

RAND VILLAGE MULTI-FAMILY SITE GARNER, NC



MULTI-FAMILY SITE AVAILABLE

**±18.34 ACRES in Entitlment for Multi-Family Site
for up to 266 Units**

**US401 and Caddy Road
Garner, North Carolina**

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 **CAMBRIDGE
PROPERTIES**

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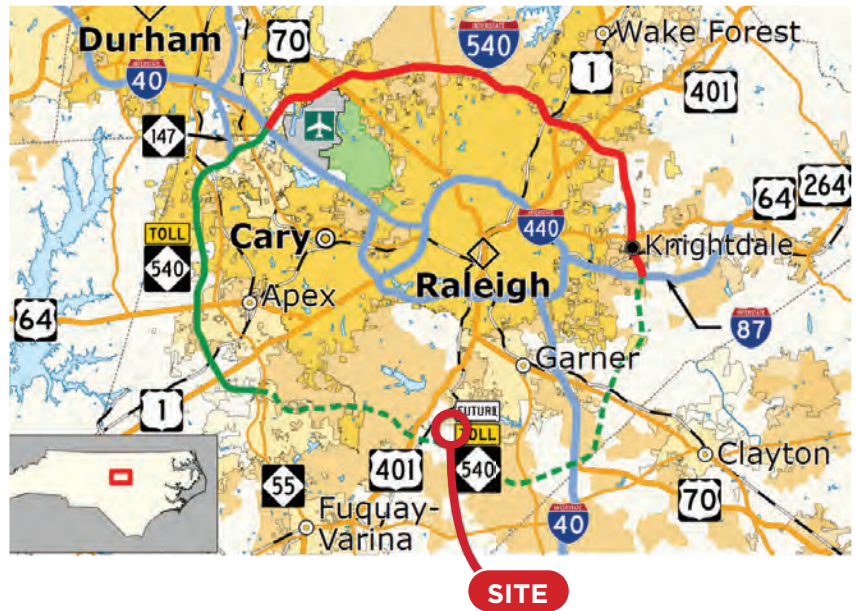


RAND VILLAGE MULTI-FAMILY SITE

DEVELOPMENT SUMMARY

The Rand Village Multi-Family Site is located along US401/Fayetteville Road in Garner, NC, approximately 1.0 mile north of the I-540 beltway / US401 interchange currently under construction. The proximity to I-540 and US401 combine to provide easy vehicular access to downtown Raleigh, Durham, and RTP. I-540 is fully funded and currently under construction with completion schedule in 2023. The site is comprised of ±18.34 acres of land at the northeast quadrant of the US401 / Caddy Road intersection.

With the forthcoming connection of I-540 and the explosive growth in the surrounding area, Cambridge Properties is dedicated to accretive development projects in the immediate vicinity of the Rand Village Multi-Family site. Within 0.5 miles of this site, Cambridge Properties is leading three other developments including Rand Village, a ±150,000sF regional retail center currently in the entitlement phase, Royal Creek, a multiuse project currently under construction for delivery in early 2022 consisting of 250 multi-family units, 109 townhomes, 50 single family homes, and commercial space, and Rand Village - Caddy South, a planned multi-use project located just south on Caddy Road, to include multi-family residential and commercial outparcels.



