly Springs, Main Street Square, and South Park Village Center are within one mile.
- iii. | 1.7 Miles to Downtown Holly Springs, 2.3 Miles to UNC Rex** — infill location within a town that has largely built out its remaining commercial land.
- iv. | \$4.2B+ of Committed Life Sciences Investment Nearby** — anchored by FUJIFILM Diosynth Biotechnologies and Amgen, Holly Springs continues to emerge as a premier biomanufacturing destination, supporting 1,400+ projected high-wage jobs and billions in life sciences investment.
- v. | Affluent, Highly Educated Trade Area** — \$135,578 median household income in Holly Springs; 67.3% hold a bachelor's degree or higher; 4% to 5% retail vacancy.
- vi. | Flexible Development Program** — conceptual plan demonstrates support for a mixed-use village of retail, grocery, hotel, office, and for-sale and for-rent residential, with seven outparcels along the highway frontage.

AERIAL



DEVELOPMENT OPPORTUNITY

SITE CHARACTERISTICS

61 ACRES | RETAIL SITE

ADDRESS:	7450 GB Alford Hwy Holly Springs, NC 27540
TOTAL ACRES:	61.21 acres
PARCEL PIN:	0658138067
PRICE:	\$25M
ZONING:	CB - Commercial Business <i>(will need to be either rezoned or go through a site plan approval process-effectively no such thing as 'by right development' in this municipality)</i>
UTILITIES:	Town of Holly Springs
TRAFFIC COUNT:	31,000 Annual Average Daily Traffic

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NAITRI PROPERTIES

ZONING NOTES WITH CLARIFICATION FOR POTENTIAL BUYERS

Holly Springs takes an active role in shaping development within its limits. The town exercises meaningful discretion throughout the approval process, and outcomes depend heavily on how well a proposal aligns with the town's planning objectives for the site in question. Ownership is seeking a purchaser who understands that dynamic and has the local track record to work within it.

What to Include:

- Purchase price, deposit structure, and diligence period
- Your firm's Holly Springs experience — projects entitled, current relationships with town staff, familiarity with the approval process
- A specific description of the intended development program, including density, uses, and phasing
- An entitlement schedule with dated milestones for rezoning, site plan approval, and construction documents
- Closing after an early zoning milestone with the Town of Holly Springs
- Proof of funds or equity commitment, and your closing timeline

Terms That Strengthen an Offer:

- Earnest money that goes hard on a defined schedule tied to entitlement milestones, applicable to the purchase price
- A disciplined but realistic approval timeline you're prepared to be held to

