

UPTOWN CHARLOTTE
35 min drive

KINGS POINTE

REMARKABLE ±94.11 ACRE MIXED-USE
DEVELOPMENT OPPORTUNITY NEXT
TO NEW CASINO & I-85
CHARLOTTE, NC

EXIT 5 - DIXON SCHOOL ROAD

KINGS MOUNTAIN CASINO
Under Construction

85

51,500 VPD



KINGS POINTE

INVESTMENT SUMMARY

REMARKABLE ±94.11 ACRE MIXED-USE DEVELOPMENT OPPORTUNITY NEXT TO NEW CASINO & I-85
CHARLOTTE, NC

Jones Lang LaSalle., a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for Kings Pointe, a ±94.11 acre unbelievable mixed-use development opportunity located adjacent to the new Catawba Kings Mountain Casino and Event Venue that is currently under construction and slated for Summer 2021 completion. The site is located off I-85 and just 35 minutes from Uptown Charlotte. A portion of the site serves as a truck stop and gas station today with a short term lease in place which provides a future buyer an exiting cash flow.

ADJACENT TO THE NEW KINGS MOUNTAIN CASINO FEATURING:

195,000 SF CASINO
75,128 SF GAMING FLOOR
1,796 ELECTRONIC GAMING DEVICES
54 TABLE GAMES
CONCERT & EVENT VENUE
DELIVERY SUMMER 2021

PROPERTY DETAILS	
ADDRESS	400 Dixon School Road, Kings Mountain, NC 28086
NOTABLE FRONTAGE (APPROX.)	3,600' I-85
CLEVELAND COUNTY PIN	2583949874
MUNICIPALITY	Town of Kings Mountain
ACREAGE (APPROX.)	±94.11 acres
CURRENT USE	Commercial, Vacant
ZONING	L-I – Light Industrial G-B - General Business
BY – RIGHT USES	L-I – Light Industrial – Industrial Uses G-B - General Business – Retail, Hotel, Commercial
HEIGHT MAXIMUM	80'
AVAILABILITY	Available immediately
PRICING	Unpriced

DOWNTOWN KINGS MOUNTAIN
8 min drive

DOWNTOWN GASTONIA
15 min drive

UPTOWN CHARLOTTE
35 min drive

**ATRIUM HEALTH
KINGS MOUNTAIN**



BIG VALLEY FOOD

**KINGS MOUNTAIN
GREENWAY TRAIL HEAD**

**HOUNDS
CAMPGROUND**

**HOUNDS DRIVE-IN
THEATER**

EXIT 5 - DIXON SCHOOL ROAD

KINGS MOUNTAIN CASINO
Under Construction

**SUBWAY
GAS STATION**

85

51,500 VPD



**30 MILES
WEST OF
CHARLOTTE,
NC**

**25 MILES TO
CHARLOTTE
DOUGLAS
INTERNATIONAL
AIRPORT**

**23 MILES
WEST OF
INTERSTATE
485**

**10 MILES
WEST OF
GASTONIA, NC**

**200 MILES
EAST OF
ATLANTA, GA**



Cleveland County has an aggressive program for economic development with incentives for qualified projects which we think would be beneficial for this site. The area is known for being a historic area with excellent touristic potential. The site has the benefit of a magnificent mountain backdrop for multiple uses to enjoy.

The Catawba Indians broke ground July 2020 for a \$273 million new Vegas-style casino about 35 miles from Charlotte. The Catawbans plan to open the casino by summer next year.

A new February 2020 economic impact assessment from London & Associates, shows that the casino resort project will represent a \$273-million investment in Cleveland County.

Project construction activity will generate \$311 million with the employment of 2,347 people from direct, indirect and induced effects.

Once operational, the Catawba facility will generate \$308 million per year of direct economic activity and employ 2,600 workers, the study projected. An additional \$77.3 million per year in indirect impact through purchases from local business is also anticipated along with another \$42.8 million per year in induced impact from employer expenditures.

The project, which is a dozen years in the making, is expected to bring 2,600 permanent jobs, as well as roughly 5,000 construction jobs.



