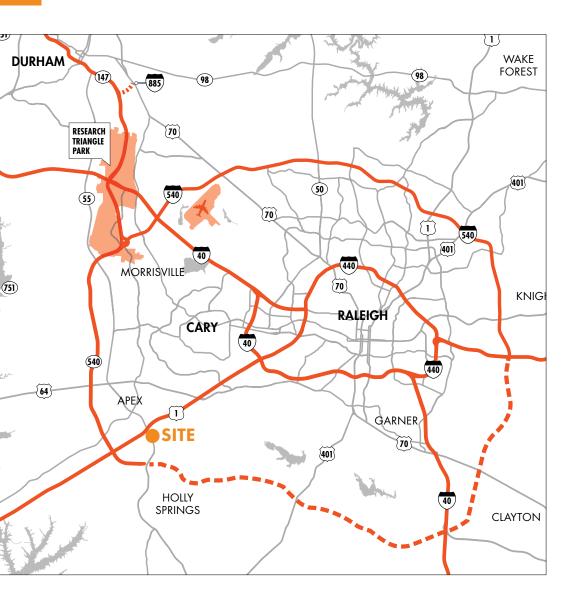




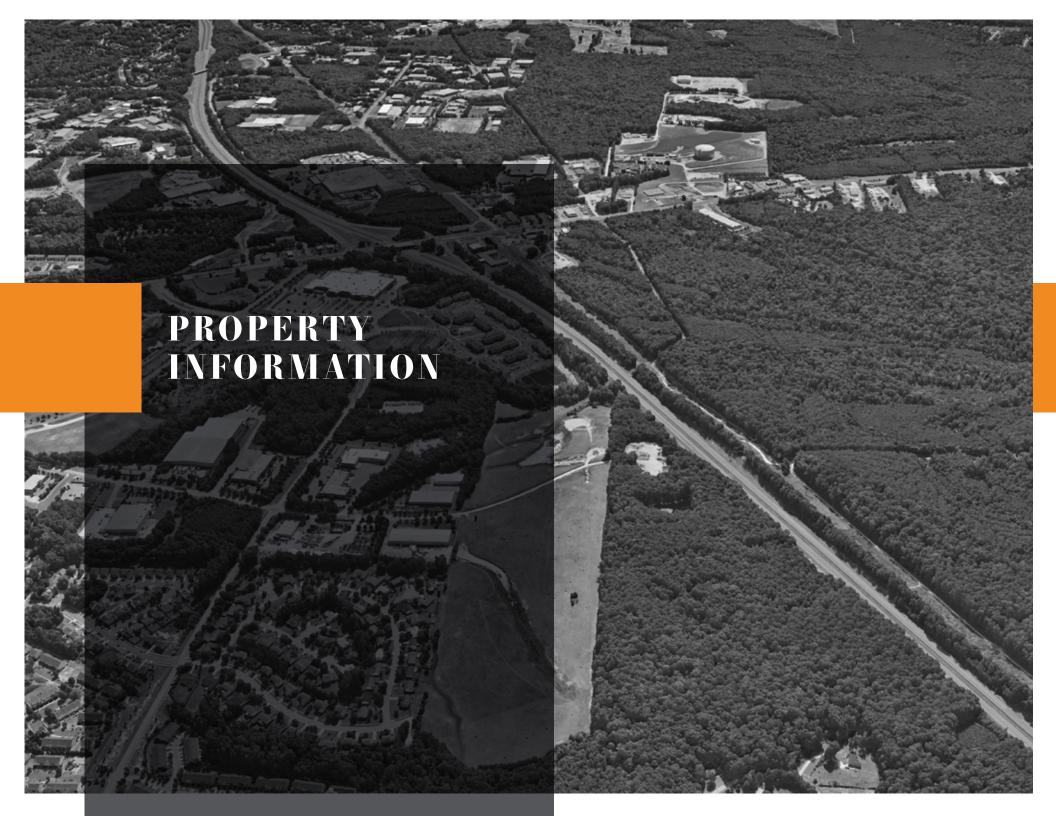
EXECUTIVE SUMMARY



HIGHWAY 55 & US 1 | APEX

Foundry Commercial is pleased to offer a highly desirable opportunity for lease or build-to-suit located along US 1 Highway and NC Highway 55 / East Williams Street within the rapidly growing Apex market.

