

UNPARALLELED ACCESS. UNMATCHED OPPORTUNITY.



# MONCURE

MEGA SITE



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## MEGA SITE

2,500+ ACRES  
WITH ONLY  
ONE OWNER

NC Automotive OEM  
Training Center  
(tentative location)

Existing CSX RR



**MULTI-MODAL**  
transportation infrastructure

## INTRODUCING THE NATION'S **PREMIER MEGASITE**

Whether you need access to workers, consumer markets, or suppliers, the 2,500+ acre Moncure Megasite is the place to be. **Located in the fast-growing Research Triangle Region of North Carolina**, this property is within a 45-minute drive of the state capital, Raleigh-Durham International Airport, three Tier One research universities, numerous community college campuses, and the nation's largest military installation.



## DUE DILIGENCE PERFORMED

Phase One environmental  
Wetland delineation  
Geotechnical  
And much more

8 Million+ square feet  
in master plan concept,  
plus room for significant  
expansion:

- Manufacturing
- Support
- R&D Office
- Training Center

Construction costs are  
**15% BELOW**  
the US Average  
(RS Means, 2015)



## ALL UTILITIES

in place or  
underway



Nationally ranked  
as one of the top  
**BEST PLACES  
FOR BUSINESS**





# LOCATION & ACCESS



**200M** U.S. & Canadian consumers  
within a two-day truck drive

New York

Washington DC

Richmond

Newport News Marine Terminal &  
Norfolk International Terminals

**RALEIGH**

**10 MILES** from NC 540  
*(Raleigh's Outer Loop and interstate access)*

Charlotte

Fort Bragg

Port of Morehead City

Port of Wilmington

Charleston

Port of Charleston



Rail & highway access to  
**FIVE DEEPWATER PORTS**

North Carolina is the **9TH LARGEST** state  
in U.S. and has the **lowest corporate tax rate**  
in Southeast



Jacksonville

**EASY ACCESS** to workforce  
and executive housing—including  
nearby Chatham Park, a 7,000+  
acre planned live-work-play community



Impressive range of nearby shopping,  
dining, spectator sports, and  
**CULTURAL AMENITIES**



## 290+ AUTOMOTIVE SUPPLIERS

employ more than 26,000 people in NC

### Major Manufacturers Include:

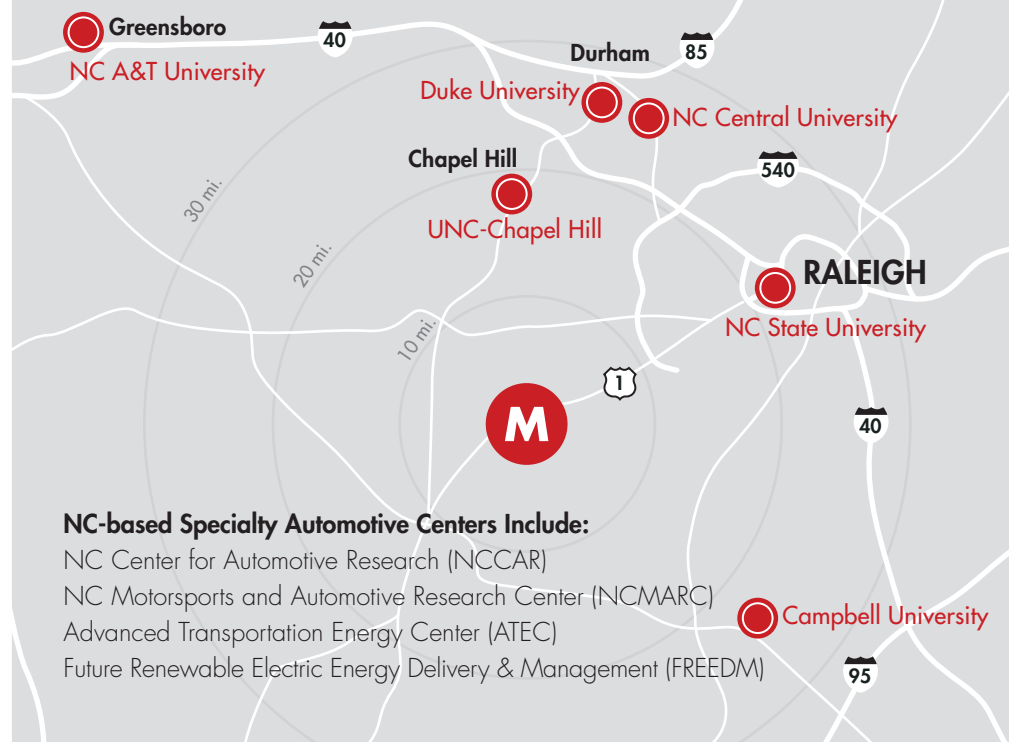
Aisin AW	Freightliner
ASMO	GE
Borg Warner	GKN
Bridgestone	Goodyear
Caterpillar	Honda Aero
Continental	Honda Jet
Cooper Standard	Honda Power Equipment
Daimler	Spirit Aero
Deere-Hitachi	Thomas Built
Denso	Volvo



