

Markham Farms

0000 N. Frazier Rd., Mebane NC 27302

OFFERING MEMORANDUM

Large SFR development land in strong demand area

N Frazier Rd

Canon Rd

Mebane

Toros Cantina Mebane

The Burritaco Burger Grill

Miles

Bill Steigerwald
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Google Earth

Tanger Outlets Mebane

HOLLY MEADOWS

TESSIER

PROPERTY BROKERAGE & MANAGEMENT

Markham Farms

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 **TESSIER**
PROPERTY BROKERAGE & MANAGEMENT

Brokerage License No.: 273535

www.tessiergroup.com

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MARKHAM FARMS

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	0000 N. Frazier Rd. Mebane NC 27302
COUNTY	Orange
MARKET	Mebane
PRICE	\$5,890,510
LAND ACRES	+168
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Residential - R-1
# OF PARCELS	3
APN	9836-52-1316

DEMOGRAPHICS	10 MILE	50 MILE	75 MILE
2026 Population	90,531	3,229,144	4,926,840
2026 Median HH Income	\$84,793	\$83,822	\$77,287
2026 Average HH Income	\$115,664	\$118,597	\$109,214



02

Location

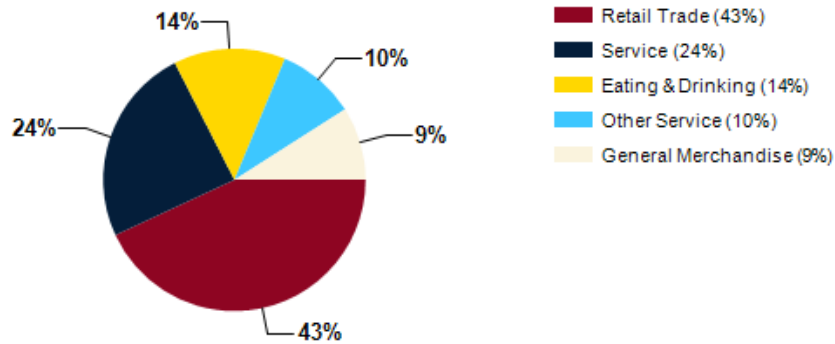
- Location Summary
- Aerial View Map
- Drive Times

MARKHAM FARMS

Proximity to Employers, Reasearch Triangle

- Note drive times to Burlington, Greensboro, Durham, and the Research Triangle Park.