- Commercial outparcels from ±2.0 3.90 acre parcels
- Outparcels delivered rough graded with utilities stubbed to the site and master stormwater in place
- Unbeatable local and regional transportation connectivity
- Located in one of the fastest growing submarkets in the Triangle which allows a developer to take advantage of increased infrastructure, population growth and rising incomes
- Strategic and highly recognizable US 1 Highway/NC
 Highway 55 location adjacent the future Veridea 1,100 acre
 mixed-use development with convenient access to Interstate
 540, the Research Triangle Park and the Raleigh Durham
 International Airport



PROPERTY INFORMATION

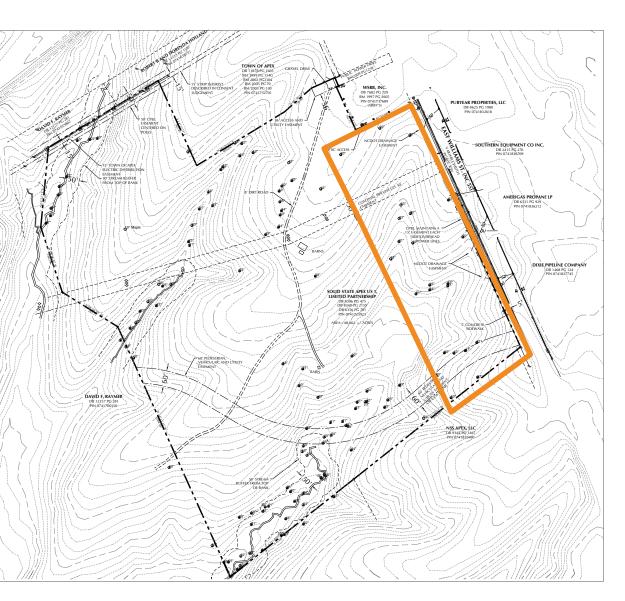


HIGHWAY 55 & US 1 APEX

ADDRESS	1528 East Williams Street (Highway 55)
owner entity	Madison Capital Group Management LLC
WAKE COUNTY PIN	a portion of 0741725923
MUNICIPALITY	Town of Apex
TOTAL ACREAGE	± 2.0 - 3.90 acres (±5.90 total acres)
CURRENT ZONING	PUD-CZ
CURRENT USAGE	Raw Land
SEWER & UTILITIES	Municipal water and sewer
PRICING	Call for details



PROPERTY INFORMATION



HIGHWAY 55 & US 1 APEX

TOPOGRAPHY

Outparcels delivered rough graded with utilities stubbed to the site.

EASEMENTS

Existing gas line easement in place on the northern portion of the property.

WATER AND SEWER

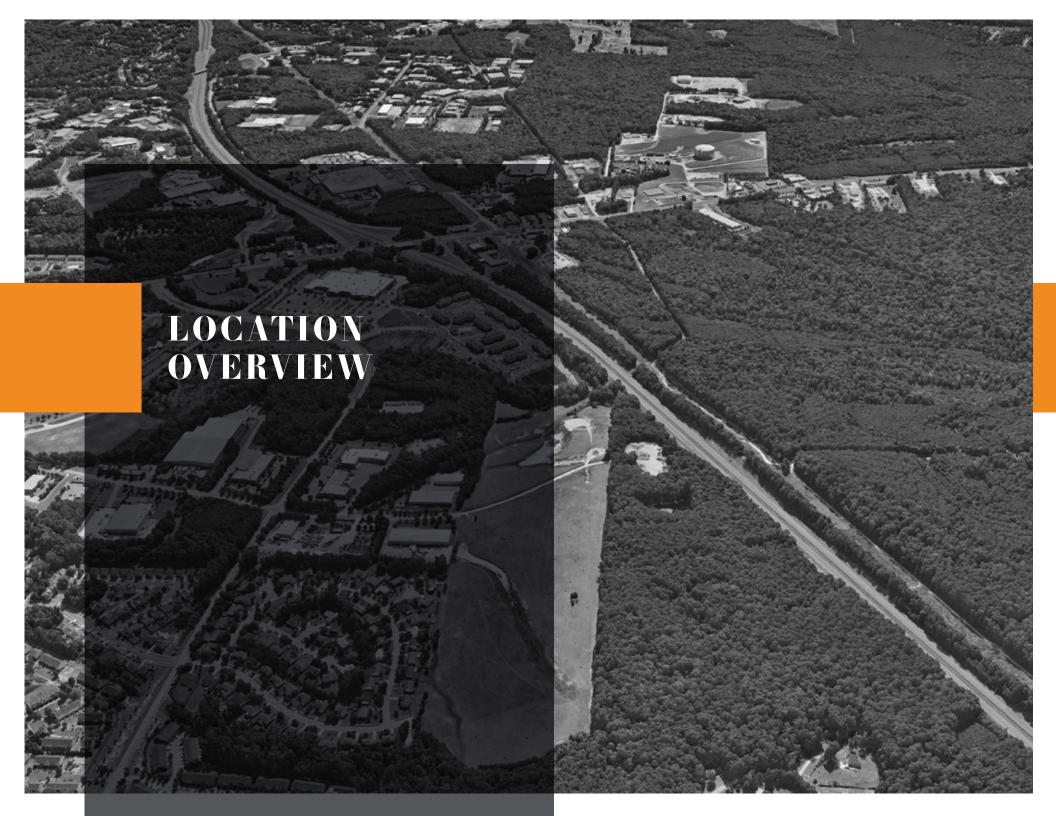
Water and sewer infrastructure are available and will be provided by the Town of Apex. A 12" main water line is currently located within NC Highway 55.