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REDEVELOPMENT PLAN SAMPLE



LOCATION

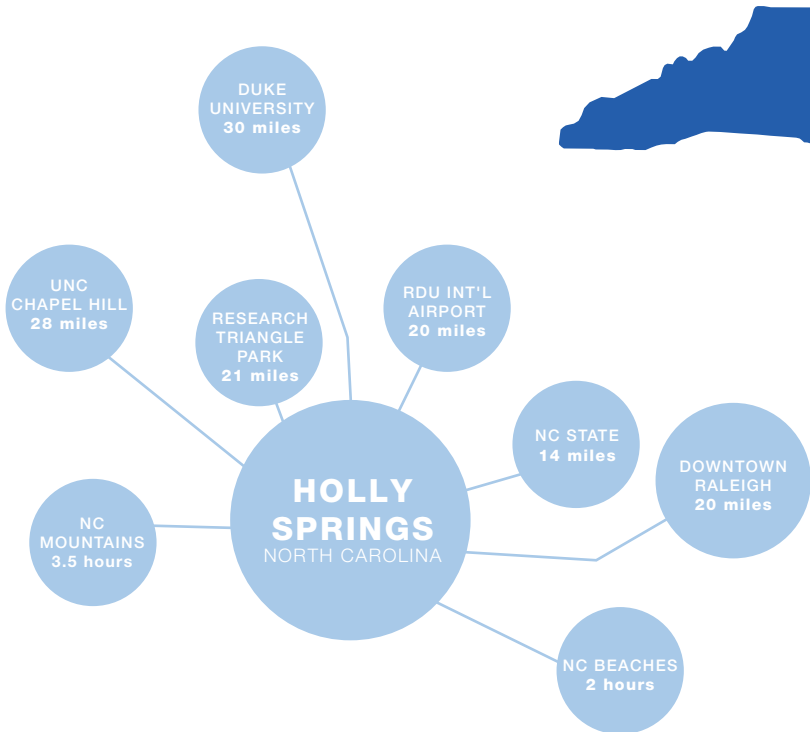


TOWN OF HOLLY SPRINGS

SURROUNDING AREA OVERVIEW

Holly Springs offers convenient access to Raleigh, Research Triangle Park (RTP), Cary, Apex, Morrisville, and neighboring Chatham, Lee, and Harnett counties. Its strategic location, highly educated workforce, and exceptional quality of life have fueled significant growth and investment throughout the region.

Holly Springs is a leading life sciences hub, anchored by FUJIFILM Diosynth Biotechnologies \$3.2+ billion investment and approximately 1,400 projected jobs, along with Amgen's \$550 million biomanufacturing facility that has created over 350+ jobs. These transformative projects continue to strengthen the town's position as one of North Carolina's fastest-growing centers for biotechnology and advanced manufacturing.



Source: U.S. Census Data, Holly Springs Economic Development, and CoStar Multi-Family Submarket Report

DEMOGRAPHICS

- Population growth: **21.9% growth from 2020 - 2025**
- Educational attainment: **67.3% bachelor's degree or higher**
- Median household income: **\$135,578**
- Average household size: **3**
- Median Age: **36.5**
- Unemployment rate: **3.20%**



MULTIFAMILY RENT TRENDS

- Asking Rents per SF: **\$1.29**
- Average 1 Year Effective Rent Growth: **2.31%**