A TIMELINE OF THE KINGS MOUNTAIN CASINO DEVELOPMENT:



Catawba Nation began the process to secure 16 acres of land in the Nation's service area within Cleveland County for the development of an entertainment resort destination. Cleveland County and the city of Kings Mountain supported the efforts.



The United States Bureau of Indian Affairs looks into the Catawba Nation's petition for putting the land into trust from 2014-2020.



United States Senators Richard Burr, Lindsey Graham and Thom Tillis encourage the request to accept 16 acres of land into trust for the Catawba Indian Nation.

2013

2014

2019



MARCH — 16.57 acres of land on Dixons School Road are acquired in the name of the United States of America in Trust for the Catawba Indian Nation.



APRIL — Bureau of Indian Affairs approved leasing regulations under the HEARTH Act of 2012, meaning the Tribe can enter into business leases without further BIA approval.



APRIL — The Eastern Band of Cherokee Indians file a lawsuit in hopes of stopping the Catawbas from building. It is denied in federal court. The Cherokees continue with a lawsuit against the United States Department of Interior for granting the land into trust for the Catawba Nation.



JULY — The Catawba Indian Nation hosts a groundbreaking ceremony for the gaming facility.

2020



The casino is expected to open by summer 2021, and will initially feature approximately 1,300 machines, food and beverages, as well as entertainment. The new casino will be operated by the global hospitality company Delaware North.

195,000-square-foot casino will consist of a 75,128-square-foot gaming floor, 1,796 electronic gaming devices, 54 table games and a full concert and event venue.

2021

THE OFFERING

The Development Opportunity is strategically located just off I-85 adjacent to the new Catawba casino currently under construction and just 35 miles from Uptown Charlotte



CONCEPTUAL SITE LAYOUT

CREATED BY: RAD ARCHITECTURE







Queen

City

2,636,883

2020 POPULATION

30,690

TRAILING 5-YEAR ANNUAL NET MIGRATION

2.5%

2017-2018 POPULATION CHANGE

15.3%

5-YEAR GROWTH IN POPULATION AGES 15-34

1,307,931

TOTAL EMPLOYMENT

33,700

YOY JOB GROWTH

9

FORTUNE 500 HQ'S

2.95%

GAGR 2015-PRESENT

Charlotte Metropolitan Overview

The Charlotte metropolitan area is comprised of ten counties across portions of both North and South Carolina and is home to over 2.5 million residents, a 15.9% increase over population levels observed during the 2010 census. Affectionately referred to as the “Queen City” in a nod to the city’s noble namesake, Queen Charlotte, the area has transformed from a reliance on the financial sector to a thriving economy with a diverse business foundation.

The region’s attractive business climate, established infrastructure, and unparalleled quality of life has generated unprecedented growth in the urban and suburban cores, and Charlotte currently enjoys the distinction of being the second largest city in the Southeast and the 16th largest city in the United States.

Recognized as a global hub for banking, energy, healthcare, and transportation, Charlotte is home to seven Fortune 500 headquarters and 14 Fortune 1,000 headquarters. As a result, Charlotte continues to attract businesses and residents alike garnering recognition as the top Tech Momentum Market in the US and the top Millennial Destination City in the US. Charlotte’s rapid expansion has created a vibrant culture featuring one of the nation’s leading scenes for arts, sports, and entertainment. Local population is expected to swell by more than 16.8% by 2030, fueling a bullish outlook for Charlotte’s business and cultural scene in the coming years.



ECONOMIC DRIVERS AND COMPETITIVE ADVANTAGES

Entrepreneurial Spirit

& Business Friendly Environment

LOW TAX BURDEN

North Carolina's 2.5% corporate income tax rate is the lowest in the United States, a clear competitive advantage when competing for relocating and expanding businesses. North Carolina consistently ranks high in affordability.

BUSINESS FRIENDLY

The state is consistently recognized as a "Best State for Business," and Charlotte was recently recognized as a Top Ten City to Start a Business.

AIRPORT

Charlotte Douglas Airport is the 6th busiest airport in the country based on aircraft movements, and transported more than 46.4 million passengers in 2018. The airport has an estimated \$23 billion annual economic impact and supports 5% of State Gross Product. The airport is currently undergoing a 10-year \$2.5 billion makeover including terminal expansions, infrastructure updates, and interior renovations.

