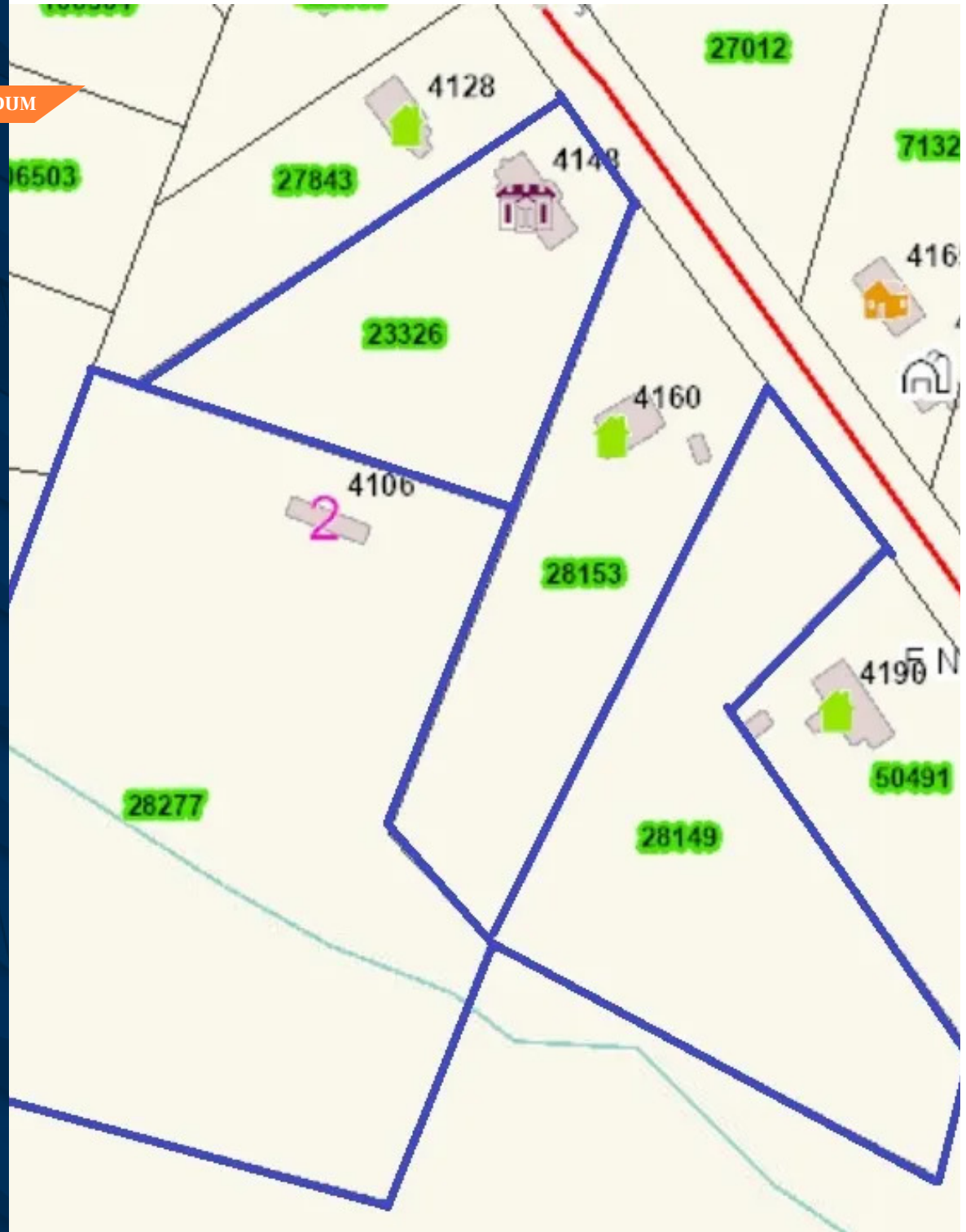


OFFERING MEMORANDUM

IRON STATION RESIDENTIAL LAND - 8+ AC

4148 NC-27, Iron Station, NC 28080

Marcus & Millichap



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0520062

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

EXCLUSIVELY LISTED BY

HUNTER MCINTOSH

Associate Investments

Charlotte Uptown

Direct: 704.831.4609

Hunter.McIntosh@marcusmillichap.com

NC #355149

KEVIN R. SMITH, SR.

