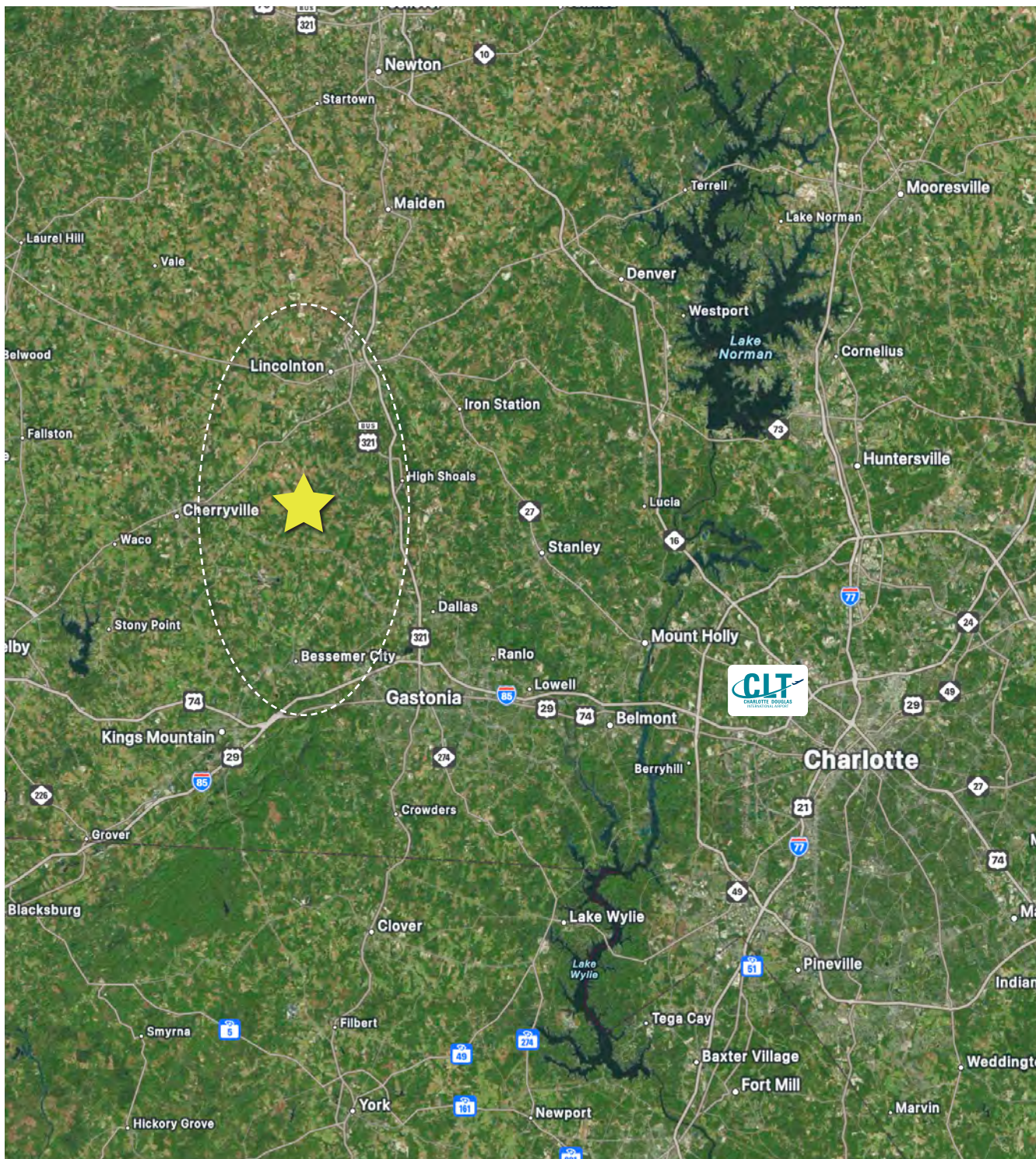


FOR SALE

MULTI-GROUP LAND PORTFOLIO



MECA
COMMERCIAL REAL ESTATE



MECA Commercial Real Estate has been retained by Elevra Lithium to market and sell this multi-group land portfolio, offered as part of Elevra's ongoing review of its land holdings associated with the Carolina Lithium Project.

These properties lie outside the project's permitted footprint and are not included in Elevra's current mining plans, though several sit within the broader Carolina Tin-Spodumene Belt. Elevra continues to evaluate which holdings remain necessary for the project going forward, and the sale of this portfolio should not be read as a change in the overall status of Carolina Lithium.