ROAD INFRASTRUCTURE

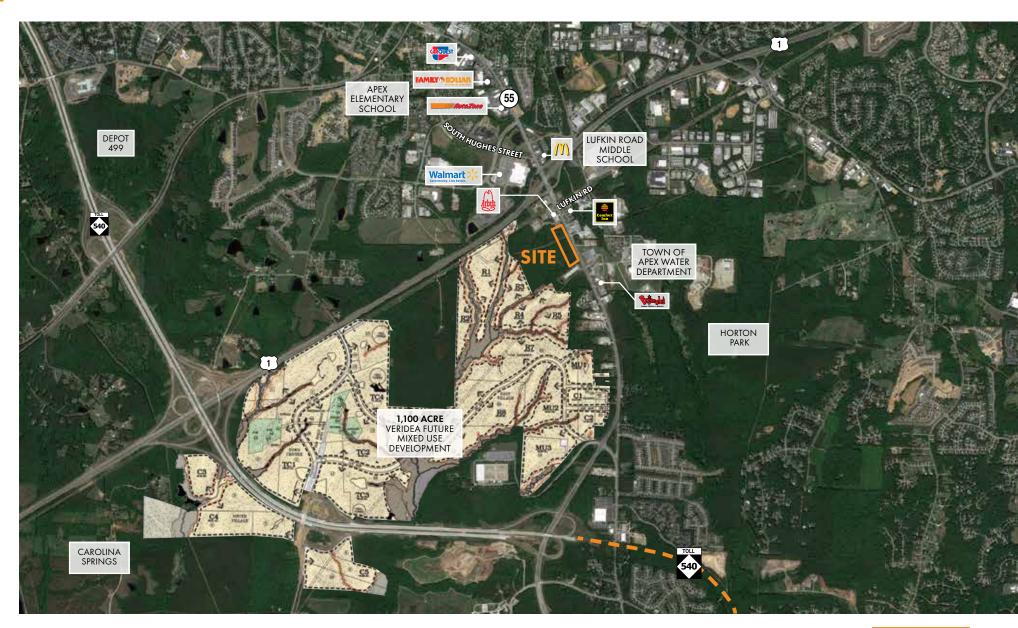
The parcel is bordered on the north by US Highway 1 and on the east by NC Highway 55 / East Williams Street. The developer will be responsible for road improvements to NC Highway 55 / East Williams Street as well as a connector road which bisects the property.

COST SHARING

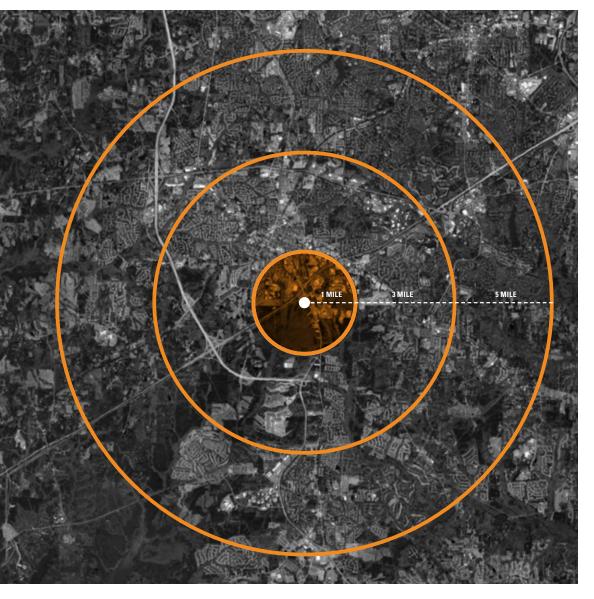
The developer will be responsible for their pro rata share of the development of a temporary pump station which will serve the property as well as the internal connector road which bisects the property. This item will be further defined when in conversations with serious prospects.