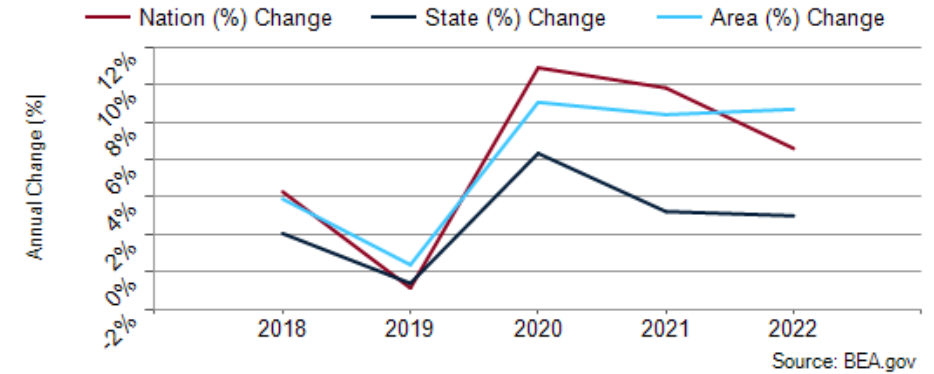
Major Industries by Employee Count

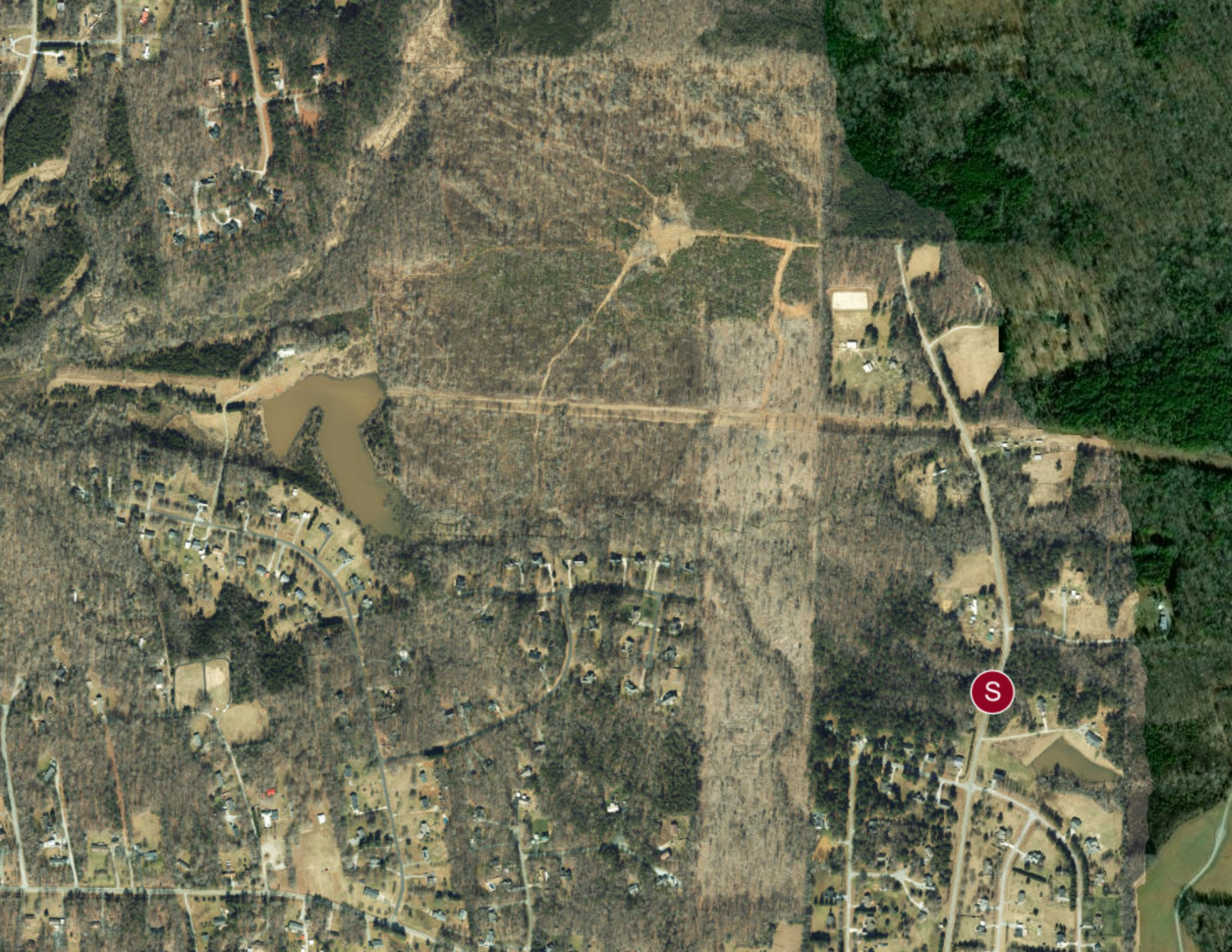


Largest Employers

Alamance-Burlington School System	3,329
Laboratory Corporation of America	3,200
Alamance Regional Medical Center	2,240
Elon University	1,403
Walmart	1,000
Honda Power Equipment Manufacturing	600
GKN Driveline North America	500
Glen Raven, Inc.	500