UNPARALLELED ACCESS TO TALENT

A noted millennial magnet, Charlotte is a central hub nestled between some of the country's finest educational institutions. A robust pipeline of recent graduates, coupled with experienced professionals, has driven local job growth in the professional services sector to exceed national growth by almost 3x, all while doubling the national pace of growth for manufacturing jobs.

QUALITY OF LIFE

Charlotte's mild weather, reasonable cost of living, wealth of jobs and diversity of industry have established the region as a premier region for families and professionals to relocate. For these reasons and more, Charlotte was recently crowned the third fastest growing city in the country.

no. 1

DESTINATION FOR MOST
ONE-WAY MOVING TRUCK RENTALS

U-HAUL

no. 2

FASTEST GROWING FOOD
AND DRINK CITIES

EVENTBRITE

no. 3

REAL ESTATE MARKETS TO WATCH

PWC + ULI

no. 5

TOP CITIES MOST MOVED
TO BY MILLENNIALS

SMARTASSET

no. 6

FASTEST GROWING ECONOMIES

WALLETHUB

LOCALLY GROWN, INTERNATIONALLY KNOWN

CHARLOTTE'S LEADING HIGH GROWTH COMPANIES

In addition to Charlotte's Fortune 1000 Firms, the area has become a hotbed of innovation and, as a result, venture capital activity over the past several years

STOCK (NASDAQ:TREE) GAINED 1,110% IN TRAILING FIVE YEARS
- 2019

\$545 MILLION RAISED OVER PAST 5 FUNDING ROUNDS
- 2018

MOVEMENTMORTGAGE
GROWN FROM 25 EMPLOYEES IN 2008 TO 4,300+
- 2018

sitehands
\$25 MILLION SERIES A FUNDING FROM FTV CAPITAL
- 2018

LEVEL
RAISED \$6.5 MILLION IN PAST THREE ROUNDS OF FUNDING
- 2018

stratifyd
\$29 MILLION IN SERIES B FUNDING FROM GEORGIAN PARTNERS
- 2019

SMARTSKY NETWORKS
\$105 MILLION RAISED IN SERIES C AND DEBT FUNDING
- 2019

RED VENTURES
\$250 MILLION INVESTMENT BY SILVER LAKE @ \$1 BILLION + VALUATION
- 2018

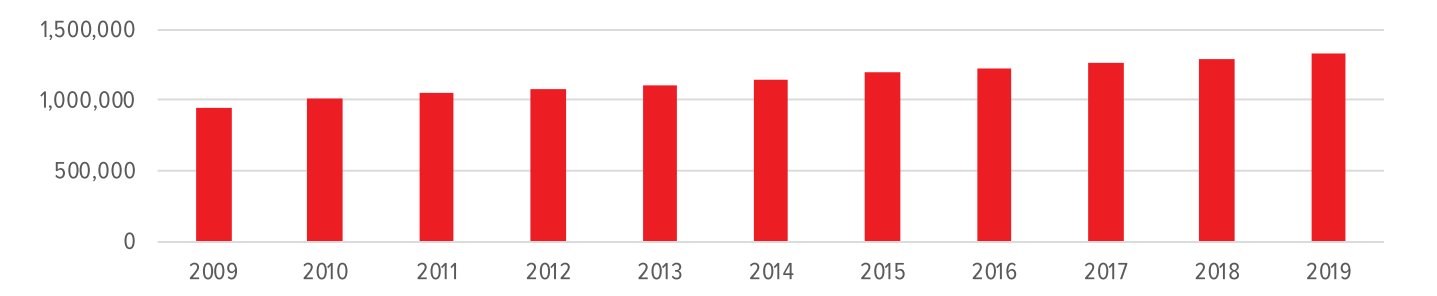
FORTUNE 500 COMPANIES HEADQUARTERED IN CHARLOTTE

Company	Rank	Revenue (millions)
Bank of America	25	\$110,584
Lowe's	42	\$71,309
Honeywell	77	\$41,802
Nucor	120	\$25,067
Duke Energy	126	\$24,116
Sonic Automotive	316	\$9,952
Brighthouse Financial	342	\$8,965

