

PANTHER ROCK

BOULEVARD

ACCESSIBLE ±47.73 ACRE SITE IN RAPIDLY
DEVELOPING KNIGHTDALE COMMUNITY
RALEIGH MSA, NC

87

96,000 VPD

HODGE ROAD

PANTHER ROCK

BOULEVARD

INVESTMENT SUMMARY

ACCESSIBLE ±47.73 ACRE SITE IN RAPIDLY DEVELOPING KNIGHTDALE COMMUNITY
RALEIGH MSA, NC

Jones Lang LaSalle, a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for Panther Rock Boulevard, a ±47.73 acre development opportunity in a rapidly developing community in Knightdale, NC. This is an attractive opportunity for a mixed use, infill development in an area experiencing rapid population growth. The site is located adjacent to the planned Silverstone & Stoneriver communities which will add 780+ homes to the area and bodes well for a residential rezoning or commercial use. Located just 3 minutes away from both the I-440 and I-540 loops which provides excellent connectivity to Raleigh’s interior neighborhoods and the surrounding employment nodes. There is also a future traffic signal at Hodge Road and Panther Rock Blvd that will be constructed this year. Downtown Raleigh (50,000+ employees) is only 12 minutes away and North Hills is only 9 minutes away. The proposed I-540/Poole Road interchange is located one mile to the east with construction currently slated for 2028.

PROPERTY DETAILS

| | |
|-----------------------------------|--|
| ADDRESS | 0 Panther Rock Blvd Knightdale, NC 27545 |
| NOTABLE FRONTAGE (APPROX.) | 625' Hodge Rd 1,625' Panther Rock Blvd |
| WAKE COUNTY PINS | 1743123980, 1743132838, 1743139432, 1743059515 |
| MUNICIPALITY | Town of Knightdale |
| ACREAGE (APPROX.) | 47.73 acres |
| CURRENT USE | Vacant |
| ZONING | HB – Highway Business |
| FUTURE LAND USE | Mixed-Use Center |
| BY-RIGHT USES | Mixed-Use, Office, Retail, Hospitality |
| UTILITIES | Water & sewer available off Panther Rock Blvd |
| AVAILABILITY | Available immediately |
| PRICING | Unpriced |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES | RALEIGH MSA |
|--|-----------|----------|----------|-------------|
| 2020 ESTIMATED POPULATION | 3,629 | 43,904 | 104,171 | 1,420,000 |
| 2025 PROJECTED POPULATION | 4,013 | 48,066 | 114,857 | 1,580,000 |
| PROJECTED ANNUAL GROWTH 2020-2025 | 2.1% | 1.9% | 2.1% | 2.2% |
| PROJECTED HOUSEHOLDS 2025 | 1,522 | 18,096 | 38,977 | 553,217 |
| MEDIAN AGE | 33.6 | 33.4 | 35.0 | 36.5 |
| AVERAGE FAMILY INCOME | \$119,030 | \$93,892 | \$88,632 | \$123,606 |

Source: Regis

SURROUNDED BY ACTIVITY



SITE DATA

| | |
|-----------------------------|--------------------------------------|
| SITE ADDRESS | Panther Rock Blvd, Knightdale, NC |
| SITER ACREGE (GROSS) | 47.73 AC |
| EXISTING ZONING | HB |
| PROPOSED ZONING | PUD |

PROPOSED USES

RETAIL/COMMERCIAL **133,800 SF**

- A Neighborhood Retail (Office, Retail)
- B General Retail (Storage Grocery, Pharmacy)
- C Mixed-Use (Residential above Office/Retail)

RESIDENTIAL

- D Apartments ±288 Units
- E Townhomes ±74 Units

PARKING PER KNIGHTDALE UDO

NOTE: CONCEPTUAL LAYOUT IS
PRELIMINARY AND SUBJECT TO CHANGE



PRELIMINARY CONCEPT PLAN



Conceptual Layout Panther Rock Mixed-Use

PANTHER ROCK - KNIGHTDALE, NC
MAY 18, 2021
PROJECT NUMBER: NCR201097

EXISTING PROPERTY INFORMATION

PIN: 1743132838
ADDRESS: PANTHER ROCK BLVD KNIGHTDALE, NC 27545
EXISTING ZONING: HB
PROPOSED ZONING: PUD

PROPOSED USES

- RETAIL / COMMERCIAL (+/- 133,800 SF)
- A** NEIGHBORHOOD RETAIL (OFFICE, RETAIL)
- B** GENERAL RETAIL (STORAGE, GROCERY, PHARMACY)
- MIXED-USE
- C** (RETAIL/OFFICE GROUND FLOOR, CONDO/APARTMENT ABOVE)
- RESIDENTIAL
- D** APARTMENTS (+/- 288 UNITS)
- E** TOWNHOMES (+/- 74 UNITS)