Orange County GDP Trend





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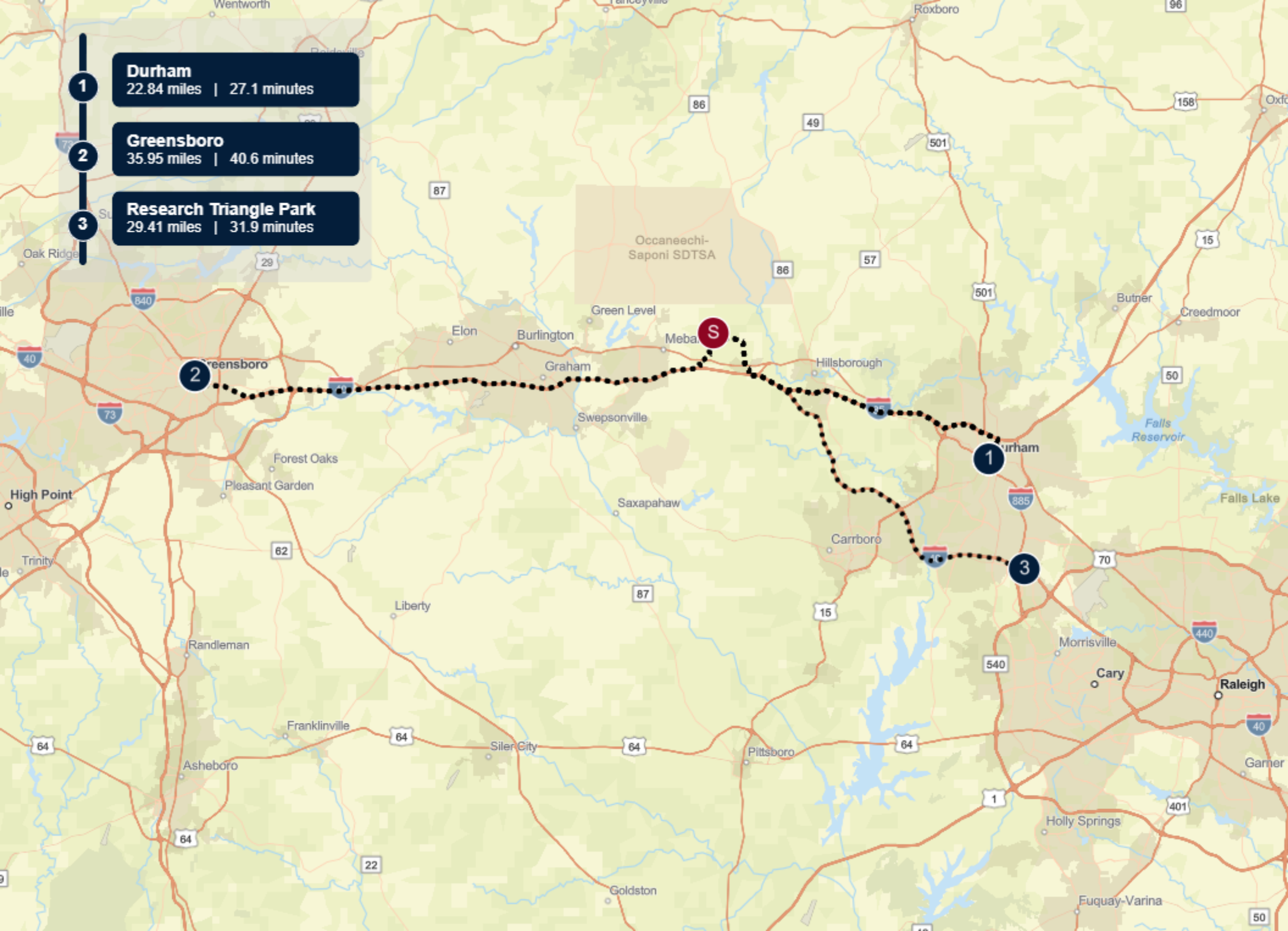
Durham
22.84 miles | 27.1 minutes