Charlotte's growth continues to push west into Gaston County. The Charlotte-Gastonia metro added roughly 54,000 residents in the last two years, pushing the region past 2.9 million, among the fastest rates of numeric growth of any U.S. metro. This portfolio sits squarely in that path of growth, offering land positioned ahead of the demand curve rather than behind it.

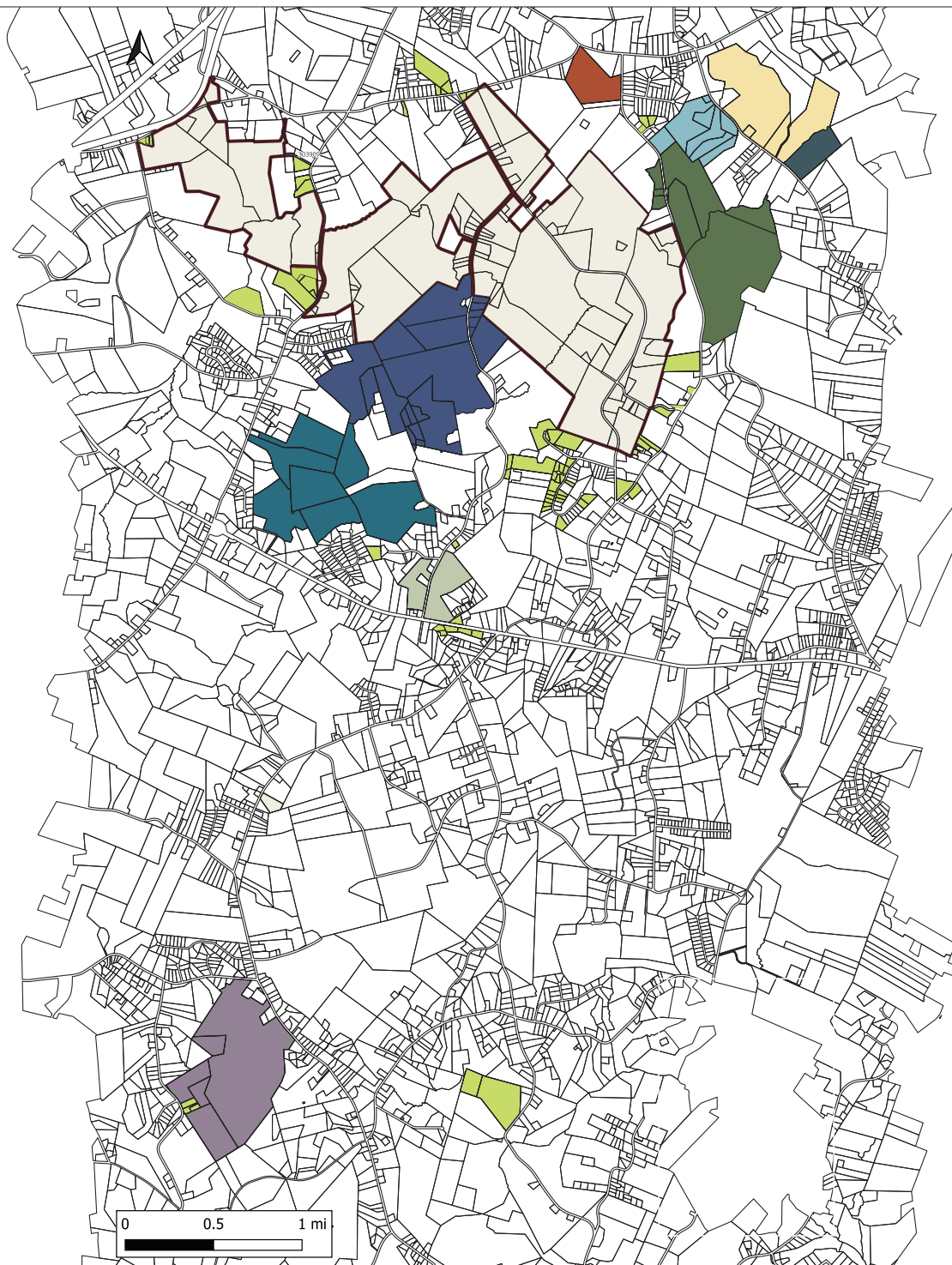
±9 MI

TO I-85

±27 MI

TO CHARLOTTE





9

PARCEL GROUPS

1,175.66

TOTAL ACREAGE

\$25,769,500

TOTAL LISTING PRICE

- Permit Outline
- Vickie Spurling Realty
- MECA Group 1
- MECA Group 2
- MECA Group 3
- MECA Group 4A & 4B
- MECA Group 5
- MECA Group 6
- MECA Group 7A
- MECA Group 7B
- MECA Group 8