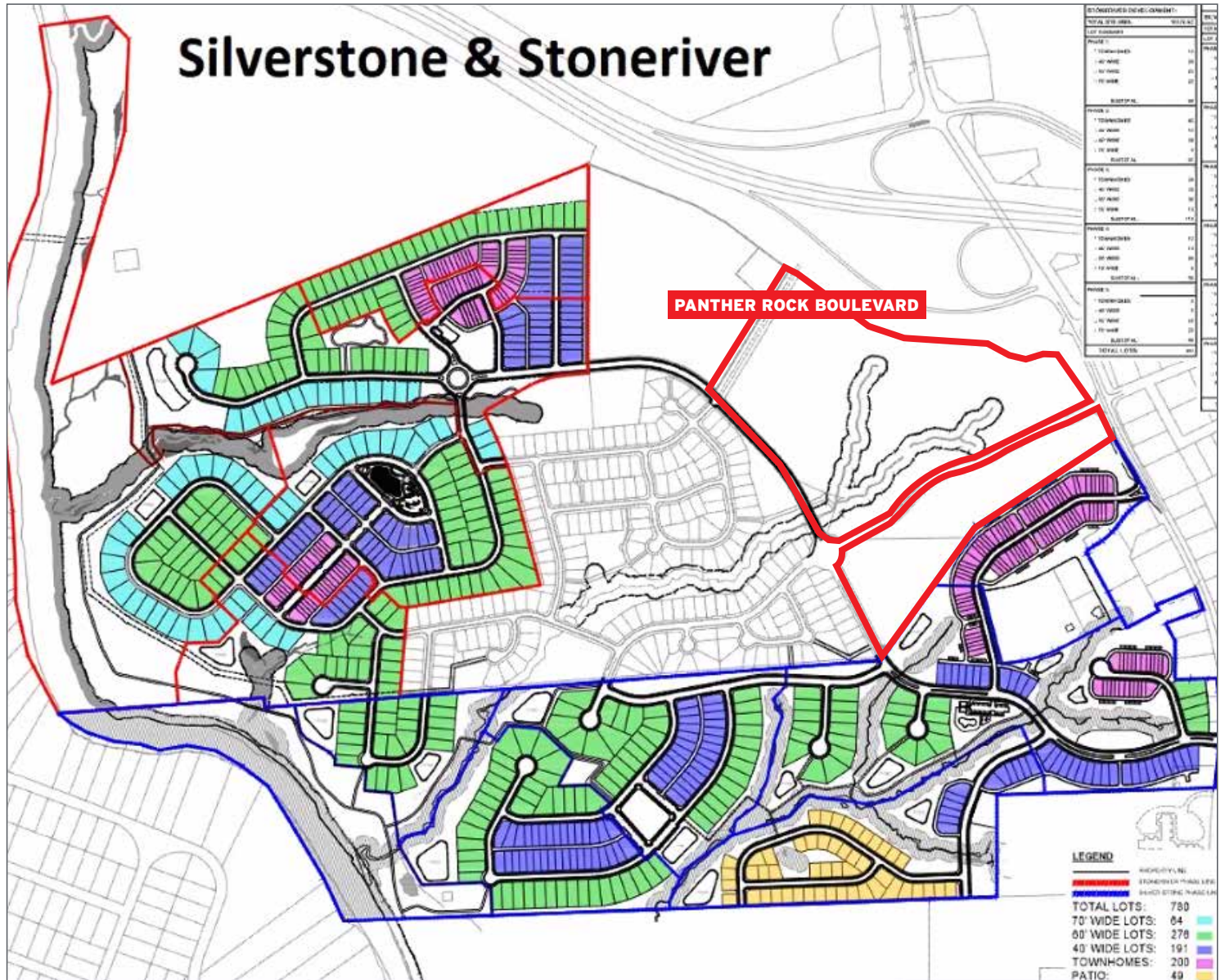
PARKING PER KNIGHTDALE UDO