MAJOR EMPLOYERS

- CSL Seqirus
- RoviSys
- FUJIFILM
- Amgen
- UNC Rex Healthcare

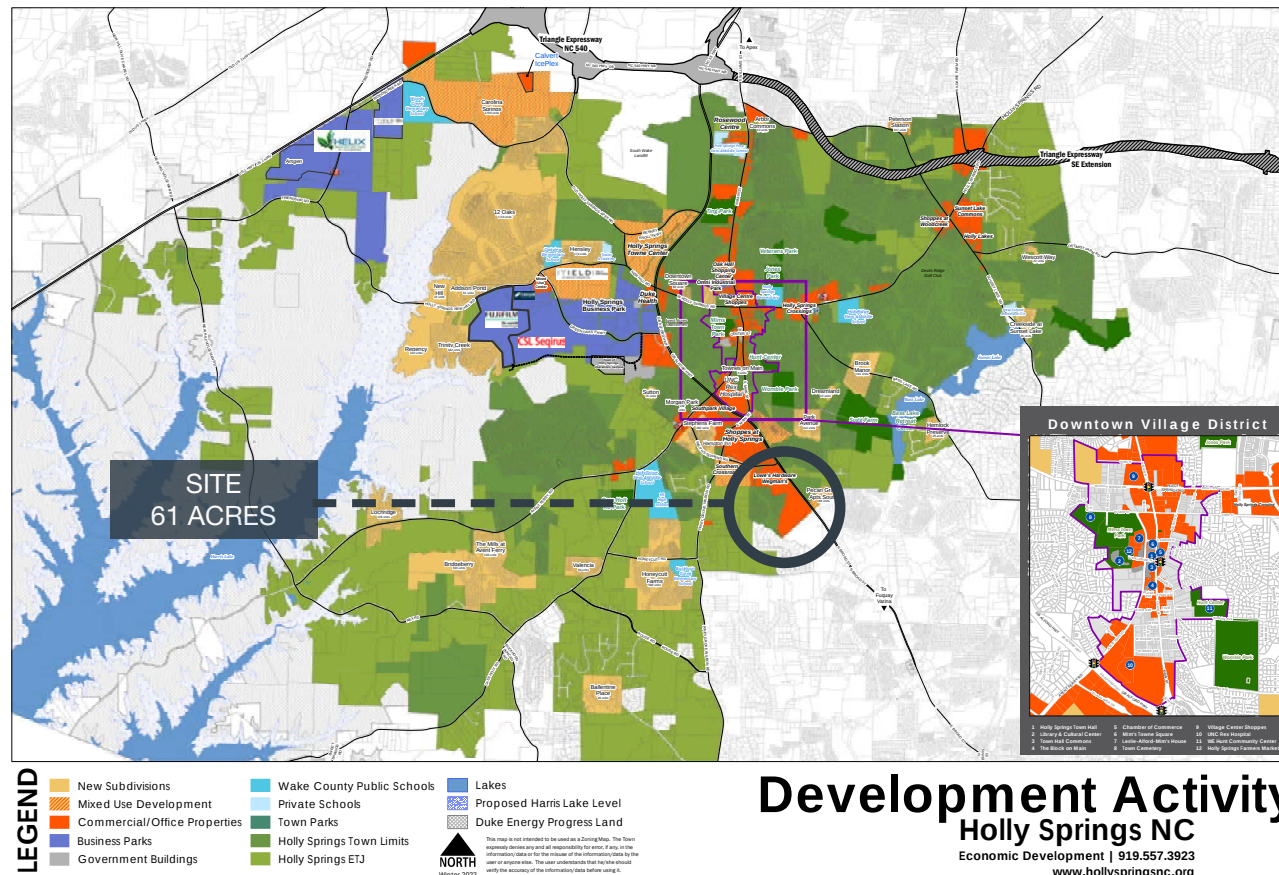
KEY ECONOMIC DEVELOPMENT GROWTH MAP

Holly Springs has experienced significant growth over the past decade and remains one of the Triangle's fastest-growing communities. The opening of UNC Rex Holly Springs Hospital in 2021 expanded access to advanced healthcare services, helping support the area's growing population.

