



third&wood

MEBANE, NC

Retail, dining,
residences & more

shopping & dining & office & residential & live & work & play & stay

A new mixed-use development will seamlessly blend modern amenities & small town charm.



welcome to
mebane, nc

SLOW LIVING IN
HIGH DEMAND

#1

FASTEST-GROWING
CITY IN THE TRIAD

10.87%

POPULATION GROWTH

City of Mebane
2020 – 2023

6K+

NEW & PLANNED
RESIDENTIAL UNITS

\$95,114

AVERAGE HHI

ideally
located

BETWEEN THE TRIAD
& THE TRIANGLE

MAJOR UNIVERSITIES
WITHIN 20 MILES:

- Duke
- UNC Chapel Hill
- North Carolina Central
- Elon



enhancing
the retail mix



the vision

THOUGHTFUL & CRAFTED

Third & Wood will enhance Mebane’s small town charm by offering modern conveniences in a warm, inviting atmosphere.

The retail component will house national brands alongside local shops, giving fresh concepts a foundation to flourish.

Surrounding medical and multifamily will integrate seamlessly into the property, providing a true live, work, play environment.

82.9 ACRES	4 OUTPARCELS
305.1k sf RETAIL & RESTAURANT	27.3k sf RESTAURANT
112.5k sf MEDICAL	683 MULTIFAMILY UNITS



strategic merchandising

FRESH & FAMILIAR

Third & Wood is focused on curating a tenant mix that blends convenience with community.

- Fast-Casual Dining
- Full-Service Dining
- Daytime Eatery
- Craft Brewery
- Retail
- Pet Supply
- Craft & Hobby
- Coffee Shop
- Health & Wellness
- Financial Services



- A – Target (126,780 sf)
- B – Marshalls (22,909 sf)
- C – Burlington CF (20,000 sf)
- D – Five Below (8,470 sf)
- E – 5,927 Available
- F1 – At Lease (3,221 sf)
- F2 – LOI (2,453 sf)
- G – HomeGoods (23,170 sf)
- H – DSW (14,285 sf)
- I – Michaels (20,502 sf)
- Ia – 2,152 sf Available
- J – PetSmart (16,462 sf)
- K – 12,282 sf
- L1 – 2,318 sf Available
- L2 – At Lease (3,500 sf)
- M1 – Heartland Dental 3,600 sf
- M2 – At Lease (1,526 sf)
- N1 – LOI (2,831 sf)
- N2 – 2,332 sf Available
- O1 – Nothing Bundt Cakes (2,567 sf)
- O2 – At Lease (2,634 sf)
- P1 – At Lease (2,500 sf)
- P2 – 2,663 sf Available
- Q – At Lease (5,077 sf)
- R – Chipotle (2,250 sf)
- S – LOI (6,000 sf)
- T – Chase Bank (3,255 sf)



multifamily

COMFORT & CONVENIENCE

Townhomes, mid-rise and garden style apartments will deliver a built-in customer base.

The residences at Third & Wood will offer a crafted lifestyle with premium amenities such as a state-of-the-art clubhouse and fitness center, and scenic walking paths.



the people

FAMILY-FOCUSED &
VALUE CONSCIOUS

Meet the current target audiences for shopping, dining and living at Third & Wood.

DEMOGRAPHIC AND INCOME PROFILE FROM ESRI 2024:

Drive Time	Population	Avg. HH Income
5 min	6,240	\$104,502
10 min	48,584	\$101,882
15 min	121,050	\$98,965



salt of the earth

Traditional, dependable locals focused on community

MEDIAN AGE: 36

MEDIAN HHI: \$60,000

AVG HH SIZE: 2.75

FAVORITE BRANDS: Budget shopping, prefer to buy American

INTO: Semi-rural living and traditional values

charm seekers

Professional, family-oriented commuters searching for peace in small-town living

MEDIAN AGE: 37

MEDIAN HHI: \$90,000

AVG HH SIZE: 2.97

FAVORITE BRANDS: The local craft brewery, family owned coffee shop

INTO: Local charm, slow weekends, trading longer commutes for quality of life

rising family

Up-and-coming, hard-working, optimistic young families

MEDIAN AGE: 31

MEDIAN HHI: \$72,000

AVG HH SIZE: 3.12

FAVORITE BRANDS: Target, Chipotle and anything sporting goods related

INTO: Local family activities, outdoor fun, budget dining and finding deals

early pioneer & modern-day innovator

Local and family-owned since 1952, Koury Corporation has transformed the landscape of Greensboro, North Carolina, evolving from a prolific homebuilder into a leader in real estate development. Founded by the late Joseph Koury, we have pioneered many of the region's most significant projects.

Today, Koury Corporation owns and manages three and a half million square feet of commercial space, fourteen hundred hotel rooms with three hundred thousand square feet of meeting space, and fourteen hundred apartments in six communities. Our portfolio also includes two championship golf courses and upscale single-family attached and detached communities at Grandover, along with hundreds of acres of land for future development.



301 Pisgah Church Rd. Suite 200,
Greensboro, NC
kourycorp.com | 336.299.9200

MIKE LONGMORE

704.749.4880

mlongmore@kourycorp.com

TRAVIS CARTER, CCIM

336.255.4693

tcarter@kourycorp.com

BREANNA LUSK

336.690.3415

blusk@kourycorp.com

JOE SIMPSON

336.340.1731

jsimpson@kourycorp.com