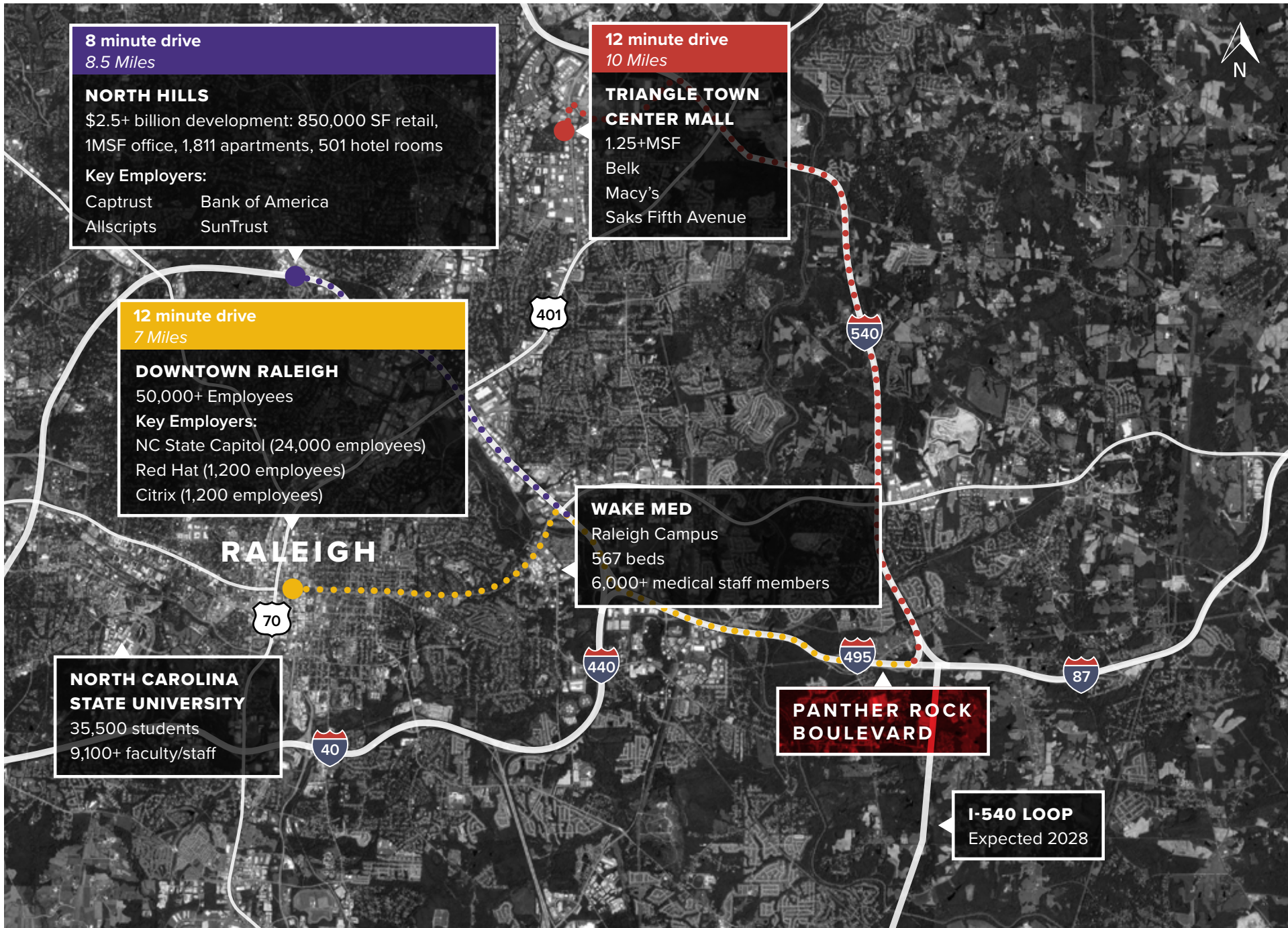
Note: Conceptual Layout is Preliminary and Subject to Change