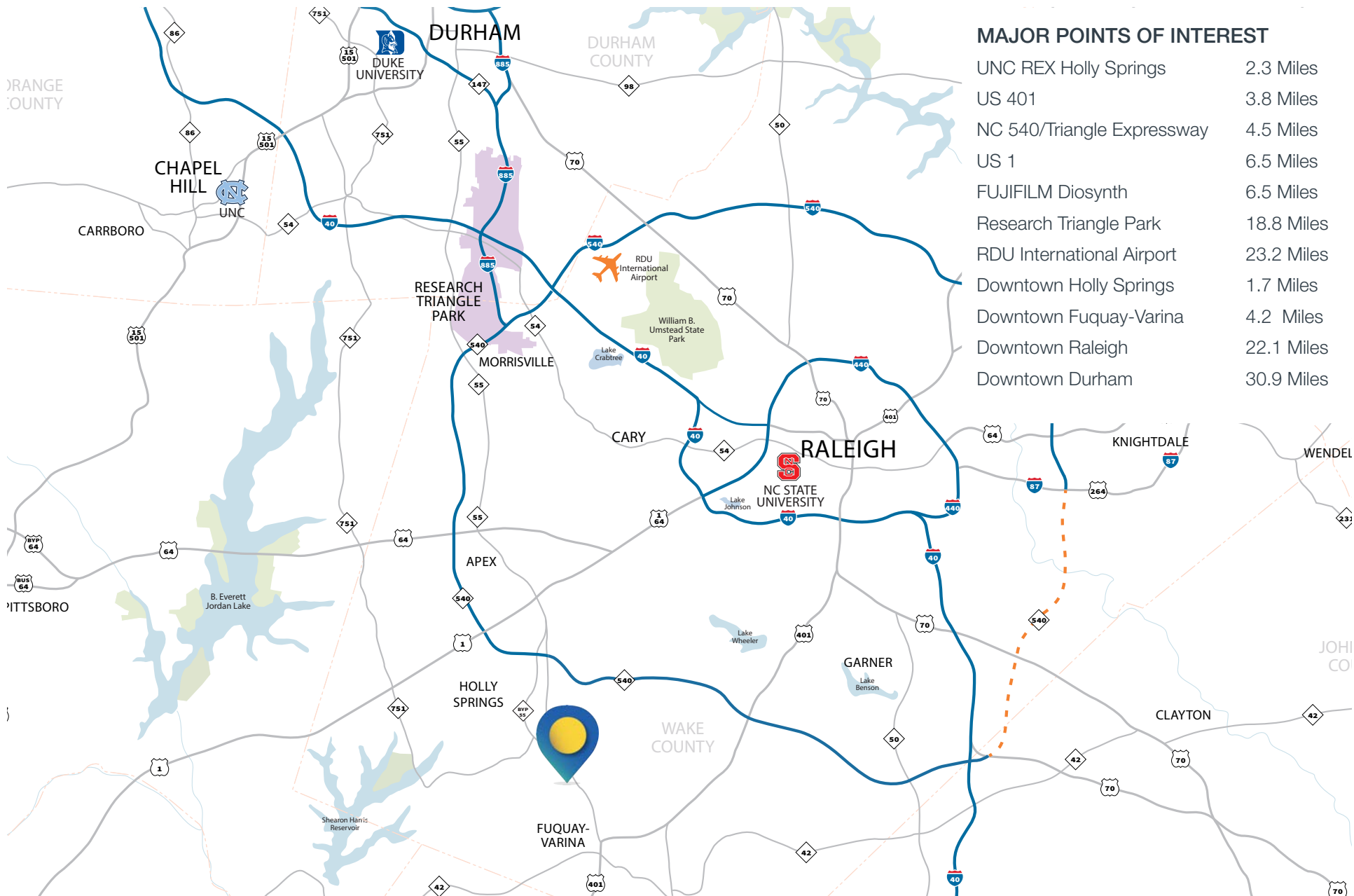
Major life sciences investments continue to fuel the town's growth, including FUJIFILM Diosynth Biotechnologies \$3.2+ billion campus and approximately 1,400 projected jobs, along with Amgen's \$550 million biomanufacturing facility and 350+ jobs. These investments are driving continued demand for residential, retail, and commercial development throughout the market.