Associate Director Investments

Charlotte Uptown

Direct: 704.831.4635

Kevin.Smith@marcusmillichap.com

NC #291391

..... 4148 NC-27

BROKER OF RECORD

CHARLES GALLAGHER

North Carolina

Phone Number: 704-831-4650

License#: 351471


Marcus & Millichap

TABLE OF CONTENTS

6 EXECUTIVE SUMMARY

9 PROPERTY INFORMATION

14 MARKET OVERVIEW

SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

4148 NC-27

\$

Listing Price
\$520,000

📍

Lot Size
8.2 Acres

🏗️

Allowable Buildable SF
-

FINANCIAL

Listing Price	\$520,000
Down Payment	100% / \$520,000
Price/Acre	\$63,415

OPERATIONAL

Zoning	R-T
Development Type	Land
Lot Size	8.2 Acres (357,192 SF)



IRON STATION RESIDENTIAL LAND - 8+ AC

4148 NC-27, Iron Station, NC 28080

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 4148 NC-27, an approximately 8.2-acre residential development opportunity positioned along one of eastern Lincoln County's primary growth corridors in the booming Charlotte MSA. Iron Station sits roughly 30 miles northwest of Uptown Charlotte and has increasingly become a bedroom community absorbing overflow demand as the metro's 2.7 million residents push outward. The surrounding market has already validated large-scale residential investment — nearby rezonings for 150- and 650-home communities underscore builder confidence in this corridor. With direct NC-27 frontage, public water at the road, R-T zoning supporting immediate by-right development, and proximity to an established employer base anchored by The Timken Company, this site offers a rare entry point into one of Charlotte's fastest-growing outer-ring submarkets — with further upside for a buyer able to negotiate assemblage toward a higher-yield conservation subdivision layout.

INVESTMENT HIGHLIGHTS

Charlotte MSA Growth Corridor — 30 miles from Uptown Charlotte in a metro adding ~224,000 residents by 2027; nearby 150- and 650-home rezonings confirm builder demand.

Prime NC-27 Frontage — Direct highway frontage in Iron Station with public water access already at the road, reducing early infrastructure lift.

Established Demand Drivers — Across from Iron Station Elementary and adjacent to The Timken Company, a top-6 area employer with nearly 300 jobs.

By-Right Plus Upside — R-T zoning delivers ~7-8 lots by-right today, with a negotiable path to a higher-yield conservation subdivision via assemblage.

SECTION 2



PROPERTY INFORMATION

Property Details
Regional Map
Aerial Map
Retailer Map

Marcus & Millichap



IRON STATION RESIDENTIAL LAND - 8+ AC

PROPERTY DETAILS

PROPERTY SUMMARY

Assessors Parcel Number	23326, 28149, 28277
Zoning	R-T
Opportunity Zone	No

SITE DESCRIPTION

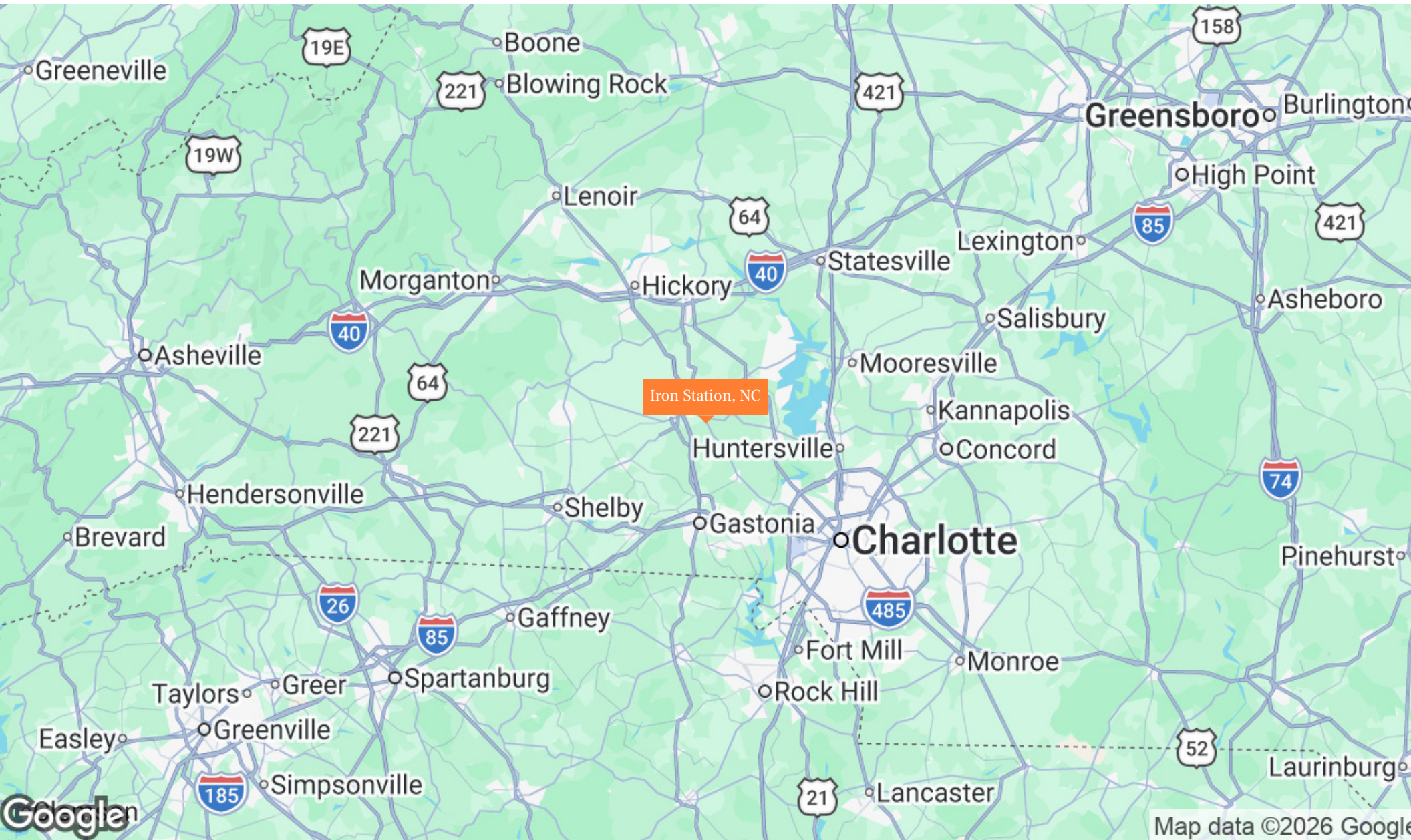
Lot Size SF	357,192
Price/SF	\$1
Lot Size Acres	8.2
Price/Acres	\$63,414
Type of Ownership	-