BOHLER
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STONERIVER & SILVERSTONE SUBDIVISIONS

- The site's location, size and topography provide an excellent opportunity for mixed use development
- Water and sewer available via Panther Rock Blvd
- 780 planned single family and townhome for rent product
- Units between 1,200 - 2,000 SF and include an amenity center and connected greenway
- The I-540/Poole Road interchange is located one mile to the east (construction in 2028)





DOWNTOWN RALEIGH

recent urbanization successes & transformation into a globally recognized technology hub

SITE PROXIMITY

The Panther Rock site is located 8 miles (12 mins) from center city Raleigh, which is experiencing unprecedented growth

IN THE MIDST OF A DEVELOPMENT BOOM

More than \$3.4 billion in development has been completed since 2005 or is under construction, according to the Downtown Raleigh Alliance (DRA). An estimated \$2.6 billion in development completed, under construction, or planned since 2015.

TRANSFORMATION INTO A WORLD-CLASS TECHNOLOGY HUB

Spurred by the 2012 relocation of global tech giant Red Hat's headquarters to Downtown Raleigh (1,200+ high-paying jobs), and followed closely by significant employment commitments from Citrix/ShareFile (regional HQ) and Ipreo, Downtown Raleigh is now the region's largest employment center with 50,000+ workers. In 2020, Raleigh-Durham ranked 10th among U.S. metros as hub for 'Tech Talent.

12 Min

DRIVE TO SITE

50,000

CBD EMPLOYEES

270+

RETAILERS AND RESTAURANTS

58.6%

RESIDENTS WITH A BACHELORS DEGREE OR HIGHER

3.5M

ANNUAL VISITORS

94.9%

OFFICE OCCUPANCY RATE





A nighttime photograph of a city skyline, likely the Triangle region in North Carolina. The sky is a deep blue. In the foreground, a multi-lane highway curves through the frame, with long-exposure light trails from cars in various colors (white, yellow, red, blue). An overpass spans across the highway. In the background, several tall skyscrapers are illuminated with warm yellow and white lights, some with blue and green accents. The buildings have a modern architectural style with glass facades. The overall scene is a vibrant, illuminated urban landscape.

THE TRIANGLE CONSISTENTLY GARNERS ACCOLADES

TOUTING ITS APPEAL TO BUSINESSES AND RESIDENTS ALIKE



LOCATION OVERVIEW

A BOOMING METROPOLITAN AREA

the triangle region: raleigh-durham, cary, chapel hill

THE RESEARCH TRIANGLE REGION, encompassing the Raleigh-Durham-Cary-Chapel Hill CSA, is home to over two million residents and enjoys the distinction of being one of the fastest growing metropolitan areas in the country. Between 2000 and 2017, the area welcomed more than 900,000 newcomers for a 68% cumulative surge in population and was recently projected to be the second fastest growing large city in the U.S. between 2015 and 2030, according to the United Nations Population Division. The Triangle is continually ranked among the nation's best metropolitan areas as a result of its robust economy, attractive business climate, highly educated workforce, established infrastructure, and outstanding quality of life. The region boasts a diverse, innovation-based economy anchored by world-class universities, well-managed state and local governments, and operations of many of the nation's leading technology, biotechnology, pharmaceutical, and healthcare firms.

The "Triangle" name references the geographic location of the area's three esteemed educational, medical, and research universities: North Carolina State University in Raleigh, Duke University in Durham, and the University of North Carolina in Chapel Hill. The Triangle's highly acclaimed quality of life is supported by a thriving recreational and cultural arts scene, including museums, theatres, and pro sports such as the NHL's Carolina Hurricanes and the Durham Bulls AAA baseball team. As a result of the area's desirable quality of life, abundant job opportunities in a plethora of industries, and prominent institutions of higher education, the region continues to attract a steady stream of new residents from all over the world. 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.