To view all the surrounding developments these are helpful resources:

- Link to [Holly Springs Development Activity Map](#)
- Link to [Fuquay Varina Development Activity Map](#)

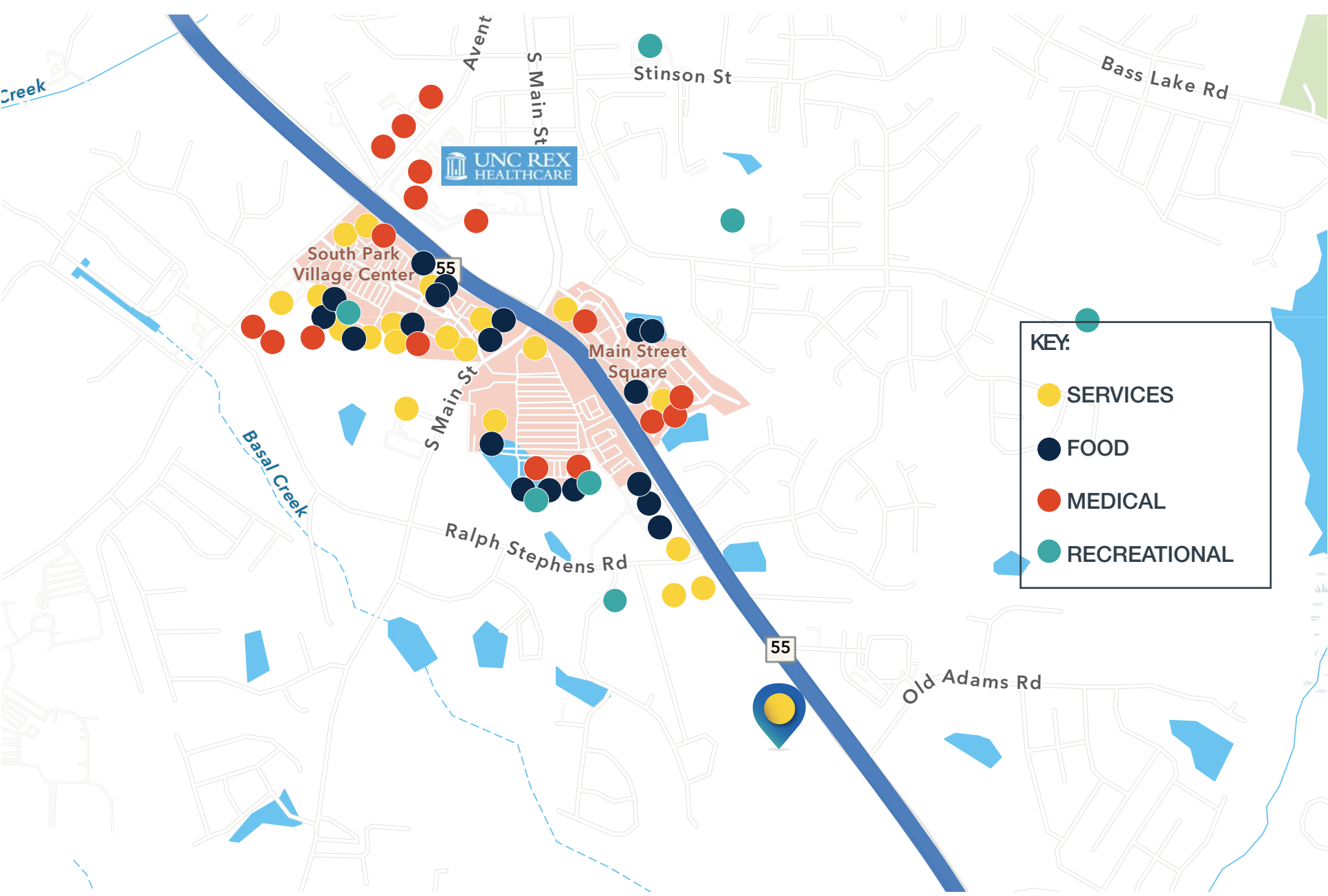


TRIANGLE REGION AERIAL MAP



EXISTING RETAIL

AERIAL MAP



SURROUNDING AMENITIES

This site is surrounded by a wealth of amenities to live, work, and play. Within one mile there is Shoppes at Holly Springs, Main Street Square, and South Park Village Center. Only 2.3 miles away is UNC Rex Hospital with a state-of-the-art ER, birth center, surgical services, orthopedic care, etc. Adjacent to the lot, a Wegmans grocery store is next to Lowe's Home Improvement. While the below lists amenities around a 1 mile radius, there is much more that can be reached in under 10 minutes, including a Target, AMC DINE-IN, O2 Fitness, Duke Health, Ting Park premiere athletic complex and a proposed Data Center.

SERVICES

ABC Store
ALDI
Coastal Credit Union
CVS
European Wax Center
Fidelity Bank
First Flight Federal Credit Union
Goodwill Thrift Store
Great Clips
Hampton Inn & Suites
Harris Teeter
Holly Springs DMV
Lowe's Home Improvement
Oasis Nails Resort
Select Bank & Trust
South Park Cleaners
Swoon Boutique
Truist
Valvoline Instant Oil Change
Walmart
Wegmans

FOOD

ACME Pizza
Bojangles
Burger King
Chick-fil-A
China Uno
Dunkin'
Firehouse Subs
Greek Basma
Hickory Tavern
IHOP
KFC
McDonald's
Michelangelo's Pizza
Skrimp Shack
Starbucks
Subway
Tapline Growler
Thanks A Latte
The Nutrition Fix
Tropical Smoothies Café