ASSEMBLAGE ONE | BESSEMER CITY



ASSEMBLAGE TWO | CHERRYVILLE TOWNSHIP

53.4

TOTAL ACREAGE

R-1

ZONING

\$1,068,000

SALE PRICE

224610



ASSEMBLAGE THREE | BESSEMER CITY & CROUSE

356.52

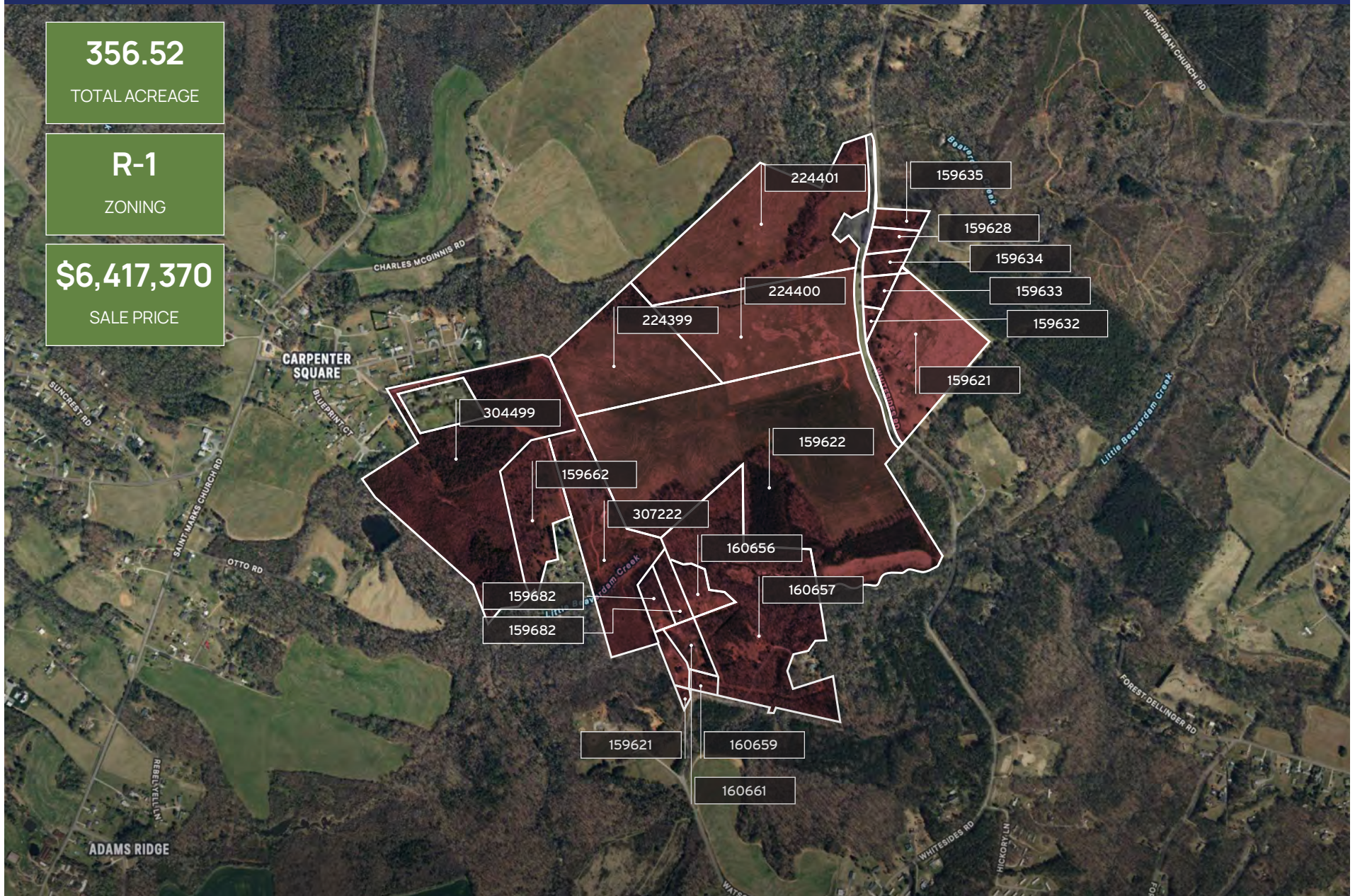
TOTAL ACREAGE

R-1

ZONING

\$6,417,370

SALE PRICE



140.16
TOTAL ACREAGE

R-1
ZONING

\$2,242,560
SALE PRICE

130.81
TOTAL ACREAGE

R-1
ZONING

\$2,092,960
SALE PRICE

4A

4B

ADAMS RIDGE

MEADOW WOODS