A WELL BALANCED ECONOMY WITH STRONG ECONOMIC FUNDAMENTALS

the research triangle's economic diversity strategically positions the region as one of the fastest growing metropolitan areas in the country

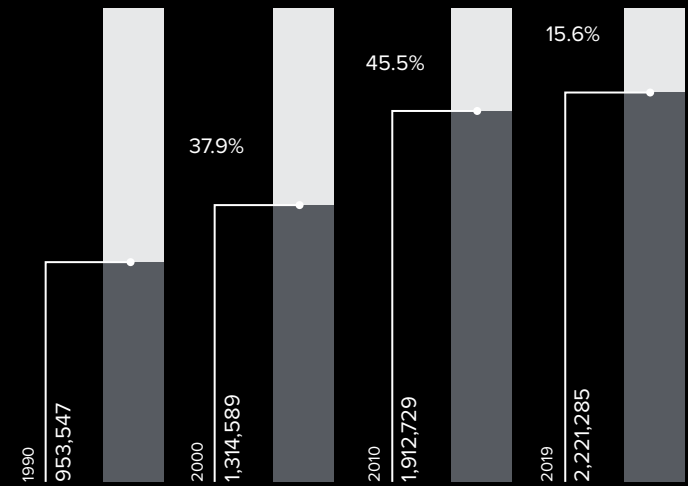
The Research Triangle features a well-balanced economy driven by a robust mix of leading pharmaceutical and biotechnology companies, healthcare institutions, financial services companies, world-class universities, and the state government. Strategic corporate locations for some of the largest healthcare and technology firms in the world magnetically attract startups and regional firms that are seeking to capitalize on the highly educated employment base that has formed as a result of the long-tenured STEM tenant base and halo effect of nearby universities.

Economic expansion has been further amplified by research funding and innovations at several world-class medical research centers, such as Duke University Medical Center and UNC Health Care.

Several recent in-market growth announcements were made by companies such as Syneos Health, ABB, Credit Suisse, LabCorp, GlaxoSmithKline, Rho, Lenovo, LabCorp, Precision Biosciences, Red Hat, Citrix, Nutanix, AskBio, Pendo and Xerox, among others.

The region continues to attract large new-to-market companies that have made major hiring announcements, such as Arch Capital, Advanced Auto, Pfizer and PolicyGenius.

RALEIGH-DURHAM POPULATION GROWTH



| | |
|---|--|
|  NO. 2 BEST PLACES TO LIVE <small>LIVABILITY.COM</small> |  NO. 1 HOMEBUILDING PROSPECTS <small>UJ</small> |
|  NO. 1 AMERICAN CITIES OF THE FUTURE <small>FINANCIAL TIMES 2015-2016</small> |  NO. 2 TOP 10 CITIES FOR TECH JOBS <small>WAKE COUNTY ECONOMIC DEVELOPMENT</small> |
|  NO. 1 IN STEM EMPLOYMENT GROWTH <small>WAKE COUNTY ECONOMIC DEVELOPMENT</small> |  NO. 1 OVERALL REAL ESTATE PROSPECTS <small>UJ</small> |



NC STATE UNIVERSITY | RALEIGH

NCSU.EDU

N^o. 2

*best value among
north carolina
public universities*

SMARTASSET.COM

100+ startups and spinoffs based on NC State research, attracting a total of **\$1.6 billion in venture capital**

One of only **two universities** in the nation leading two National Science Foundation Engineering Research Centers

Nationally Ranked programs include Veterinarian Sciences, Engineering, Agriculture and Textiles



UNIVERSITY OF NORTH CAROLINA | CHAPEL HILL

UNCNEWS.UNC.EDU

N^o. 3

*public university
in U.S.*

THE WORLD UNIVERSITY RANKINGS

\$900 million in annual research expenditures

More than \$10 billion in annual revenue generated from Carolina-based start-ups

No. 8 University - Life Science Research Expenditures, \$799M



DUKE UNIVERSITY | DURHAM

ADMISSIONS.DUKE.EDU

TOP 10

*nationally ranked
university*

U.S. NEWS 2020

84% of Duke graduates go on to pursue advanced degrees

\$1.1 billion in annual research expenditures

No. 9 among Universities, Research Institutions, and Hospitals for Medical Research Funding, **\$385M (2018)**

TIER-1 RESEARCH UNIVERSITIES

economic drivers propelled by leading academic institutions

The Research Triangle area is home to twelve colleges and universities that enroll more than 100,000 students. Not only do these institutions provide the area with more than 25,000 graduates each year, they also are a fundamental reason why the Triangle region is home to the second most educated workforce in the country. Approximately half of the population holds a Bachelor's degree and nearly one in five people hold a graduate degree.

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