MEDICAL

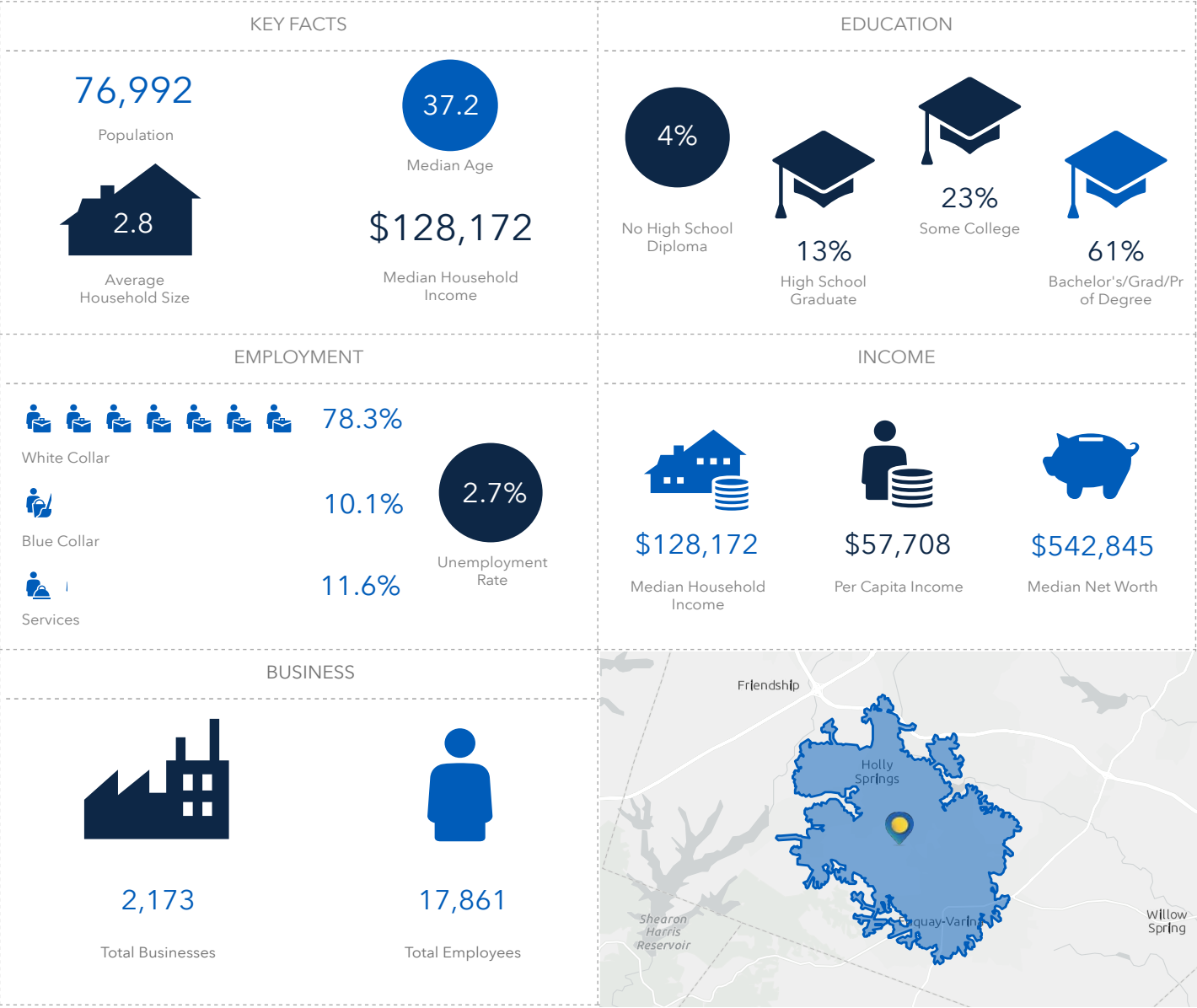
Avance Primary Care
Avent Ferry Family Dentistry
Axial Dental
Fresenius Kidney Care
Fritz & Wilson Orthodontics
Jeffers, Mann & Artman Pediatric
Khara Orthodontics
Med Mart Urgent & Primary Care
Raleigh Foot & Ankle Center
Rejuvenate Eye Spa
The Smiling Turtle Pediatric Dentistry
Triangle Veterinary Referral Hospital
UNC REX of Holly Springs
WakeMed OBGYN

RECREATIONAL

9Round Fitness
Alston Ridge Park
Body Shop Fitness
GF-Fitness
Kim's Yong-In Martial Arts
Parrish Womble Park
Sugg Farm at Bass Lake Park
WE Hunt Recreation Center

DEMOGRAPHICS

5 MILE RADIUS



TRIANGLE REGION



TRIANGLE REGION

Accolades & Research Hubs

Three Tier One Universities (Duke, UNC-CH, NCSU), ten colleges and universities and 7 nationally renowned community colleges attract 176,000 students and produce 42,000 graduates each year. More than \$2.72 billion in R&D Research is conducted at the Tier One Universities alone.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

\$1.6 billion+ in research annually

Top 5 public university nationally (US News and World Report)

#5 for federal research among universities

Top 10 US research university in volume and annual expenditures

Duke UNIVERSITY

Top 10 nationally ranked universities (US News and World Report)