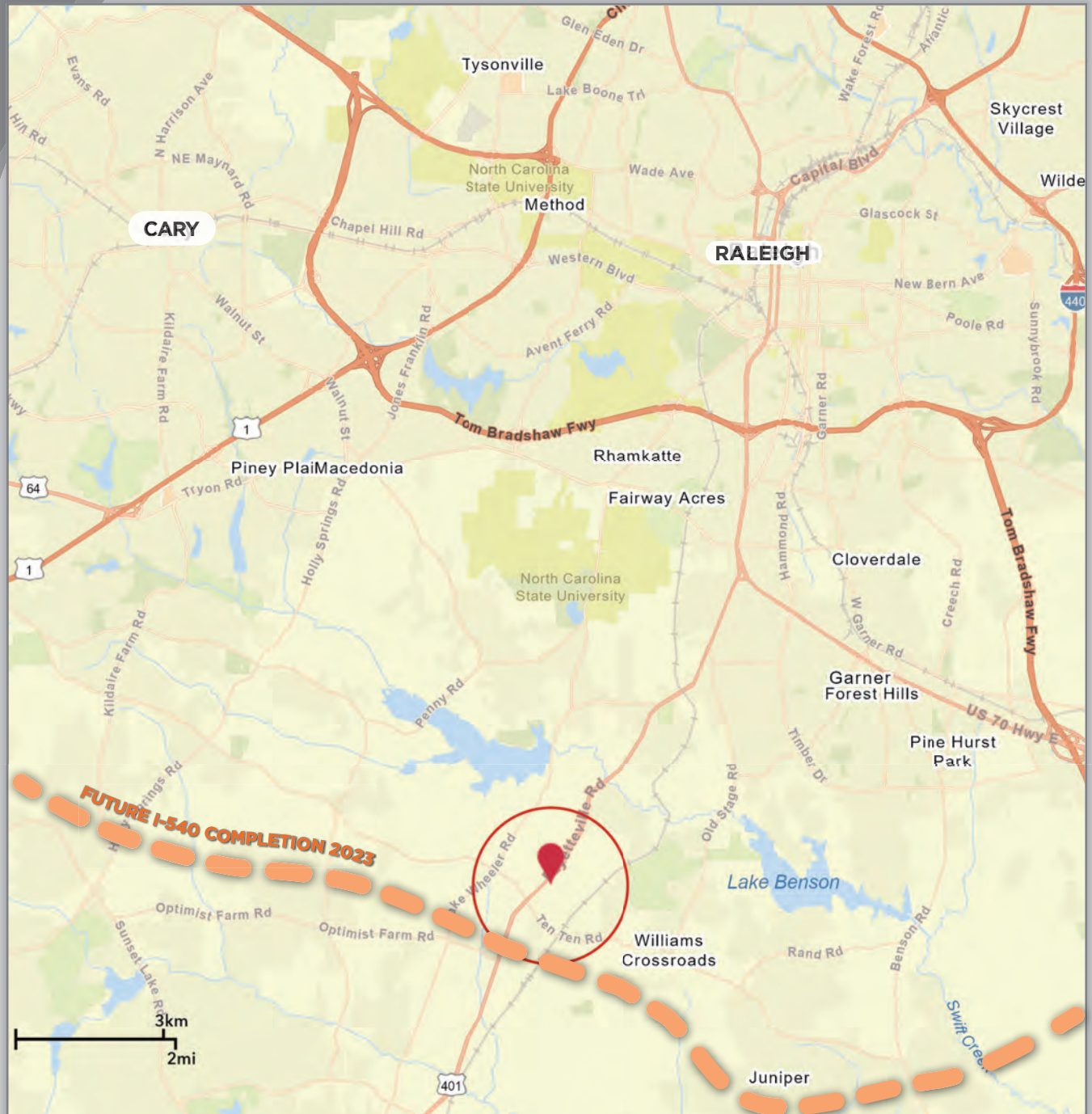
The Rand Village Multi-Family Site is in the process of being rezoned to MF-CU in order to allow for residential multi-family development of up to 266 units. Final site design, architectural specifications, building footprints, unit mix, and layout to be determined upon coordination between Seller and the Multi-Family Developer.

* Map from KML files on North Carolina Interstate and U.S. Route articles



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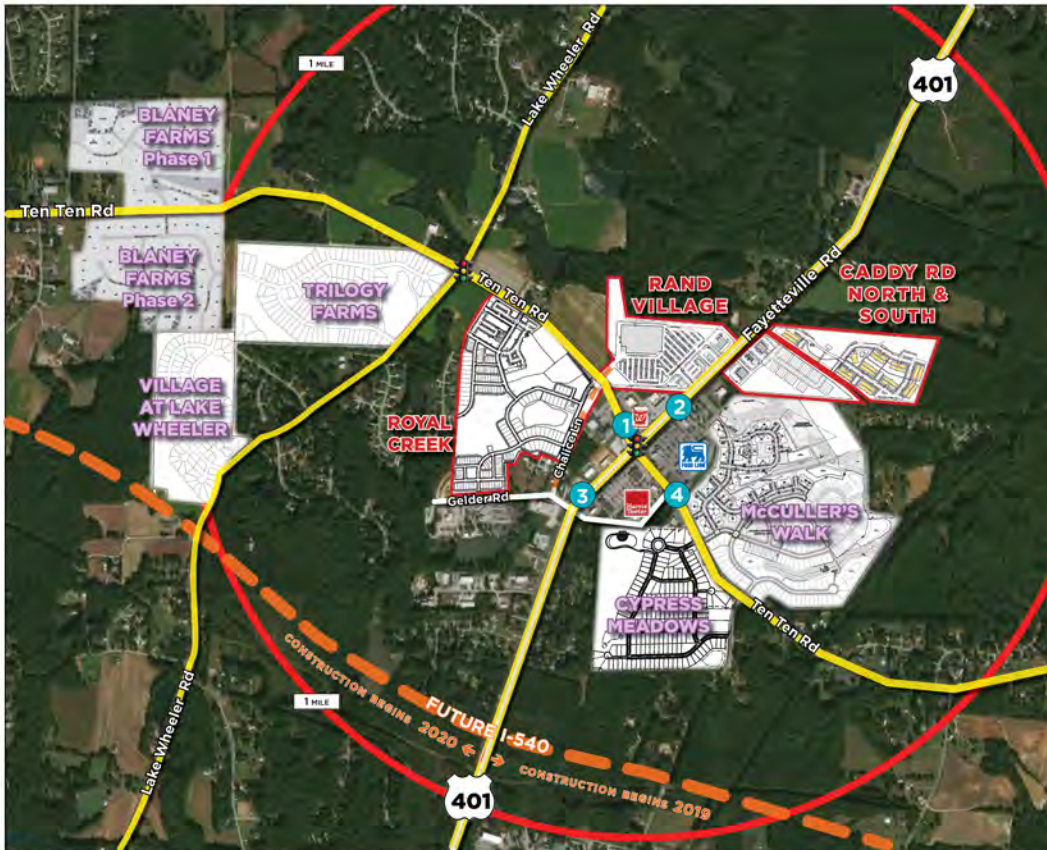
LOCATION MAP