PUBLIC UTILITIES

Potable Water	Public Water
---------------	--------------

IRON STATION RESIDENTIAL LAND - 8+ AC

REGIONAL MAP



IRON STATION RESIDENTIAL LAND - 8+ AC

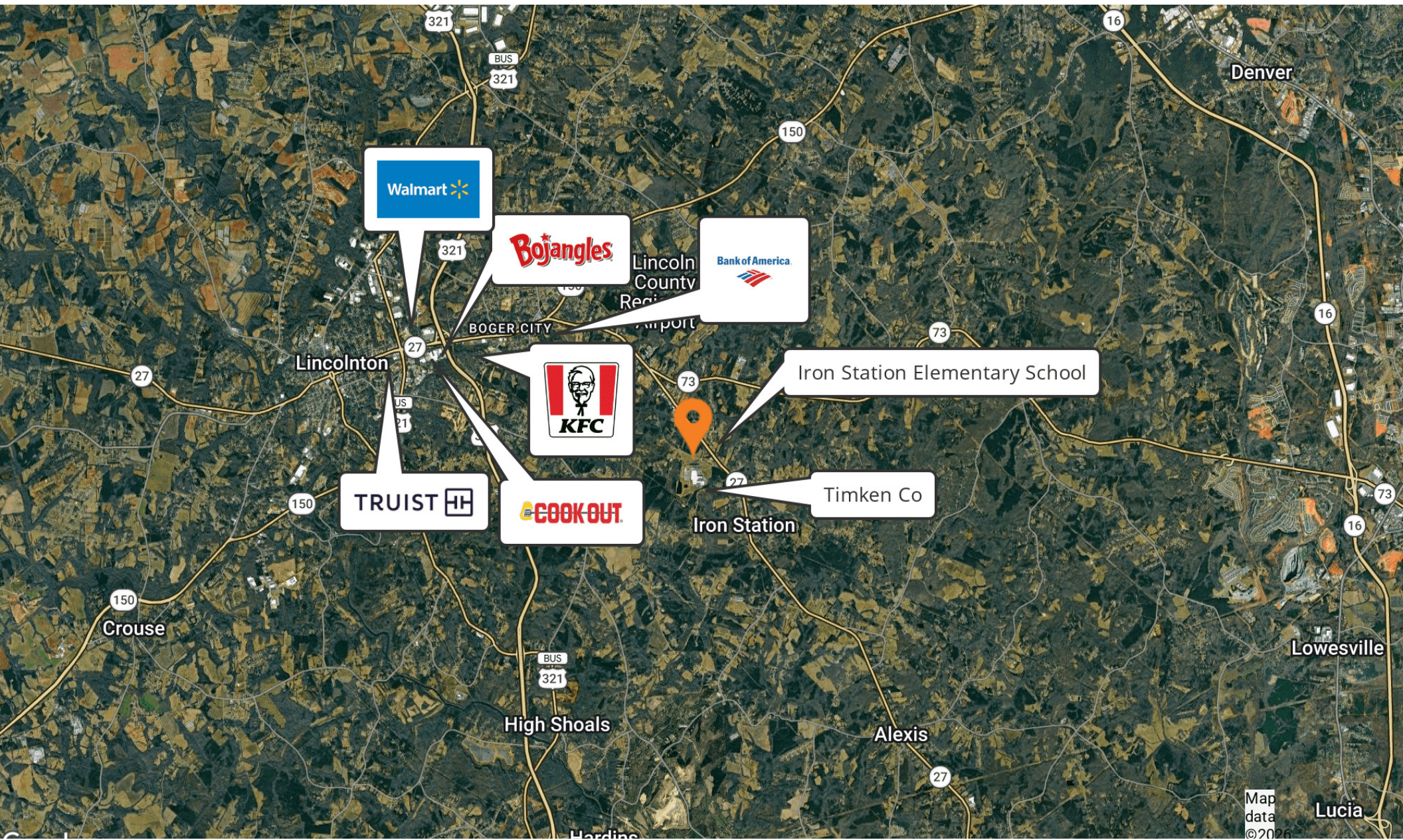
 AERIAL MAP

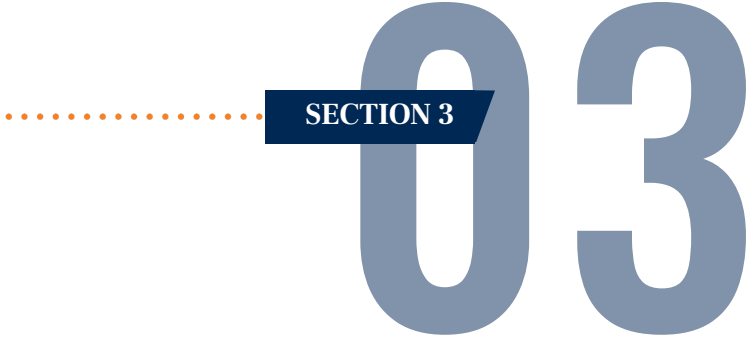


Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

IRON STATION RESIDENTIAL LAND - 8+ AC

RETAILER MAP





SECTION 3



MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap



IRON STATION RESIDENTIAL LAND - 8+ AC

MARKET OVERVIEW

CHARLOTTE

Resting between the Blue Ridge Mountains and the coastal plains, the Charlotte metro spans 3,198 square miles in the Piedmont region of the Southeastern U.S. It includes counties in both North Carolina and South Carolina. North Carolina counties are Mecklenburg, Gaston, Union, Cabarrus, Iredell, Rowan, and Lincoln. South Carolina counties are York, Lancaster, and Chester. A strong financial presence helped the population expand to more than 2.8 million, ranking it among the fastest-growing U.S. metros over the past 15 years. Charlotte is the market's largest city, with over 914,000 residents, followed by Concord and Gastonia, with a combined population of nearly 200,000. Air travel is served by Charlotte Douglas International Airport — the seventh-busiest U.S. airport. Charlotte is within day-trip distance of the Asheville/Blue Ridge region and the coastal areas of Charleston and Myrtle Beach.