## 297 JAPANESE-AFFILIATED

companies have invested **\$4.7 billion** and employ **21,999 workers** in NC

## PARTNERSHIP OPPORTUNITIES EXIST AT AREA RESEARCH & ENGINEERING UNIVERSITIES



### NC-based Specialty Automotive Centers Include:

- NC Center for Automotive Research (NCCAR)
- NC Motorsports and Automotive Research Center (NCMARC)
- Advanced Transportation Energy Center (ATEC)
- Future Renewable Electric Energy Delivery & Management (FREEDM)



# WORKFORCE

The Moncure Megasite will put your business within easy reach of an exceptional pool of skilled workers. Consider the following:

Thousands of **HIGHLY-TRAINED MILITARY** personnel enter North Carolina's workforce every year



**CUSTOMIZED TRAINING PROGRAMS** are available through the NC Community College System, and Central Carolina Community College which has a campus in Chatham, Harnett and Lee Counties. A major CCCC campus is only nine miles from the site.



Area colleges and universities award more than  
**20,000 DEGREES ANNUALLY**



**WITHIN 25 MILES OF THE SITE:**

**34,393** businesses

**498,263** in labor force

**36,411** employed in  
manufacturing sector

**923,021** total population

**M**

25 MILES

60 MILES

**WITHIN 60 MILES OF THE SITE:**

**132,603** businesses

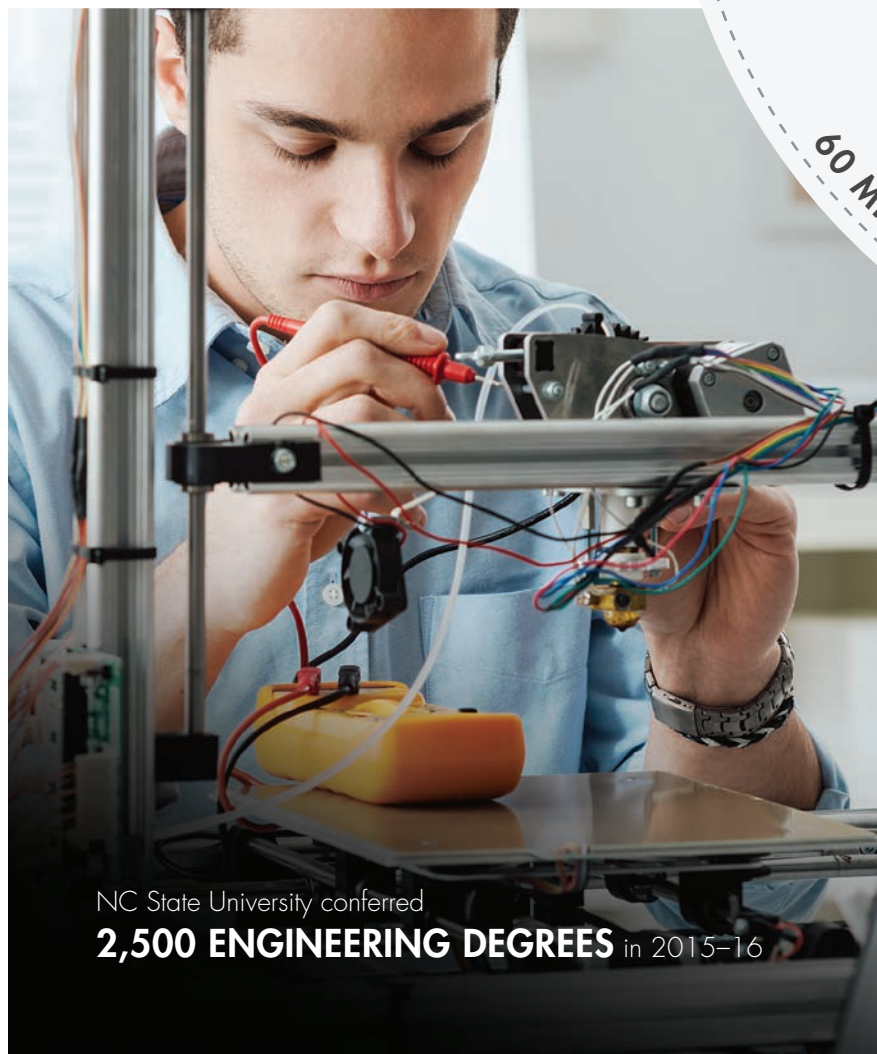
**1,714,024** in labor force

**187,298** employed in  
manufacturing sector

**3,595,246** total population

NC State University conferred

**2,500 ENGINEERING DEGREES** in 2015-16





# TRANSPORTATION & UTILITIES



## HIGHWAY ACCESS

Easily accessible from  
**four separate interchanges**  
off US Hwy 1

## AIRPORT ACCESS

Seven miles from  
**Raleigh Executive Jetport**  
& 30 miles from  
**Raleigh-Durham International Airport**



RDU International  