160640

160641

160643

304499

160645

161331

160647

161455

Beaverdam Creek

Little Beaverdam Creek

OTTO RD

OSTRICH LN

SAINT MARKS CHURCH RD

REBEYELL LN

CARRIE LN

DALLAS CHERRYVILLE HWY

COY CIR

MAUNEY PLACE RD

BEAVER DAM WAY

OLD STELL LN

RAYFIELD DR

WHITESIDES RD

WATSON RD

WICKORY LN

Z-A HUNTER RD

DALLAS CHERRYVILLE HWY

GARLANDS CREEK DR

AND LN

ASSEMBLAGE FIVE | CROUSE

39.59

TOTAL ACREAGE

R-1

ZONING

\$871,980

SALE PRICE

300896



ASSEMBLAGE SIX | CHERRYVILLE TOWNSHIP

104.67

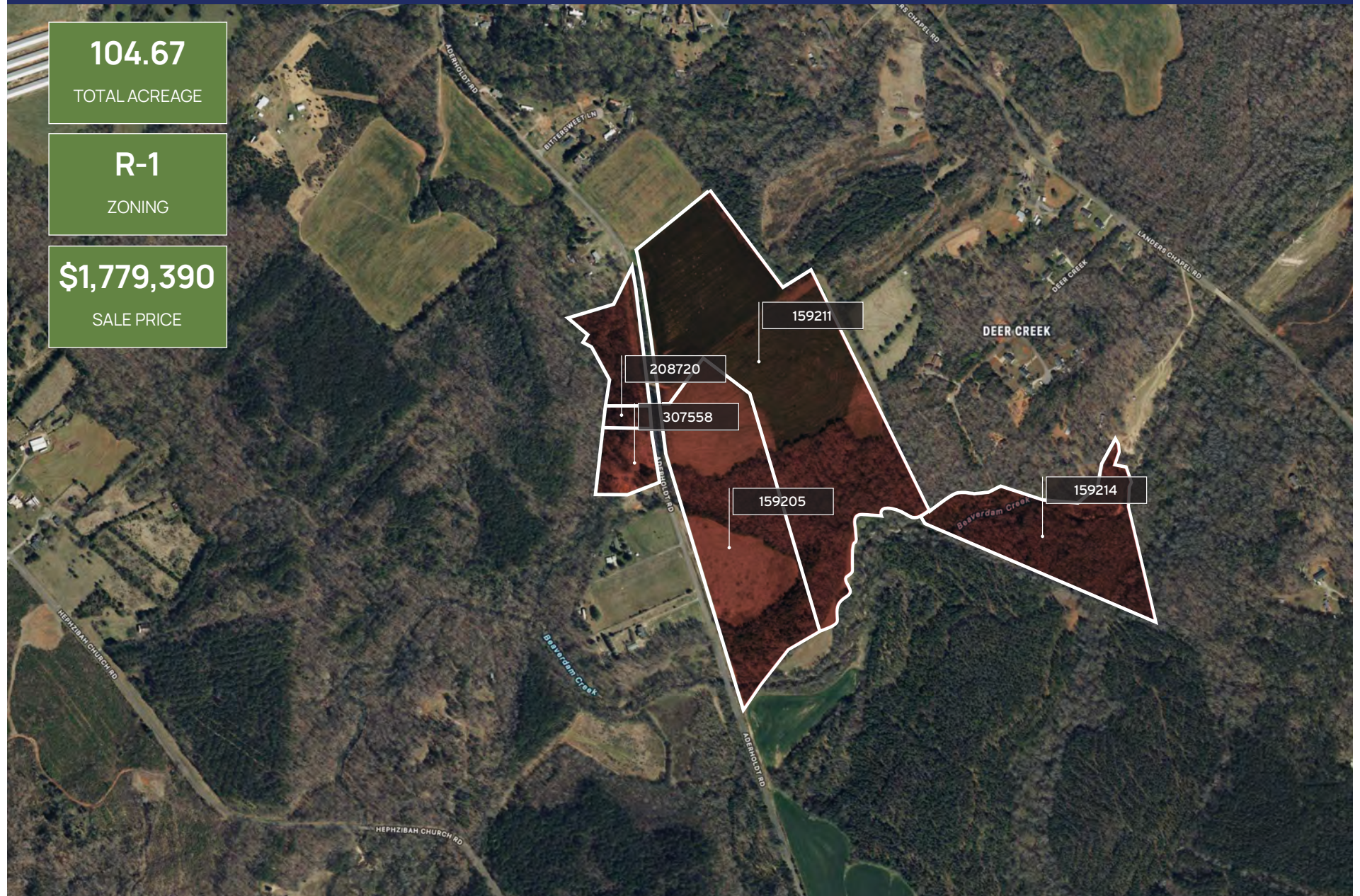
TOTAL ACREAGE

R-1

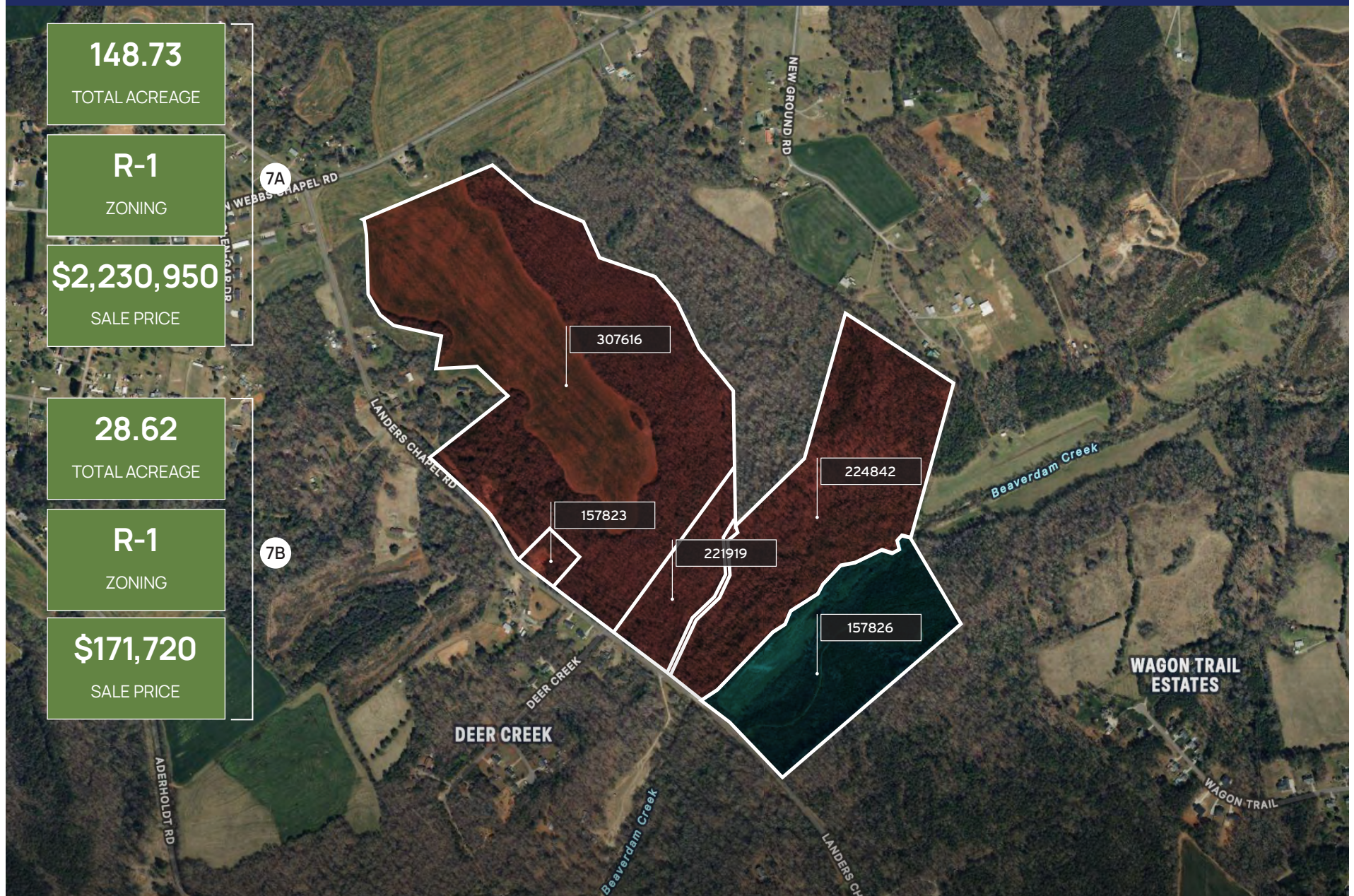
ZONING

\$1,779,390

SALE PRICE



ASSEMBLAGE 7A & 7B | LINCOLNTON



ASSEMBLAGE EIGHT | LINCOLNTON

71.46

TOTAL ACREAGE

R-1

ZONING

\$1,715,040

SALE PRICE





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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.