METRO HIGHLIGHTS



SKILLED WORKERS

Charlotte has a relatively well-educated and highly trained labor pool. The variety of industries and employers in the metro attracts this demographic.



POPULATION GROWTH

Over the next five years, Charlotte's population growth rate will be almost five times the U.S. measure. A large portion of the gain will be due to net in-migration.



ECONOMIC EXPANSION

The metro's employment base continues to diversify, creating an appealing draw for Fortune 500 companies, with seven such firms headquartered here.

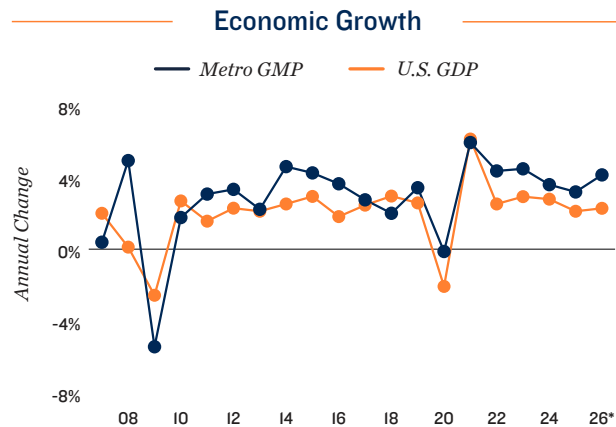


IRON STATION RESIDENTIAL LAND - 8+ AC

MARKET OVERVIEW

ECONOMY

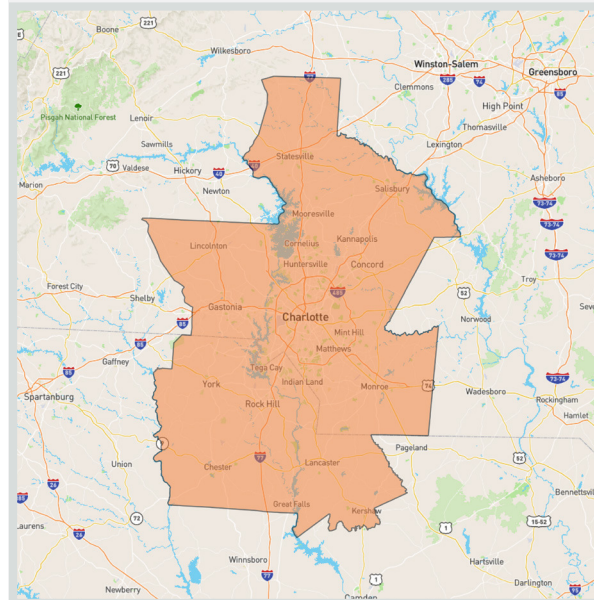
- Although the finance sector is a large driver of the economy, manufacturing, healthcare, and energy industries also play vital roles.
- Eight Fortune 500 firms have headquarters in the Charlotte metro: Bank of America, Lowe's, Duke Energy, Honeywell, Nucor, Truist Financial, LPL Financial, and Sonic Automotive.
- The Charlotte metro benefits from North Carolina's low-tax business environment, for which it is frequently ranked among the top states for competitiveness.