RAND VILLAGE MULTI-FAMILY SITE

AREA DEVELOPMENT



Fayetteville Road (US401) and Ten Ten Road
Garner, North Carolina

CAMBRIDGE PROPERTIES' DEVELOPMENTS

- ROYAL CREEK** (under construction)
 - 56 Single Family
 - 109 Townhomes
 - 250 Multi-Family Units
 - 20,000sf Retail & Office
- RAND VILLAGE**
 - 24.86ac Retail Center
 - 4 Outparcels
- CADDY ROAD-NORTH**
 - 266 Multi-Family Units
- CADDY ROAD-SOUTH**
 - 42 Townhomes
 - 3 Retail Outparcels

MCCULLER'S WALK Under Construction

- 412 Multi-Family Units Complete
- 94 Townhouse Units Est. Complete 6/2021
- 94 Single Family Homes Est. Complete 6/2021

CYPRESS MEADOWS 100 Homes Constructed, Completed

- 152 Single Family Homes

TRILOGY FARMS Planned Start- 2019

- 132 Single Family Homes

VILLAGE AT LAKE WHEELER Planned Start- 2019

- 106 Single Family Homes

BLANEY FARMS Under Construction

- 34 Single Family Homes Phase 1 Complete
- 53 Single Family Homes Phase 2 .44 Constructed/Est. Complete 2018
- 87 Total

- I-540 CONSTRUCTION START SCHEDULE**
- US401 East to I-40: LATE 2019
- US401 West to NC55: 2020

TRAFFIC COUNTS

- 1 18,000 AADT Ten Ten Rd (0.10 miles E of Site)
- 2 32,000 AADT US401 (At Site)
- 3 34,000 AADT US401 (0.24 miles SW of Site)
- 4 17,000 AADT Ten Ten Rd (0.16 miles SE of Site)