2

Greensboro
35.95 miles | 40.6 minutes

3

Research Triangle Park
29.41 miles | 31.9 minutes



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03 Property Description

Property Features

Parcel Map

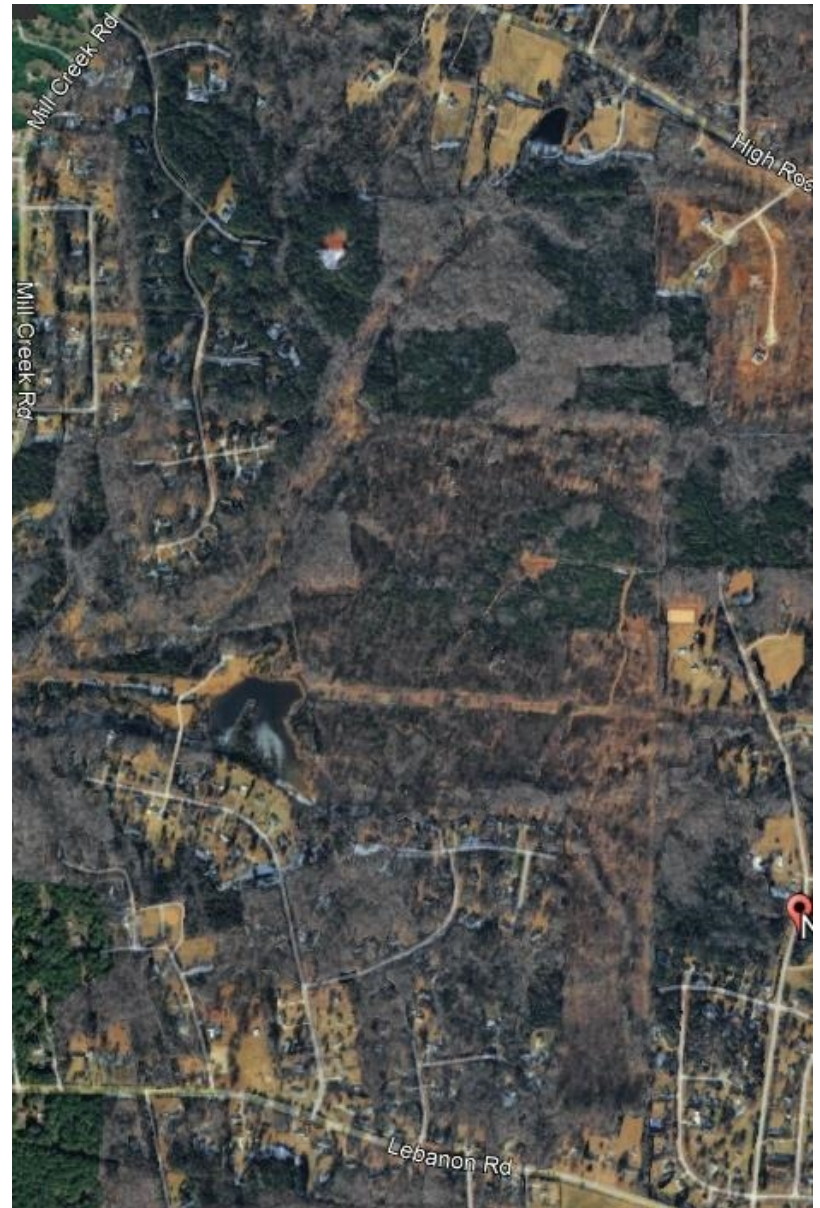
Property Images

PROPERTY FEATURES

LAND ACRES	+168
# OF PARCELS	3
ZONING TYPE	Residential - R-1
TOPOGRAPHY	Flat

UTILITIES

WATER	Community
GAS / PROPANE	Propane





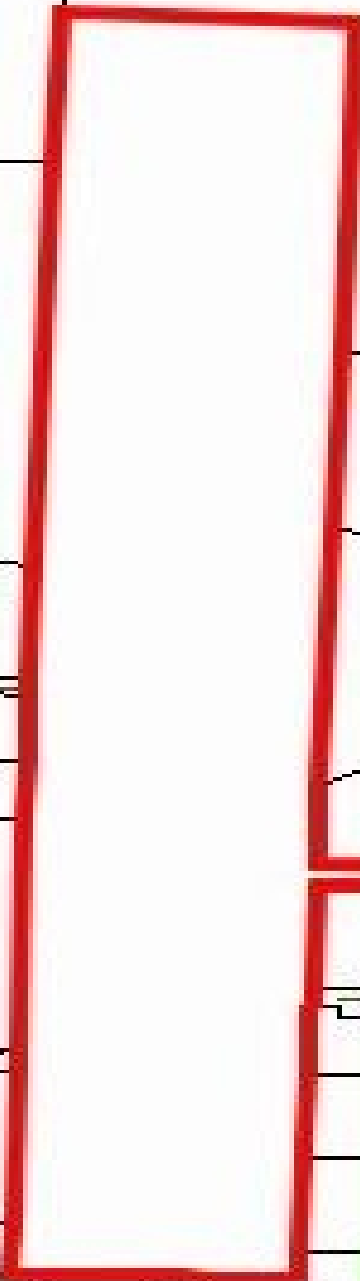
RANNEY AVENUE

CLAYTON AVENUE