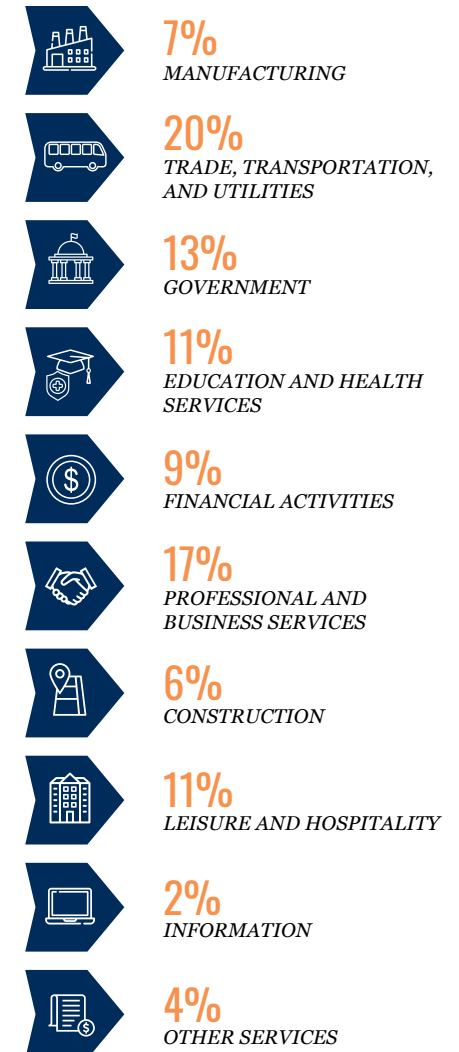
* Forecast

MAJOR AREA EMPLOYERS

- Nucor
- Compass Group
- Bank of America
- Extended Stay America
- Wells Fargo
- Duke Energy Corp.
- Truist Financial
- Lowe's Companies Inc.
- Microsoft
- Honeywell Inc.



SHARE OF 2026 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

IRON STATION RESIDENTIAL LAND - 8+ AC

MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add over 143,000 people through 2029, forming approximately 64,000 households.
- The median home price in 2025 was \$412,000. About 62 percent of households owned their home.
- Roughly 39 percent of residents hold a bachelor's degree; 14 percent have also obtained a higher degree.

QUALITY OF LIFE

The Charlotte metro offers a wide variety of cultural and entertainment activities. Due to its strong ties to the American Revolution, the Civil War, and the nation's first gold rush, Charlotte is home to several historical sites. Other museums and cultural amenities include the Bechtler Museum of Modern Art, Historic Rosedale Plantation, Wells Fargo History Museum, Charlotte Symphony Orchestra, Opera Carolina, and the Carolina Renaissance Festival. Charlotte offers professional football, basketball, and soccer. The Carolina Panthers and Charlotte Hornets both have stadiums in Uptown Charlotte. The metro includes the legendary Charlotte Motor Speedway, which hosts major NASCAR races.

SPORTS

Football | **NFL** | Carolina Panthers
Basketball | **NBA** | Charlotte Hornets
Soccer | **MLS** | Charlotte FC



EDUCATION

- Davidson College
- University of North Carolina at Charlotte
- Gardner-Webb University
- Queens University of Charlotte

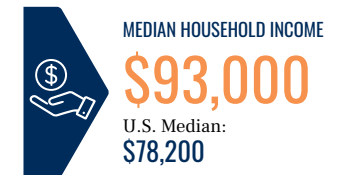
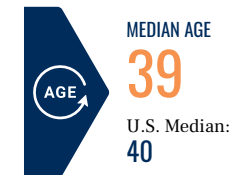
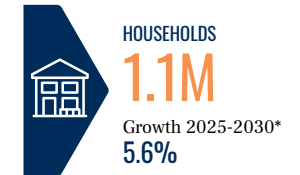
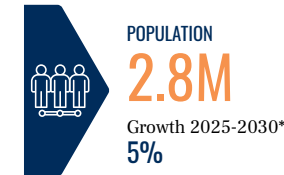


ARTS & ENTERTAINMENT

- Charlotte Mint Museum
- Carowinds Amusement Park
- NASCAR Hall of Fame
- Charlotte Symphony