FORTUNE 1000 COMPANIES HEADQUARTERED IN CHARLOTTE

Company	Rank	Revenue (millions)
Domtar	511	\$5,455
Sealed Air	555	\$4,733
Coca-Cola Consolidated	563	\$4,625
JELD-WEN	590	\$4,347
Albemarle	702	\$3,375
Curtiss-Wright	876	\$2,412
SPX Flow	962	\$2,090

CHARLOTTE MSA ANNUAL JOB GROWTH (2010-2018)



ANNOUNCED JULY 2020
1,000,000 sf campus proposed

JOB ANNOUNCEMENTS SINCE 2016

3,237 EMPLOYEES

2,250 EMPLOYEES

1,700 EMPLOYEES

1,500 EMPLOYEES

750 EMPLOYEES

750 EMPLOYEES

700 EMPLOYEES

500 EMPLOYEES

400 EMPLOYEES

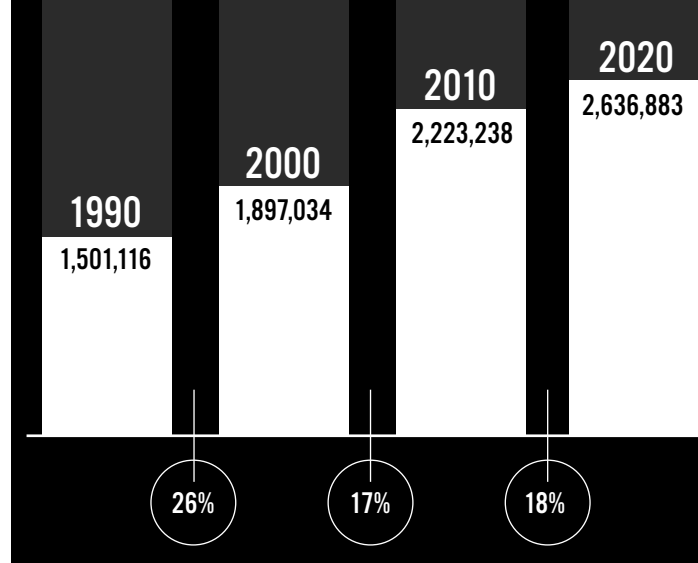
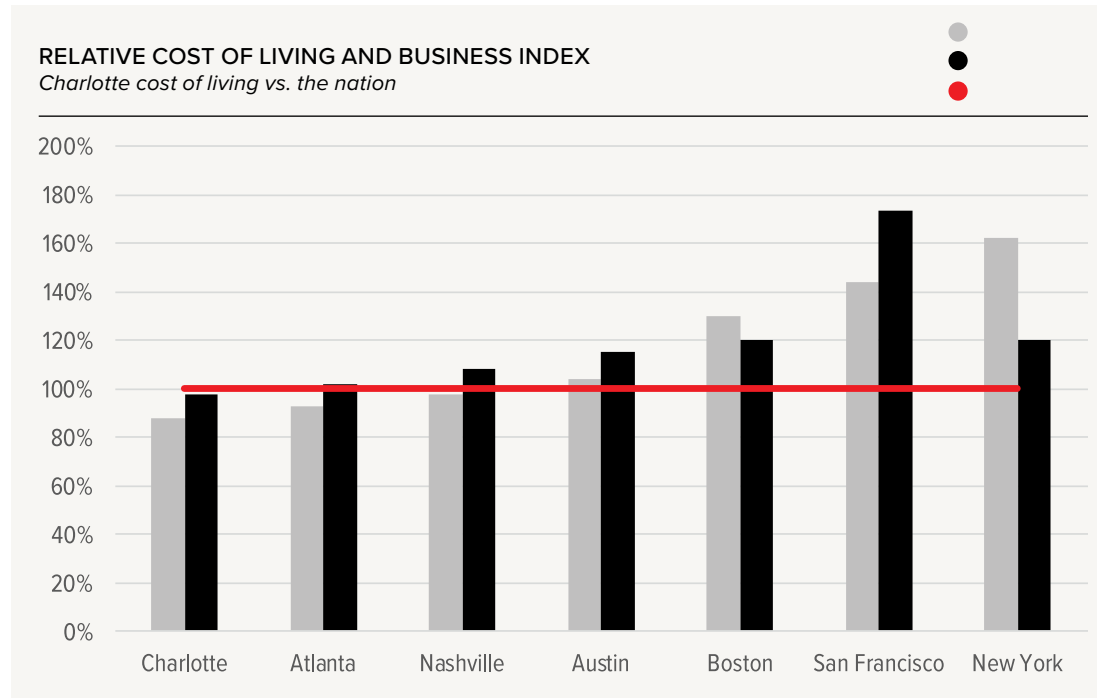
410 EMPLOYEES