ISLAND AVENUE

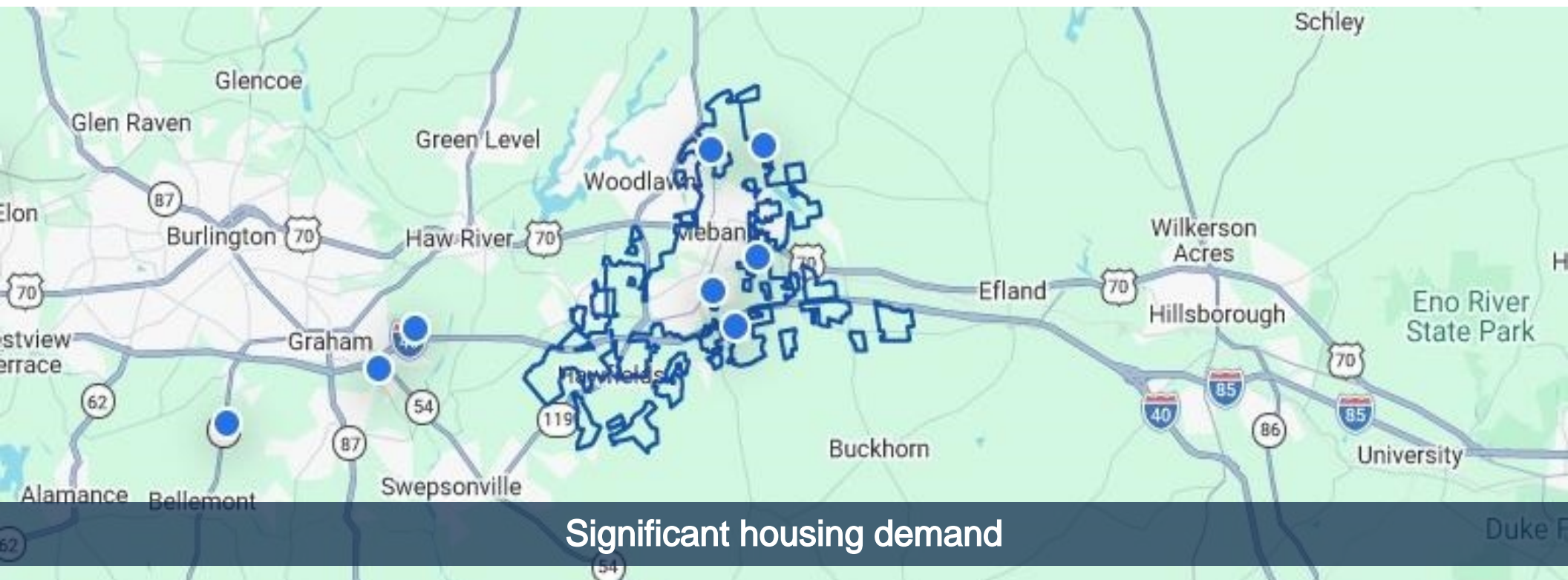
DUNMULLEN AVENUE

MOUNTAIN AVENUE





Basic topography



Significant housing demand



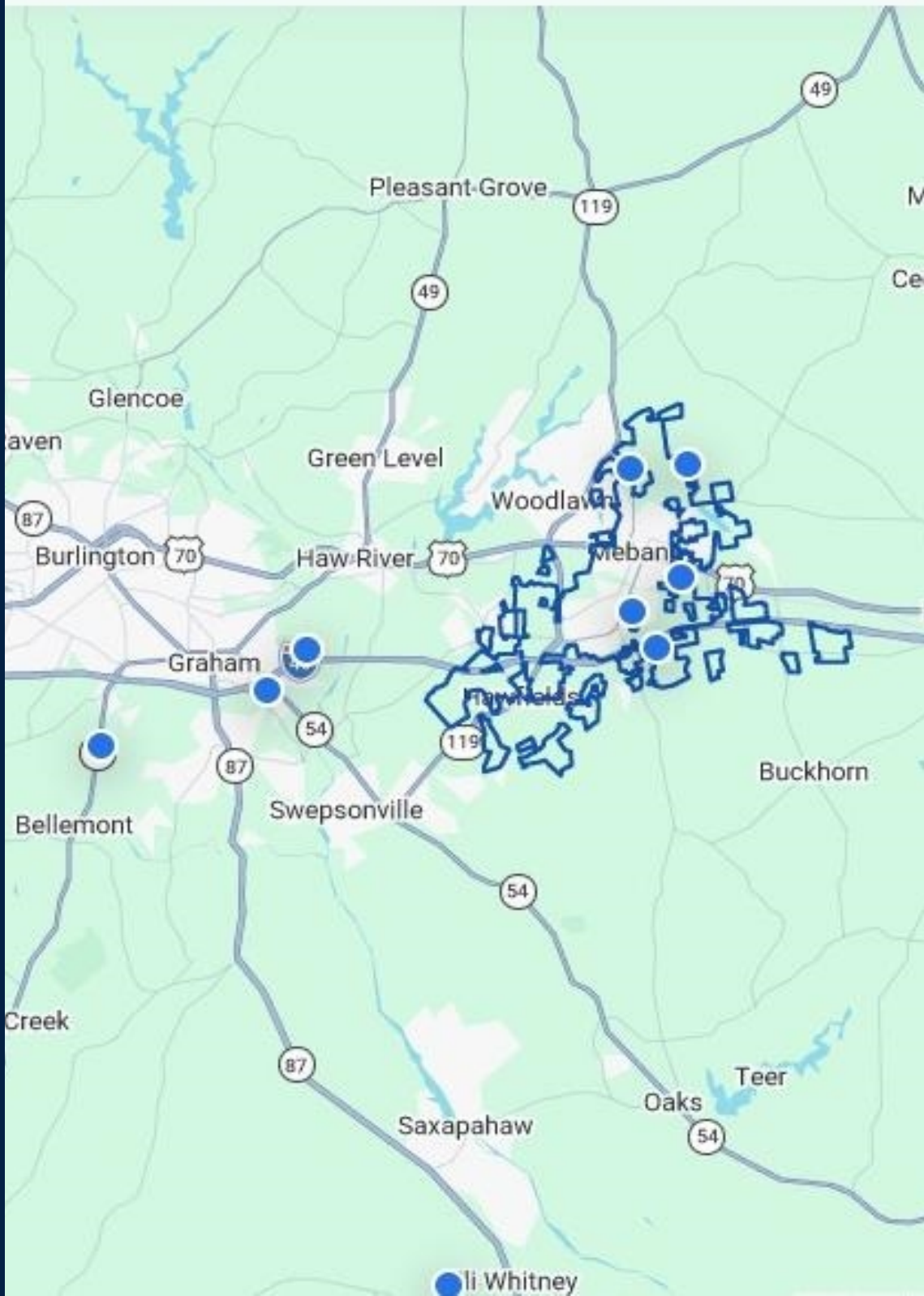
Access off N. Frazier



Deeded ROW



Topography off Pine Meadow



04

Demographics

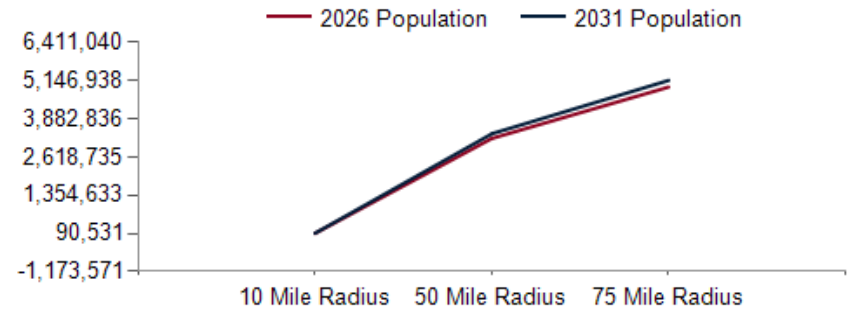
General Demographics

Remove boundary

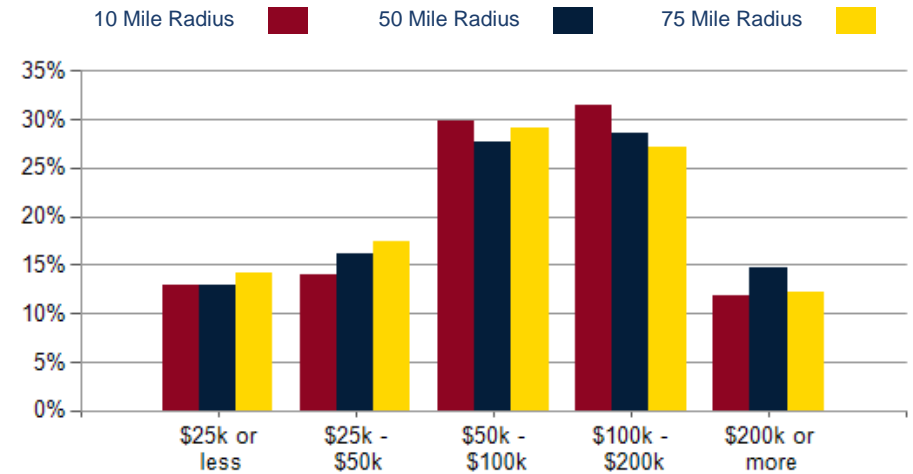
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POPULATION	10 MILE	50 MILE	75 MILE
2000 Population	57,522	2,155,670	3,504,128
2010 Population	68,520	2,643,076	4,156,977
2026 Population	90,531	3,229,144	4,926,840
2031 Population	95,456	3,383,804	5,146,938
2026 African American	17,589	739,637	1,117,182
2026 American Indian	685	19,583	34,886
2026 Asian	1,710	203,792	232,326
2026 Hispanic	12,041	386,569	595,721
2026 Other Race	7,191	219,057	331,470
2026 White	56,120	1,807,197	2,841,681
2026 Multiracial	7,202	238,401	365,761
2026-2031: Population: Growth Rate	5.35%	4.70%	4.40%