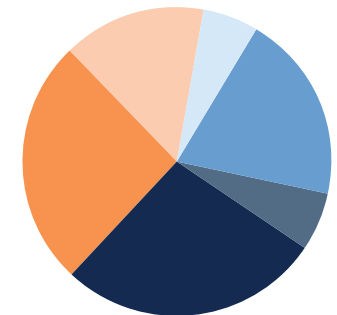
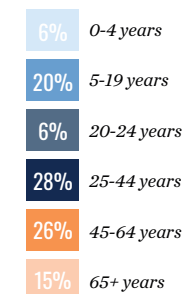


QUICK FACTS



*Forecast

2026 Population by Age



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

IRON STATION RESIDENTIAL LAND - 8+ AC

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Population	9,287	33,681	113,013
2025 Estimate			
Total Population	8,991	32,569	108,116
2020 Census			
Total Population	8,410	30,290	99,024
2010 Census			
Total Population	8,352	29,220	93,227
Daytime Population			
2025 Estimate	5,866	24,042	87,625
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Households	3,827	13,632	45,871
2025 Estimate			
Total Households	3,675	13,092	43,621
Average (Mean) Household Size	2.5	2.5	2.5
2020 Census			
Total Households	3,384	12,059	39,319
2010 Census			
Total Households	3,314	11,405	36,037

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
2025 Estimate			
\$250,000 or More	3.0%	3.0%	4.5%
\$200,000-\$249,999	1.4%	1.6%	2.0%
\$150,000-\$199,999	11.0%	8.4%	7.4%
\$125,000-\$149,999	5.4%	6.1%	7.2%
\$100,000-\$124,999	12.1%	12.5%	12.5%
\$75,000-\$99,999	18.5%	17.2%	16.5%
\$50,000-\$74,999	15.5%	16.1%	17.1%
\$35,000-\$49,999	11.6%	11.6%	11.3%
\$25,000-\$34,999	11.4%	8.7%	7.7%
\$15,000-\$24,999	5.1%	6.5%	6.7%
Under \$15,000	5.1%	8.3%	7.1%
Average Household Income	\$90,368	\$86,637	\$92,751
Median Household Income	\$75,710	\$73,154	\$76,104
Per Capita Income	\$36,509	\$34,891	\$37,407

IRON STATION RESIDENTIAL LAND - 8+ AC

DEMOGRAPHICS

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population By Age			
2025 Estimate	8,991	32,569	108,116
0 to 4 Years	4.6%	5.0%	5.2%
5 to 14 Years	10.8%	11.3%	11.6%
15 to 17 Years	3.6%	3.6%	3.8%
18 to 19 Years	2.1%	2.2%	2.1%
20 to 24 Years	5.5%	5.6%	5.5%
25 to 29 Years	5.5%	6.2%	5.9%
30 to 34 Years	5.7%	6.4%	6.5%
35 to 39 Years	5.6%	6.0%	6.1%
40 to 49 Years	12.0%	12.2%	12.4%
50 to 59 Years	15.6%	14.7%	14.8%
60 to 64 Years	7.9%	7.3%	7.2%
65 to 69 Years	6.5%	6.2%	6.2%
70 to 74 Years	5.2%	5.1%	5.0%
75 to 79 Years	4.6%	4.0%	3.8%
80 to 84 Years	2.9%	2.4%	2.2%
Age 85+	2.0%	1.8%	1.7%
Median Age	45.0	43.0	43.0

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	6,598	23,522	77,627
Elementary (0-8)	5.1%	4.3%	3.9%
Some High School (9-11)	6.9%	8.0%	7.6%
High School Graduate (12)	30.5%	31.8%	32.3%
Some College (13-15)	23.8%	23.3%	22.7%
Associate Degree Only	13.0%	11.7%	11.9%
Bachelor's Degree Only	15.6%	15.2%	16.0%
Graduate Degree	5.0%	5.7%	5.6%
HOUSING UNITS			
Occupied Units			
2030 Projection	4,108	14,776	49,503
2025 Estimate	3,945	14,194	47,073
Owner Occupied	2,812	9,227	32,939
Renter Occupied	825	3,849	10,665
Vacant	270	1,102	3,452
Persons in Units			
2025 Estimate Total Occupied Units	3,675	13,092	43,621
1 Person Units	24.3%	25.7%	24.2%
2 Person Units	38.4%	36.7%	37.9%
3 Person Units	16.0%	16.5%	17.0%
4 Person Units	13.9%	13.4%	13.3%
5 Person Units	4.7%	4.8%	5.1%
6+ Person Units	2.6%	3.0%	2.6%

IRON STATION RESIDENTIAL LAND - 8+ AC

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 108,116. The population has changed by 15.97 percent since 2010. It is estimated that the population in your area will be 113,013 five years from now, which represents a change of 4.5 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 43.0, compared with the U.S. average, which is 40.0. The population density in your area is 344 people per square mile.



HOUSEHOLDS

There are currently 43,621 households in your selected geography. The number of households has changed by 21.05 percent since 2010. It is estimated that the number of households in your area will be 45,871 five years from now, which represents a change of 5.2 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$76,104, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 70.81 percent since 2010. It is estimated that the median household income in your area will be \$88,337 five years from now, which represents a change of 16.1 percent from the current year.