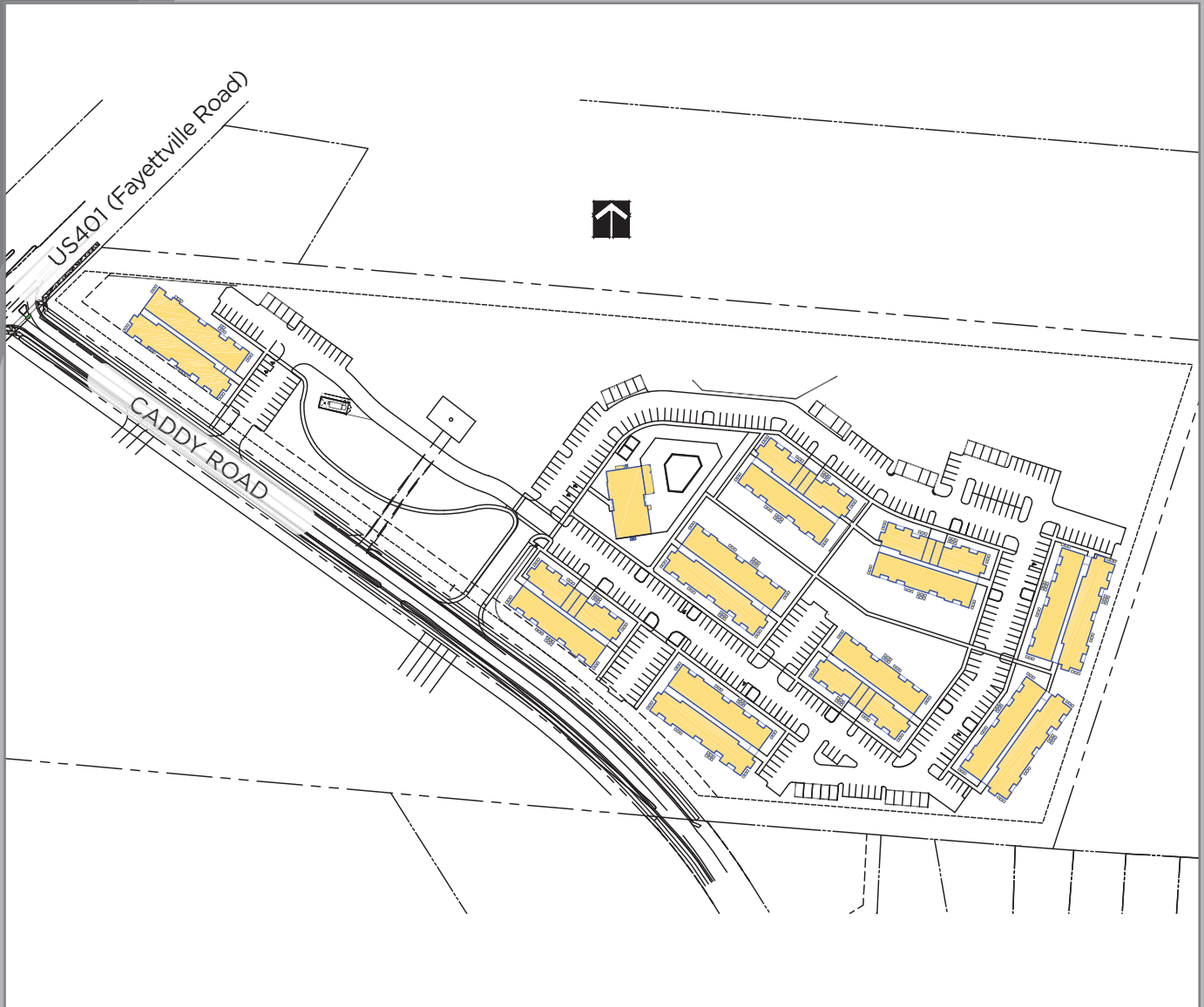
* Source: NCDOT AADT 2011 (SRM) Map 1 (NCDOT Traffic Survey Group)





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PROPOSED SITE PLAN



The map illustrates the proposed location of the new Fayetteville-Murray County Airport at McCullers Crossroads. It includes concentric circles for 1, 2, and 3-mile radii from the site. Major roads shown include Fayetteville Rd, Ten-Ten Rd, Old Stage Rd, and others. Key landmarks like Lake Wheeler Park and Eagle Ridge Golf Club are also marked. A dashed orange line represents the future I-540 completion in 2023. A scale bar indicates distances of 1 mile and 2 kilometers.

POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. *ESRI forecasts 2019 and 2024*

30 Years of Exceptional Development





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TRAFFIC PROFILE



TRAFFIC COUNTS

| | |
|---|-------------|
| Fayetteville Rd\US401 (0.18 miles SE of Site) | 32,000 AADT |
| Ten Ten Road (0.38 miles SW of Site) | 18,000 AADT |
| Ten Ten Road (0.42 miles S of Site) | 17,000 AADT |

SOURCE: NC DOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2017

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DEVELOPMENT TEAM

Cambridge Properties, Inc. is involved in all aspects of development, leasing and property management. We focus on commercial real estate development with primary emphasis on grocery and major retail anchored shopping centers, single tenant build-to-suit and multi-use development combining retail, office and residential communities.



John 'Jay' Priester, Jr.

Executive Vice President. As EVP Jay's role is to identify new development opportunities and complete project oversight. Jay's sole focus while at Cambridge for the past 12 years has been sourcing and developing commercial real estate. Such expertise is essential in negotiating purchase contracts, navigating the entitlement process, horizontal and vertical construction and ultimately project stabilization.

Jay also leads the Cambridge Leasing Team, while focusing his efforts on all anchor tenant and build-to-suit leases.



Nate Buhler

Development Associate. Nate is responsible for sourcing new development opportunities and providing full support in the implementation of Cambridge Properties projects for both retail and land development.

His responsibilities include market research, site identification, contract negotiation, due diligence, financial budgeting, pro-forma analysis, construction monitoring, and leasing.



Barrett Blackburn, PE

Project Manager: Design and Construction Services. Barrett is involved with projects from initial due diligence through obtaining certificate of occupancies. His responsibilities include site design, entitlements, managing consultants, obtaining required permits, overseeing the bid process, and the execution of construction documents.

Barrett is a licensed Professional Engineer in both North Carolina and South Carolina, as well as is a licensed broker in North Carolina.