30 Miles

## WATER & WASTEWATER

**Potable Water:** provided by Chatham County

**Process Water:** permitted to remove water from  
the Haw River for treatment in on-site facility

**Wastewater:** 1 mgd, expandable to 2 mgd,  
provided by the City of Sanford



Wastewater  
Treatment  
Facility

Pea Ridge Rd

Moncure Sewer Extension

CSX RR

Haw River

Deep River Rd

Moncure Pittsboro Rd

Raleigh Executive Jetport  
7 Miles





## ELECTRICITY & GAS

Clean, reliable electricity provided  
by **Duke Energy**

Natural gas provided by  
**PSNC Energy**

## DUAL RAIL ACCESS

Service from two Class One Lines, with a  
direct route to the Port of Charleston





# OUR COMMUNITY

North Carolina is a rapidly growing state, consistently ranked as one of the best places in the nation for business relocation and expansion. Projected to reach 12 million residents by 2030, North Carolina tops many lists for being one of the best places to live and raise a family.

Unique to the Moncure Megasite, Chatham, Harnett and Lee Counties have formed a coalition to market and provide infrastructure to the site.



**#2 BEST STATE FOR  
BUSINESS & CAREERS**

(North Carolina) *Forbes*, Nov 2016



## #2 STATE FOR BUSINESS CLIMATE

(North Carolina) *Site Selection*, Nov 2016



**2 HOURS** to Atlantic Ocean

**3 HOURS** to Blue Ridge Mountains



## #4 BEST PLACE TO LIVE

(Raleigh-Durham) *US News*, Jan 2017



# MONCURE

MEGA SITE



Government and private sector partners are  
in place and committed to your success  
at the **Moncure Megasite**.

## TO LEARN MORE

visit [moncuremegasite.com](http://moncuremegasite.com)

### or contact:

Steve Stroud, SIOR, Chairman  
NAI Carolantic Realty  
**+1-919-832-0594**