\$1.2 billion+ annually invested in research and development

NC STATE UNIVERSITY

Largest four-year institution in NC

#6 in research expenditures nationally for public universities without a medical school

Centennial Campus - 1,000+ acre campus with 70+ corporate, nonprofit and government partners and over 3,000+ employees



RESEARCH TRIANGLE PARK

55,000+ Employees

385+ Companies

Billions in ongoing public and private investments

#1

**BEST PERFORMING
CITY IN THE US:**

RALEIGH

Milken Institute
2025

#4

**MOST ECONOMICALLY
RESILIENT METRO:**

DURHAM-CHAPEL HILL

CardRates
2026

#1

**CITY FOR EMPLOYMENT
OPPORTUNITY &
EARNING POTENTIAL:**

RALEIGH

New York Post
2025

#1

**BEST OVERALL METRO
AREA FOR YOUNG,
COLLEGE-DEGREEED
PROFESSIONALS:**

RALEIGH

Wall Street Journal
2025

**TOP 5 METRO
IN THE US FOR TECH
IMPACT ON LOCAL
ECONOMY:**

RALEIGH

CompTIA
2025

#1

**BEST BUSINESS
CLIMATE:**

RALEIGH/CARY

Business Facilities
2025

**NORTH CAROLINA
NAMED TOP STATE
FOR BUSINESS**

CNBC
2025

#1

**STEM HUB IN THE
NATION: RESEARCH
TRIANGLE PARK (RTP)**

CoWorkingCafe
2025

TRIANGLE REGION

Overview



EXPONENTIAL POPULATION GROWTH

The Raleigh–Durham–Research Triangle region continues to be one of the fastest-growing areas in the country. The combined statistical area now exceeds 2.4 million residents and has added more than 240,000 people since 2020. Wake County remains the region's largest and fastest-growing county, with a population of approximately 1.25 million and growth of roughly 66 new residents per day, driven largely by domestic and international migration.

DIVERSIFIED EMPLOYMENT BASE

The Triangle's continued success is supported by a diverse and highly educated workforce. The region has seen significant growth in residents with college degrees in recent years, reinforcing its reputation as a talent hub. In the Raleigh metro area, more than 50% of adults hold a postsecondary degree, well above state and national averages, helping attract employers across technology, life sciences, healthcare, and advanced manufacturing sectors.

INNOVATION

Anchored by Duke University, the University of North Carolina at Chapel Hill, and North Carolina State University, the Triangle remains a leading center for research, innovation, and entrepreneurship. Research Triangle Park (RTP)—one of the largest research parks in the United States—includes: 385+ companies and startups, 55,000+ employees, and a strong focus on life sciences, tech, and advanced research industries.

QUALITY OF LIFE

The Triangle offers a high quality of life supported by a relatively moderate cost of living compared to other major tech markets, strong healthcare systems, and abundant recreational opportunities. Centrally located between the Blue Ridge Mountains and the Atlantic Coast, the region provides easy access to outdoor recreation, while a mild climate allows for year-round activity.

TOP BUSINESS CLIMATE

Consistently ranked among the nation's best places to do business, the Triangle benefits from a strong economic base and continued corporate investment. Major employers span pharmaceuticals, software, cleantech, and biotechnology, and thousands of new jobs and billions in investment continue to be announced annually in Wake County alone. Global companies continue to invest in the region. Notable mentions include Apple, which committed \$1 billion to a future RTP campus; FUJIFILM Diosynth Biotechnologies, which announced a \$3.2 billion expansion; and Novo Nordisk, which announced a \$4.1 billion investment.

CONSISTENT EMPLOYMENT GROWTH

The Triangle continues to experience steady employment growth and low unemployment. As of early 2026, the Raleigh area unemployment rate is approximately 3.0%, remaining below the national average. The region's strong labor market, population growth, and highly skilled workforce continue to support long-term economic expansion and rising incomes.

CONFIDENTIALITY & DISCLAIMER

NAI Tri Properties, (“Broker”) has been retained by the Seller of the property located at 7450 GB Alford Highway, Holly Springs, NC (the ‘Property’) as the exclusive broker for this Investment opportunity.

This Offering Memorandum has been prepared by Broker for use by the principal (“Principal”) to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner’s obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

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