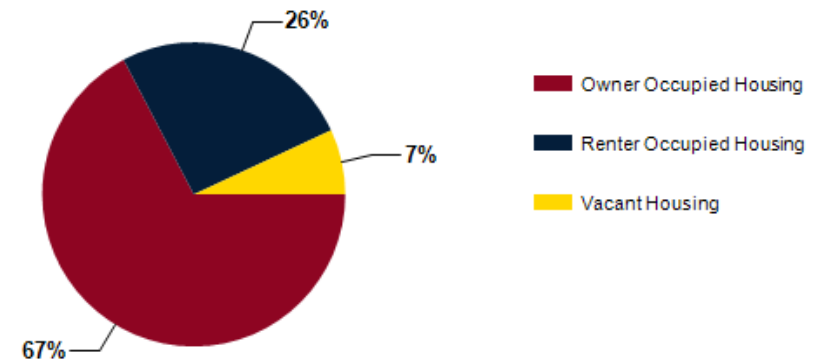
2026 HOUSEHOLD INCOME	10 MILE	50 MILE	75 MILE
less than \$15,000	2,323	96,842	161,001
\$15,000-\$24,999	2,403	73,037	121,126
\$25,000-\$34,999	1,908	79,355	134,344
\$35,000-\$49,999	3,258	132,661	214,959
\$50,000-\$74,999	6,388	211,140	340,426
\$75,000-\$99,999	4,567	150,001	239,658
\$100,000-\$149,999	7,834	236,299	351,029
\$150,000-\$199,999	3,696	137,601	192,263
\$200,000 or greater	4,363	193,506	245,111
Median HH Income	\$84,793	\$83,822	\$77,287
Average HH Income	\$115,664	\$118,597	\$109,214