375 EMPLOYEES

POPULATION GROWTH

Charlotte's robust job market, coupled with the city's superior quality of life, have driven staggering population growth in the region. Charlotte was recently recognized as the third fastest growing large city in the country, and the population is expected to surpass the 3.5 million mark by 2037.

Charlotte's low cost of living and business outperforms all southeast peer cities and US gateway markets. Businesses relocating and expanding in the region frequently refer to this data point as a major factor in their decision to come to the Queen City. In addition, the relatively low cost of living contributes to an increased quality of life for Charlotteans.



CHARLOTTE POPULATION GROWTH

SOURCE: BASED ON CENSUS CSA ESTIMATES

Nº. 1 STATE TO DO BUSINESS IN
Forbes, 2019

Nº. 2 IN U.S. ECONOMIC GROWTH POTENTIAL
Chamber, 2018

Nº. 2 BANKING CENTER IN U.S. (BY SIZE) BEHIND NEW YORK CITY

Nº. 2 FASTEST-GROWING BIG CITY
U.S. Census Data, 2019

Nº. 3 STATE ATTRACTING THE MOST NEW & EXPANDED CORPORATE FACILITIES
Site Selection Magazine, 2019

Nº. 5 BEST BIG CITIES FOR JOBS
Forbes, 2019

NEARBY EDUCATIONAL INSTITUTIONS

Charlotte boasts an unparalleled pipeline of intellectual capital, and is positioned near many of the Southeast's top educational institutions. Home to 40 colleges and universities including UNC Charlotte, Queens University, Johnson C. Smith University, Johnson & Wales, Wingate University, and Davidson College, the Charlotte market has an enrollment of over 225,000 students. Unmatched access to a talented workforce is a major economic driver in the Charlotte market as more than 43% of Mecklenburg County residents have a bachelor's degree or higher, and educated millennials continue to flock to the area.



MAJOR INDUSTRIES + LEADING EMPLOYERS

FINANCIAL SERVICES

Charlotte has long been a powerhouse in the financial industry, and currently serves as the headquarters location for more than 70 financial institutions employing more than 95,000 employees— including Bank of America and Wells Fargo’s East Coast Division. While Charlotte’s many existing firms are the driving force of the economy, the area has emerged as a FinTech Hub with a proliferating entrepreneurial environment.



(25,000+ EMPLOYEES)

Bank of America.



(15,000+ EMPLOYEES)



(4,000+ EMPLOYEES)



(2,000+ EMPLOYEES)

ENERGY + POWER

Charlotte serves as the home to 200+ energy companies employing 36,000+ residents and creating an aggregate economic impact of approximately \$17.8 billion. The Queen City is also the proud headquarters of Duke Energy, the largest electric power company in the United States and parent of Piedmont Natural Gas. Beyond traditional energy and power suppliers, the region is at the forefront of sustainability and clean energy. The state ranks #2 in the nation for total amount of installed solar panels.



(83,000+ EMPLOYEES)

SIEMENS

(16,000+ EMPLOYEES)



(185+ EMPLOYEES)



(350+ EMPLOYEES)

INFORMATION TECHNOLOGY

Charlotte has seen tech employment rise drastically over the past ten years, with talent distributed evenly across a diverse mix of high tech, consulting, finance, and a plethora of other industries. The burgeoning startup community has catalyzed growth in the local technology industry, and is supplemented by a pipeline of experienced local professionals, recent graduates, and savvy millennials.