APEX

The Town of Apex is the fourth largest municipality in the Triangle region with an estimated population of 65,198. The Town's population increased over 72% between 2010 and 2020. Growth in Apex is expected to continue at a rapid pace and is being driven by sought-after quality of life, exceptional schools, proximity to the most significant employment centers in the Triangle, and a convenient interstate-quality road system. In addition to its location in the heart of the fastest growing metro areas of the country, Veridea is situated in an affluent submarket, suggesting that the growth in Apex is driven by some of the highest income earners in Raleigh-Durham. A five mile radius of Veridea reports a median household income level of \$118,407 which is almost 48% higher than that of the greater Raleigh MSA and 75% higher than the United States.

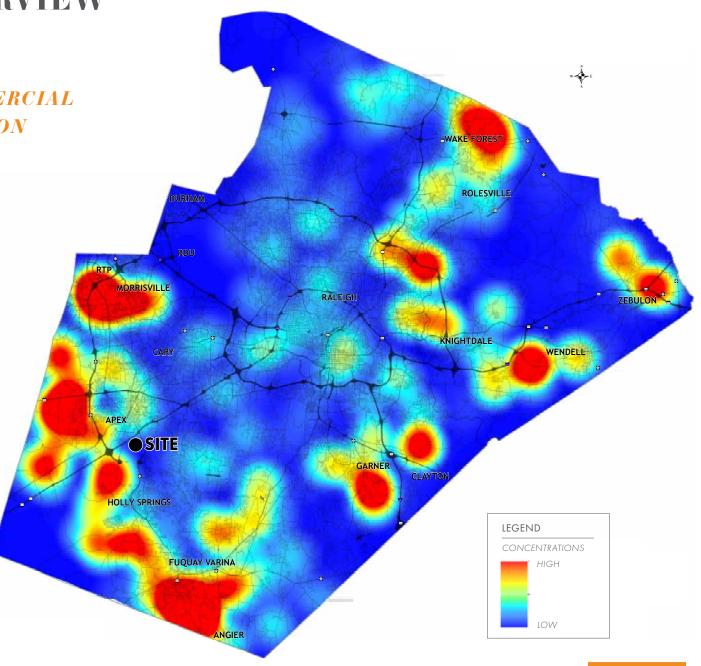