2026 Household Income



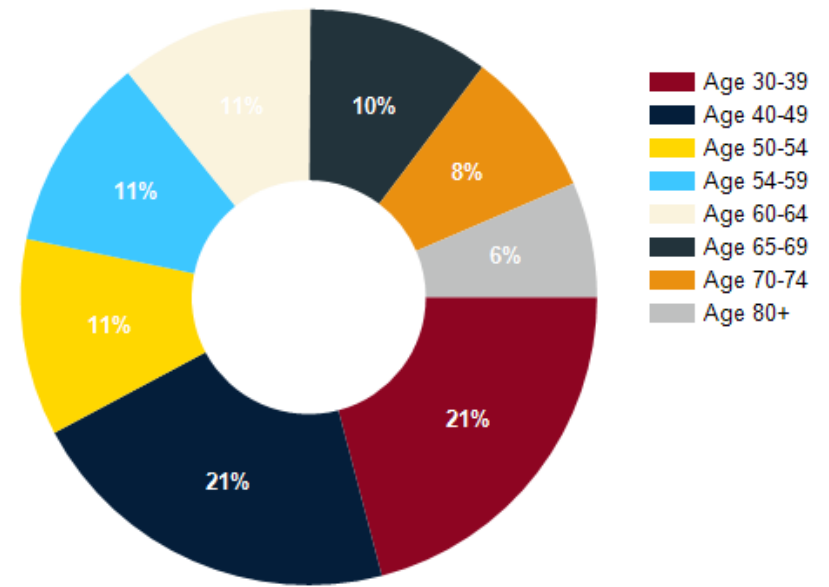
2026 Own vs. Rent - 10 Mile Radius



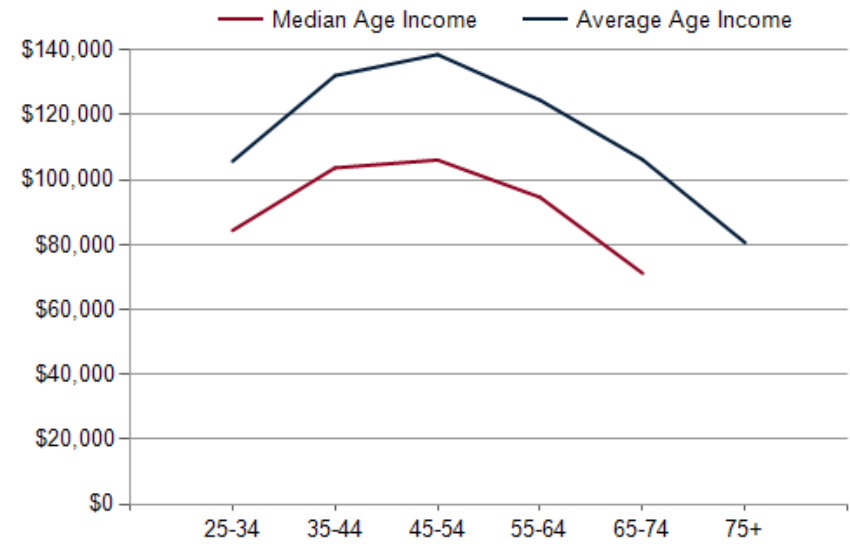
Source: esri

2026 POPULATION BY AGE	10 MILE	50 MILE	75 MILE
2026 Population Age 30-34	5,548	220,879	330,899
2026 Population Age 35-39	6,001	215,433	322,393
2026 Population Age 40-44	6,004	211,393	315,054
2026 Population Age 45-49	5,746	200,601	298,596
2026 Population Age 50-54	6,107	207,515	312,156
2026 Population Age 55-59	6,050	197,288	302,620
2026 Population Age 60-64	6,010	191,475	302,405
2026 Population Age 65-69	5,621	173,546	276,791
2026 Population Age 70-74	4,556	144,214	230,878
2026 Population Age 75-79	3,571	112,069	179,760
2026 Population Age 80-84	2,003	68,497	111,113
2026 Population Age 85+	1,502	55,076	88,692
2026 Population Age 18+	71,068	2,558,162	3,894,600
2026 Median Age	42	39	39
2031 Median Age	42	40	40

Population By Age



2026 INCOME BY AGE	10 MILE	50 MILE	75 MILE
Median Household Income 25-34	\$84,393	\$81,849	\$77,655
Average Household Income 25-34	\$105,724	\$109,226	\$102,777
Median Household Income 35-44	\$103,712	\$105,917	\$100,293
Average Household Income 35-44	\$132,136	\$138,169	\$128,696
Median Household Income 45-54	\$106,131	\$111,049	\$102,865
Average Household Income 45-54	\$138,652	\$146,485	\$134,259
Median Household Income 55-64	\$94,617	\$98,964	\$86,953
Average Household Income 55-64	\$124,577	\$133,383	\$121,045
Median Household Income 65-74	\$71,205	\$67,937	\$62,631
Average Household Income 65-74	\$106,255	\$103,002	\$94,618
Average Household Income 75+	\$80,643	\$77,955	\$72,417





05

Company Profile

- Company Bio
- Advisor Profile

MARKHAM FARMS

TESSIER ASSOCIATES

Although Tessier was created in 1985 as a development services company to plan, develop, lease, sell and manage commercial investments, our vision for the future is as fresh as ever. We are a multi-faceted, experienced team of real estate professionals. We embrace the team concept of providing a high level of service to our clients.

Unlike many other firms, we can navigate you through whatever real estate transaction or situation you come across.

Our mission at Tessier is to build a long-term relationship with you as we help to professionally guide you through your real estate needs with a high level of client care.

At Tessier, we value relationships. We are all in this together, so we strive to build relationships with our clients, customers, tenants, and vendors with integrity and fairness. We treat all with respect, dignity, and honor. We do not exaggerate or stretch the truth. We give our honest opinions and advice. We always strive for excellence in every way and continually improve our processes and services.

Tessier built a strong base in property management and leasing. Today, the Tessier team manages or exclusively leases over 80 major office, commercial, retail, and multi-family residential properties.

As one of the top brokerage firms in Asheville, Tessier broadened its scope to also help clients build, buy, or lease properties in suburban and other properties throughout Western North Carolina and neighboring states.

Today, the company is represented by a strong group of professionals who combine their talents to make Tessier a leader in building relationships.



Bill Steigerwald
Advisor / Broker

Bill is a seasoned broker having sold multi-million dollar assets, negotiated several professional office leases, contracted a major sale-leaseback with Opportunity Zone benefits, and researched dozens of development land projects. His strengths are communication, negotiation, knowledge of essential service providers, and his proactive approach. His background includes business administration, marketing, and small business management.

Raised in North Carolina, schooled at UNC-Chapel Hill, he set out to see more of the world. He worked for Marriott Hotels in Washington, DC, New Orleans, and New Jersey, then became an entrepreneur in the event production field, creating major private and public events in Houston and winning international recognition. Ultimately he and his wife built a home and moved to their dream location, western NC.

Bill is an avid woodworker, cook, reader, hiker, and traveler, and enjoys kayaking and fishing.

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Exclusively Marketed by:

Bill Steigerwald

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