The current year per capita income in your area is \$37,407, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$92,751, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 53,980 people in your selected area were employed. The 2010 Census revealed that 52.3 percent of employees are in white-collar occupations in this geography, and 32.3 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$277,551 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 27,091.00 owner-occupied housing units and 8,947.00 renter-occupied housing units in your area.



EDUCATION

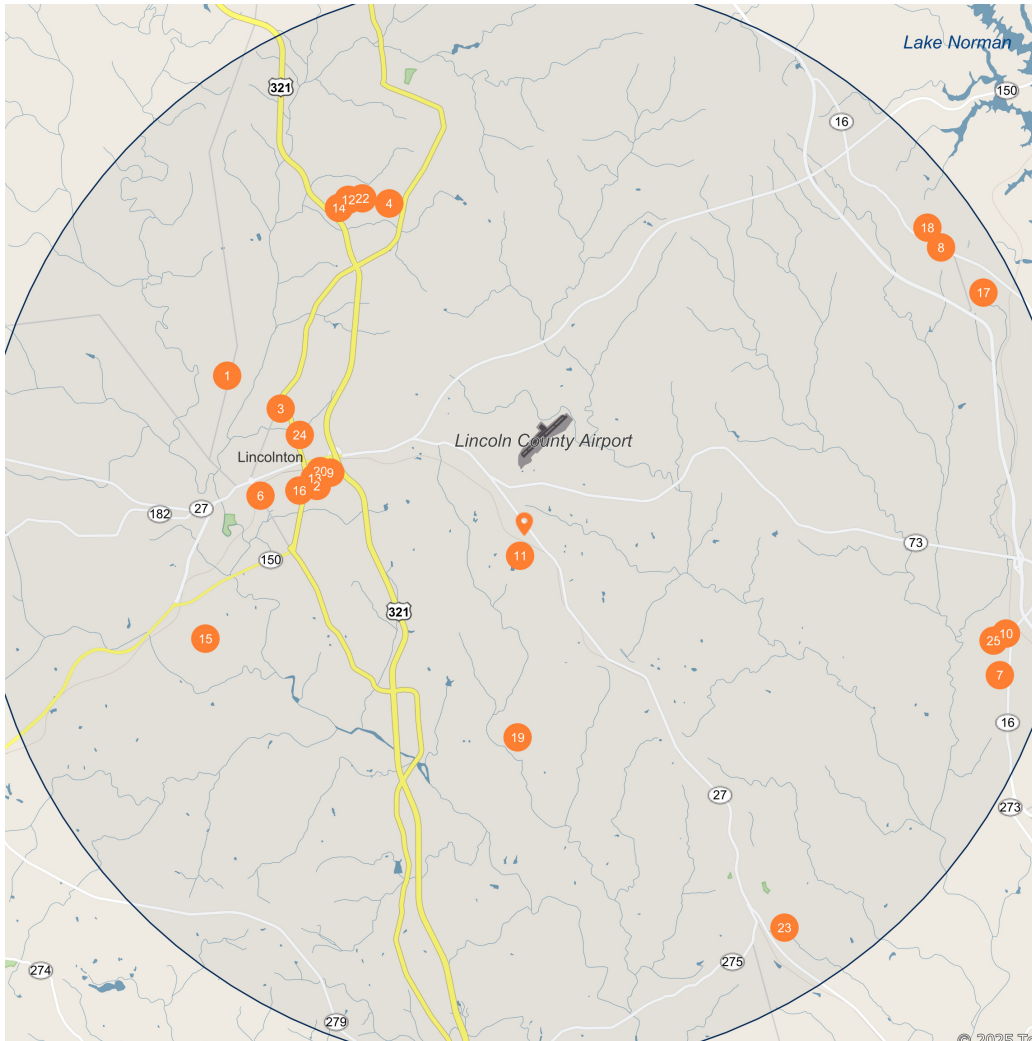
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 21.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 11.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.7 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 41.0 percent in the selected area compared with the 19.6 percent in the U.S.