DEMOGRAPHICS

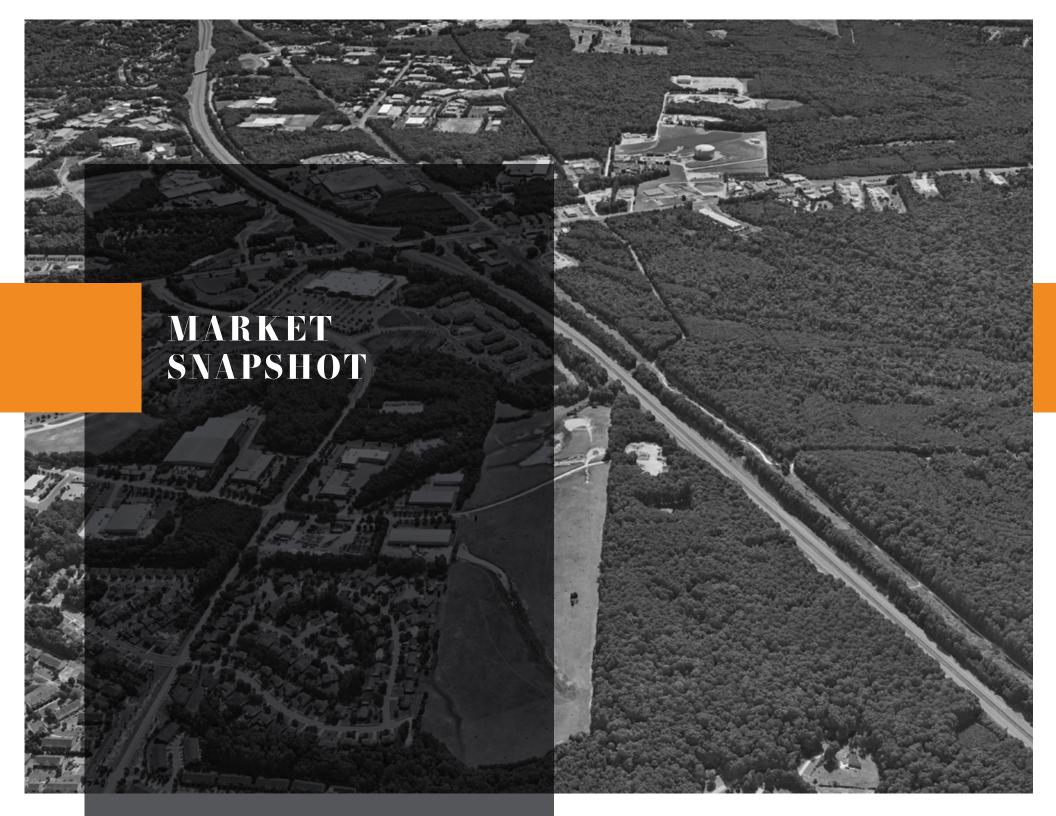
	3 MILE	5 MILE	7 MILE
2021 ESTIMATED POPULATION	53,019	154,918	260,135
2026 PROJECTED POPULATION	59,189	171,854	289,339
2021 ESTIMATED HOUSEHOLDS	19,142	55,359	94,363
2026 PROJECTED HOUSEHOLDS	21,507	61,604	105,164
AVERAGE HH INCOME	\$131,073	\$131,508	\$127,998
MEDIAN HH INCOME	\$110,727	\$118,407	\$114,482
2021 TOTAL BUSINESSES	2,305	6,237	10,566
2026 TOTAL EMPLOYEES	22,438	49,398	86,786

RESIDENTIAL & COMMERCIAL PERMIT CONCENTRATION

WAKE COUNTY

JURISDICTION	RESIDENTIAL PERMITS 2021	COMMERCIAL PERMITS 2021
ANGIER	47	1
APEX	1052	23
CARY	858	23
CLAYTON	0	0
DURHAM	0	0
FUQUAY VARINA	1561	8
GARNER	616	17
HOLLY SPRINGS	623	11
KNIGHTDALE	145	6
MORRISVILLE	139	7
RALEIGH	1267	<i>7</i> 8
RDU	0	0
ROLESVILLE	172	2
RTP	0	0
WAKE FOREST	359	4
WENDELL	484	12
ZEBULON	308	5
WAKE COUNTY	775	8
TOTALS	8406	204