(1,100+ EMPLOYEES)



(1,200+ EMPLOYEES)



(1,500+ EMPLOYEES)



(1,100+ EMPLOYEES)



South End Corridor: Game-Changing Job Announcements



BB&T (NYSE: BBT) and SunTrust Banks Inc. (NYSE: STI) announced a merger that will take place in Q4 2019 and move the new bank's headquarters to Charlotte

The \$66B merger will create the 6th largest bank in the US

A new corporate headquarters will be established in Charlotte, NC, including an Innovation and Technology Center to drive digital transformation



Honeywell will invest more than \$248M in its new HQ in Charlotte

As part of the investment, Honeywell will create more than 750 jobs

"We selected Charlotte because it offers a great business environment along with access to a workforce that has the skillset Honeywell will need to be competitive over the coming decades"

DARIUS ADAMCZYK, HONEYWELL CHAIRMAN & CEO



Lowe's will invest \$153 million in a new global technology center in Charlotte. The Lowe's tech hub will be in a new 23-story office tower in South End.

As part of the investment, the company will create more than 1,900 new jobs (2019).

"Today's announcement is a tremendous victory for our city and a validation of our work to continue growth in the tech industry. Lowe's is once again investing in the Charlotte region and this entire community will benefit from the commitment to create a tech pipeline with local schools and organizations."

CHARLOTTE MAYOR VI LYLES



Centene Corp. announced it is moving its regional headquarters to Charlotte.

Centene is ranked No. 42 on Fortune 500 list and will develop a 1,000,000 SF campus in University City, adding at least 3,237 new jobs over a 10 year period with average salary of \$100,000.

"We chose Charlotte as the home to our East Coast headquarters because we believe it will enable us to continue our strong growth and our mission to serve the most vulnerable populations. We look forward to our future in Charlotte and intend to be a strong part of the community, as we are in all of the places where we have business operations."

MICHAEL NEIDORFF, CEO CENTENE CORP.

DESTINATION CLT



Destination CLT is the first phase of the Master Plan to expand Charlotte Douglas International Airport. This partnership between CLT's airlines and the FAA represents a \$2.5 - \$3.1 billion commitment to undergo major capacity enhancement projects to keep up with the airport's growth.

Since 2005, CLT has seen incredible growth going from 28 million total passengers to boasting over 46.4 million total passengers in 2018. This surge in passengers has vaulted Charlotte from a "middle pack" national airport to one of the busiest airports in the world.

To maintain this momentum, CLT has already begun construction, recently unveiling a modernized Concourse B. Completion of Concourse A and C construction are expected to occur in fall 2020. Additionally in the Fall of 2019, five lanes are expected to be opened on the upper roadway, significantly improving traffic flow.



700+ DAILY FLIGHTS



**NONSTOP SERVICE TO 175 PLACES,
INCLUDING 33 INTERNATIONAL DESTINATIONS**



9 MAJOR AIRLINES



CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT - CLT



American Airlines



CLT IS ONE OF AMERICAN AIRLINE'S LARGEST AND MOST PROFITABLE HUBS

In April 2019, American Airlines announced the addition of flights to its two largest hubs: DFW and CLT

6TH

BUSIEST AIRPORT IN NORTH AMERICA BASED ON TOTAL AIRCRAFT MOVEMENTS (553,857 TAKEOFFS AND LANDINGS)

7TH

BUSIEST AIRPORT IN THE WORLD BASED ON TOTAL AIRCRAFT MOVEMENTS

12TH

BUSIEST AIRPORT IN NORTH AMERICA BY TOTAL PASSENGER

32ND

BUSIEST AIRPORT WORLDWIDE BY TOTAL PASSENGERS

Source: Charlottechamber.com



LOOKING AHEAD

A VARIETY OF SIZABLE REAL ESTATE DEVELOPMENTS AND FAVORABLE MACRO TRENDS POINT TO EXCITING FUTURE FOR CHARLOTTE



2022 | CHARLOTTE MLS TEAM BEGINS PLAY
Charlotte continues in its ascendance to top-tier American sports city as its new Major League Soccer team takes to the field for the first time at a sold-out Bank of America Stadium. The team wins also, beginning a journey that will culminate in the city's first major league championship win. 20,000 season ticket holder deposits have been submitted to date.



2023 | FINTECH MARKET DRIVES MARKET IN CHARLOTTE
The global fintech market is now valued at approximately \$300 billion and Charlotte is regarded as one of the industry's most important centers thanks to investments by the likes of Bank of America, Wells Fargo, Truist, and the success of a number of startups following in the footsteps of AvidXchange.