IRON STATION RESIDENTIAL LAND - 8+ AC

DEMOGRAPHICS



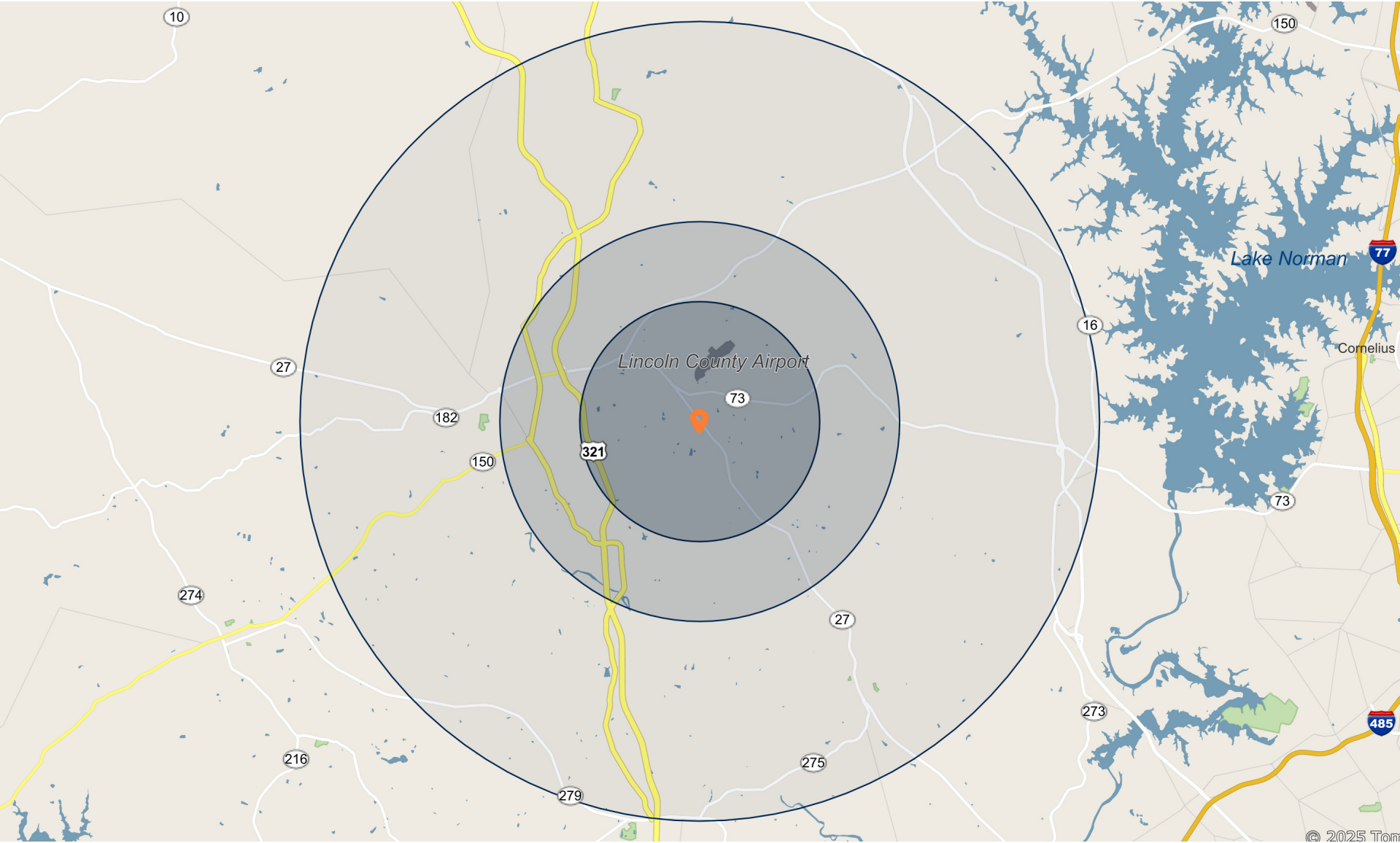
Major Employers

Employees

1	Tenowo Inc-	1,401
2	Atrium Health Inc-Carolinas Med Center-Lincoln	1,292
3	Bi-Lo LLC-	519
4	St Engineering Leeboy Inc-Leeboy	460
5	VT Leeboy Inc-Leeboy	460
6	Gaston College-Gaston College Lincoln Campus	427
7	Blum Inc-	400
8	Erie Indemnity Company-	279
9	Hickory Orthopedic Center PA-Hickory Hand Center	279
10	Prestige Land & Site Works LLC-Prestige Corp	250
11	Timken Company-	248
12	RSI Home Products Inc-General Marble	240
13	Young MNS Chrstn Assn Grter Ch-Lincoln County Family YMCA	216
14	Cataler North America Corp-	197
15	Cosette Pharmaceuticals Inc-	180
16	Cco Holdings LLC-	176
17	Convergint Technologies LLC-	160
18	Wireway/Husky Corp-Husky Rack and Wire	155
19	Hans Kissle Company LLC-	150
20	Hugger Inc-	150
21	Cosette Phrmctcals NC Labs LLC-	150
22	Aptargroup Inc-	150
23	Stanley Total Living Ctr Inc-	150
24	Walmart Inc-Walmart	129
25	B V Hedrick Gravel & Sand Co-Hedrick Industries	126

IRON STATION RESIDENTIAL LAND - 8+ AC

DEMOGRAPHICS



EXCLUSIVELY LISTED BY

HUNTER MCINTOSH

Associate Investments

Charlotte Uptown

Direct: 704.831.4609

Hunter.McIntosh@marcusmillichap.com

NC #355149

KEVIN R. SMITH, SR.

Associate Director Investments

Charlotte Uptown

Direct: 704.831.4635

Kevin.Smith@marcusmillichap.com

NC #291391