MARKET SNAPSHOT



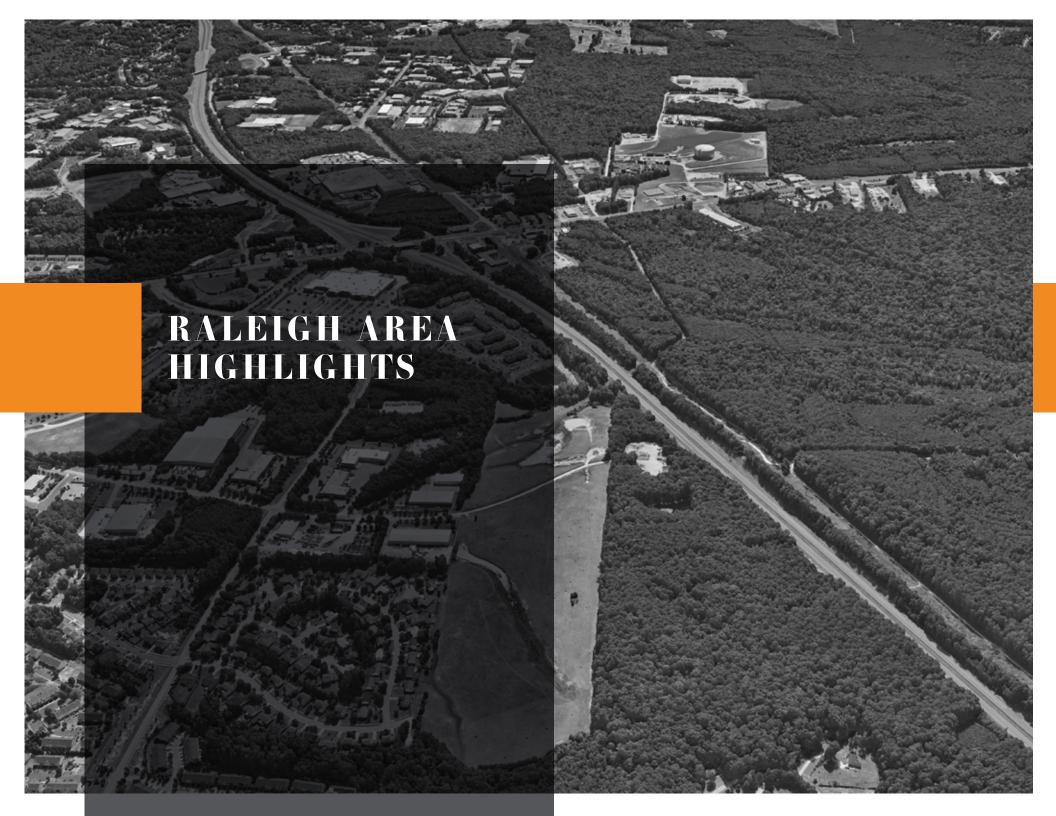
RETAIL

The property offers a tremendous opportunity for numerous retailers, grocers, restaurants, entertainment, hospitality, lodging and other users to capitalize on the surge of demand in the area.

With the road infrastructure of US Highway 1, NC Highway 55 and Interstate 540, strong retail demand, and continuing residential growth in Apex, the area is ripe for the next wave of development that has become apparent in the marketplace.

Over 7.3 million square feet of retail space in the Southwest Wake County submarket enjoys a 2.2% vacancy rate, according to real estate database CoStar.

Numerous anchor and junior anchor retailers are seeking locations in the area and are unable to find the space or locations that meets their requirements. With a large cluster of these retailers seeking opportunities, there is meaningful demand and a real need for land. This 32 acre tract is well positioned to accommodate this demand.



RALEIGH AREA HIGHLIGHTS

STELLAR NATION-LEADING POPULATION GROWTH

Home to more than 2.0 million residents, the Raleigh-Durham CMSA is continually ranked as one of the fastest growing metros in the U.S., welcoming more than 720,000 newcomers between 2000 and 2014 for a 55% cumulative uptick in population.

RALEIGH-DURHAM HAS HISTORICALLY POSTED STRONG JOB GROWTH

The CMSA has a healthy current unemployment rate of 4.4%. The region has added nearly 30,000 net new jobs in the past twelve months.



Due to its robust economy, inviting business climate, highly-educated workforce, established infrastructure, and outstanding quality of life, the Triangle consistently garners accolades touting its appeal to businesses and residents alike.

EXCEPTIONAL EDUCATIONAL CACHET

The Triangle moniker references the geographic location of the area's three most esteemed educational, medical, and research universities: Duke University in Durham, North Carolina State University in Raleigh, and the University of North Carolina in Chapel Hill.

DIVERSIFIED, INNOVATION-BASED ECONOMY

The Triangle is anchored by world-class universities, well-managed state and local governments, and operations of many of the nation's leading technology, biotechnology, pharmaceutical, and health care firms.

OUTSTANDING LONG-TERM PROSPECTS

With the right pieces in place for a thriving economy and a rising quality of life, population and economic growth are fully expected to continue to rank highly amongst other U.S. cities for the long-term.









FOUNDRY COMMERCIAL / 16

ECONOMIC VIBRANCY



BEST CITY TO LIVE IN THE SOUTHEAST

MONEY MAGAZINE





METRO FOR LIFE SCIENCE CLUSTERS

BUSINESS FACILITIES

N°. 2



HOTTEST SPOT FOR TECH JOBS

FORBES

N°. 2



METRO AS A TECH JOB LEADER

BUSINESS FACILITIES

N°. 2



BEST PLACE FOR BUSINESS AND CAREERS

FORBES

N°. 3



METRO FOR ECONOMIC GROWTH

BUSINESS FACILITIES

N°. 3



CITY WHERE WHITE-COLLAR EMPLOYMENT IS BOOMING FORBES

N°. 3



TOP LABOR MARKET

CAREERBUILDER

N°. 4



CITY WITH THE HIGHEST CONCENTRATION OF TECH JOBS IN THE U.S

SIMPLY HIRED



JAMES MATTOX

(919) 576 2696 james.mattox@foundrycommercial.com

KARL HUDSON IV, CCIM

(919) 987 1012 karl.hudson@foundrycommercial.com

ROSS DIACHENKO

ross.diachenko@foundrycommercial.com