2024 | OPENING THE GATEWAY STATION
Anchored by the newly opened Gateway Station, a multimodal transportation hub that now serves as the city's front door to inter-city rail, the Charlotte Gateway District emerges as a new urban hub for the Center City with 12 contiguous acres of mixed-use development. Spectrum Cos and Republic have entered into a joint venture with the City to move forward as of June 2020.



2028 – HIGH-TECH HYPE

As new technologies flow out of Lowe’s global technology center and Duke Energy’s Optimist Hall location, and companies such as Honeywell bring new thinking into town, Charlotte is increasingly recognized as not just a great city for headquarters but a great city for innovation.



2035 - CHARLOTTE TAKES FLIGHT

One hundred years on from its creation and a decade since its Destination CLT capital projects were completed to widespread acclaim, Charlotte Douglas International Airport is established as one of the nation’s busiest airports, with close to 45 million enplanements annually.



2030 – SILVER LINE LIGHT RAIL BEGINS

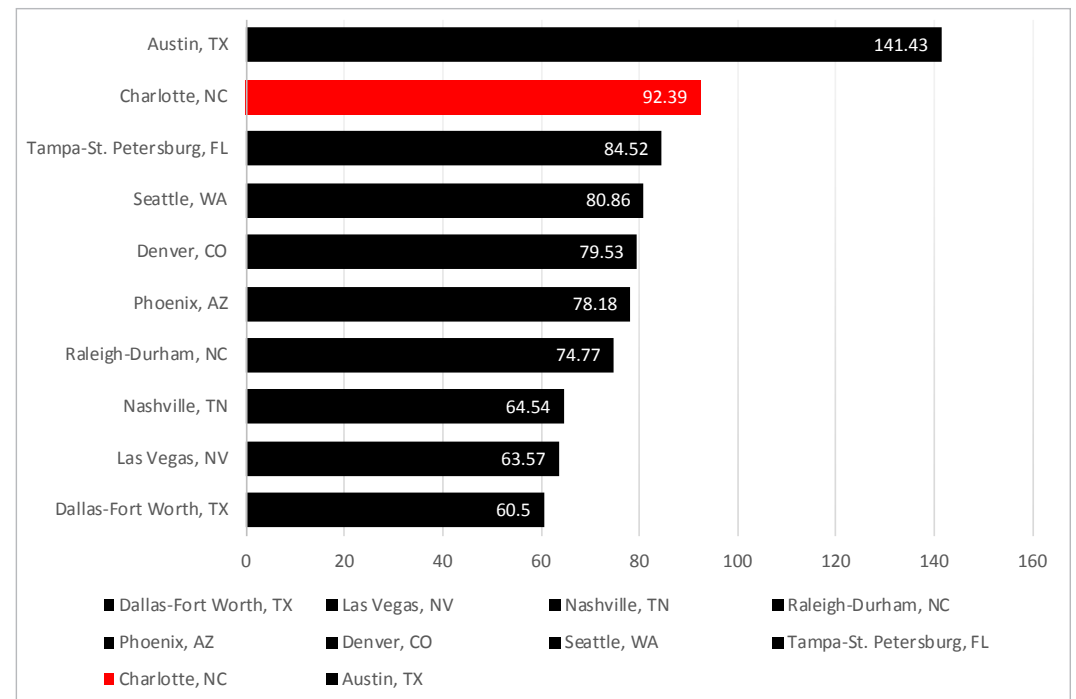
Getting around the Queen City is easier than ever as service begins on the Lynx Silver Line, a multi-billion-dollar project that connects east and west Charlotte by light rail. With 28 stations en route, the line offers an alternative way for travelers to move between Center City and the airport.



SUNBELT MIGRATION DURING COVID-19

- The Charlotte Metro continued to be a major draw for new residents coming from the Northeast.
- 6 of the top ten metros new Charlotteans came from are in the Northeast.
- New residents have been drawn by a robust job market, lower cost of living, and more pleasant climate.
- Charlotte has also been attracting more new residents from South Florida. Year over year migration from the Miami-Fort Lauderdale metro increased by 450%.
- Charlotte is also seeing a major increase in migration from California. In-Migration from California has increased by 500% year over year as the California diaspora moves further east.

UNITED STATES
AUGUST 2020: POPULATION GAIN PER 10,000 MEMBERS



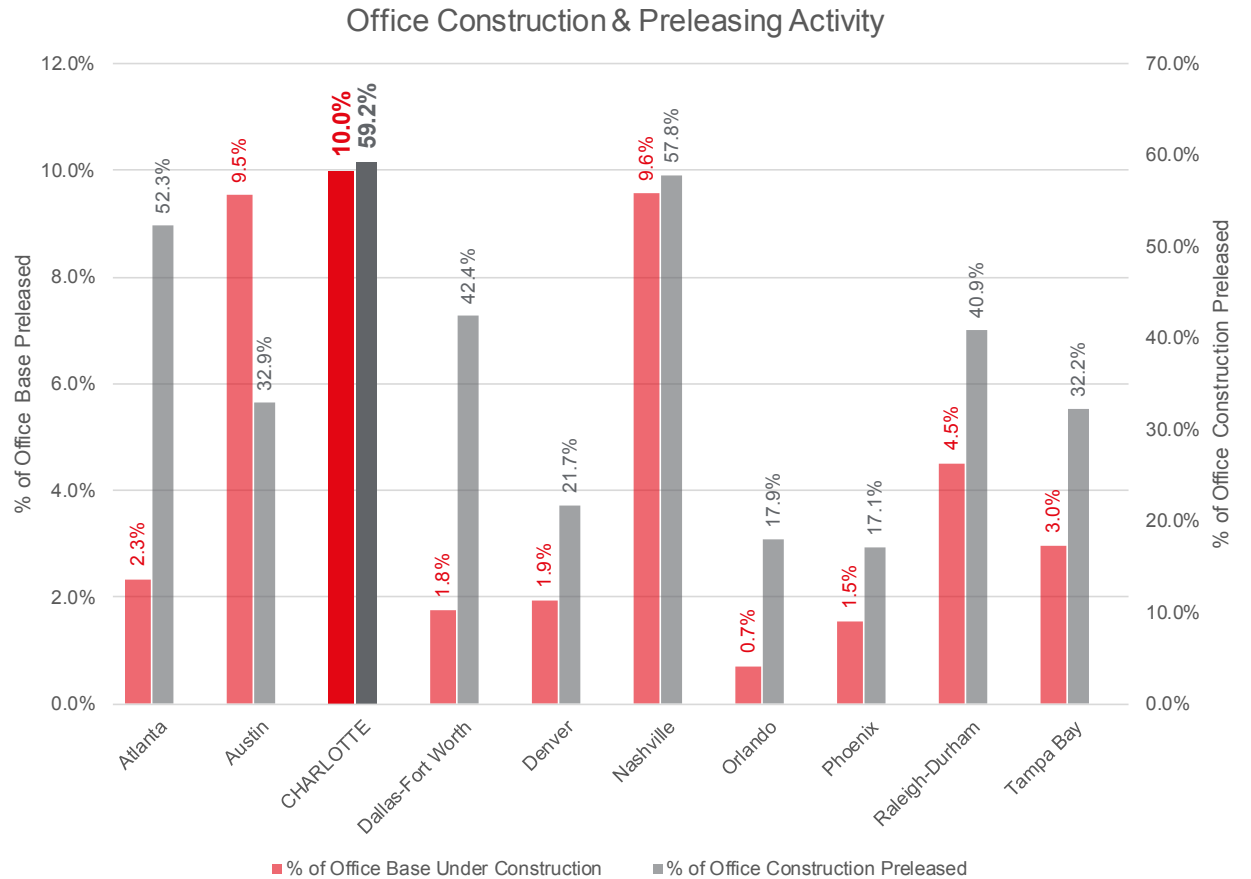
Source: LinkedIn

OFFICE CONSTRUCTION & PRELEASING

CHARLOTTE & SUNBELT PEER CITIES

CHARLOTTE STANDS ABOVE PEER CITIES

- Charlotte office market set to grow by 10% through new construction
- 59% of total construction has already been preleased
- Charlotte is growing faster and has more space committed than any other Sunbelt peer city
- Large corporate users committed to Charlotte



SOURCE: JLL RESEARCH

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