

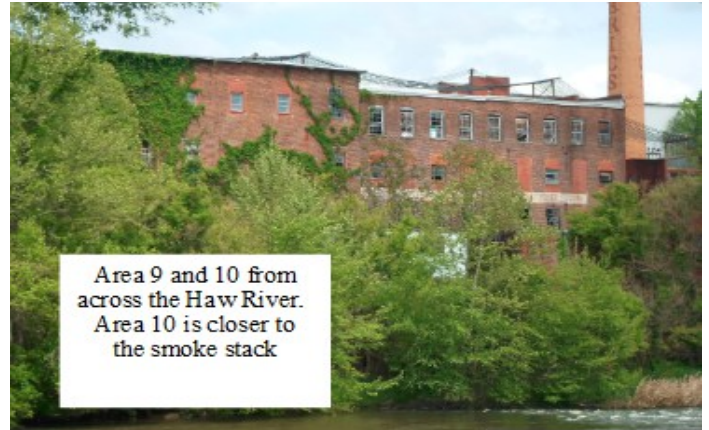
# Granite Mill Historic and Mixed Use Redevelopment

Dowell Commercial

122 East Main Street, Haw River NC

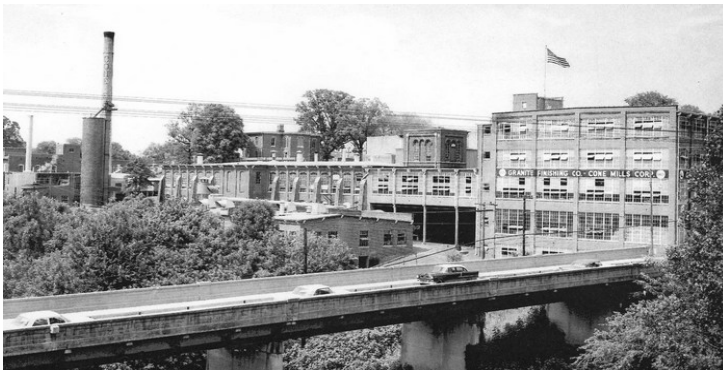


View From Main Street (1950s)



Area 9 and 10 from across the Haw River. Area 10 is closer to the smoke stack

Pictured Below: Area 15 Towards Area 16



## This Property Offers:

**A Central North Carolina Location:** This Haw River location between the Triangle and Triad markets allows for superior North Carolina market to market access. Primary proximity to Burlington (population est. 50,000), Greensboro (population est. 243,000), Chapel Hill (population est. 55,000), and Durham (population est. 219,000). This location overall can act as a bedroom community for both larger MSAs.

**'Historic' Opportunity @ The Granite Mill:** This antebellum mill was originally constructed in 1844 and is located with access and visibility to the Haw River. The site is currently on NC State Historic Preservation Office study list and could qualify for tax credits for redevelopment. Information available upon request includes historic documentation, a phase I, survey, photo tour, etc.

*For details, contact:  
Sean Dowell at (919) 924-4137 or  
Ken Born at (703) 980-7754*

## Mixed Use Project in a Town Center Location:

The historic mill is part of a larger mixed use project, which includes immediate area employment opportunities (in excess of 150,000 SF). It is located in the heart of Haw River and would make an excellent conversion to a town center live, work, play location. Immediate area natural amenities include the adjacent Red Slide Park (from which the color picture above is taken) and the Haw River itself (which is used as a canoe trail).

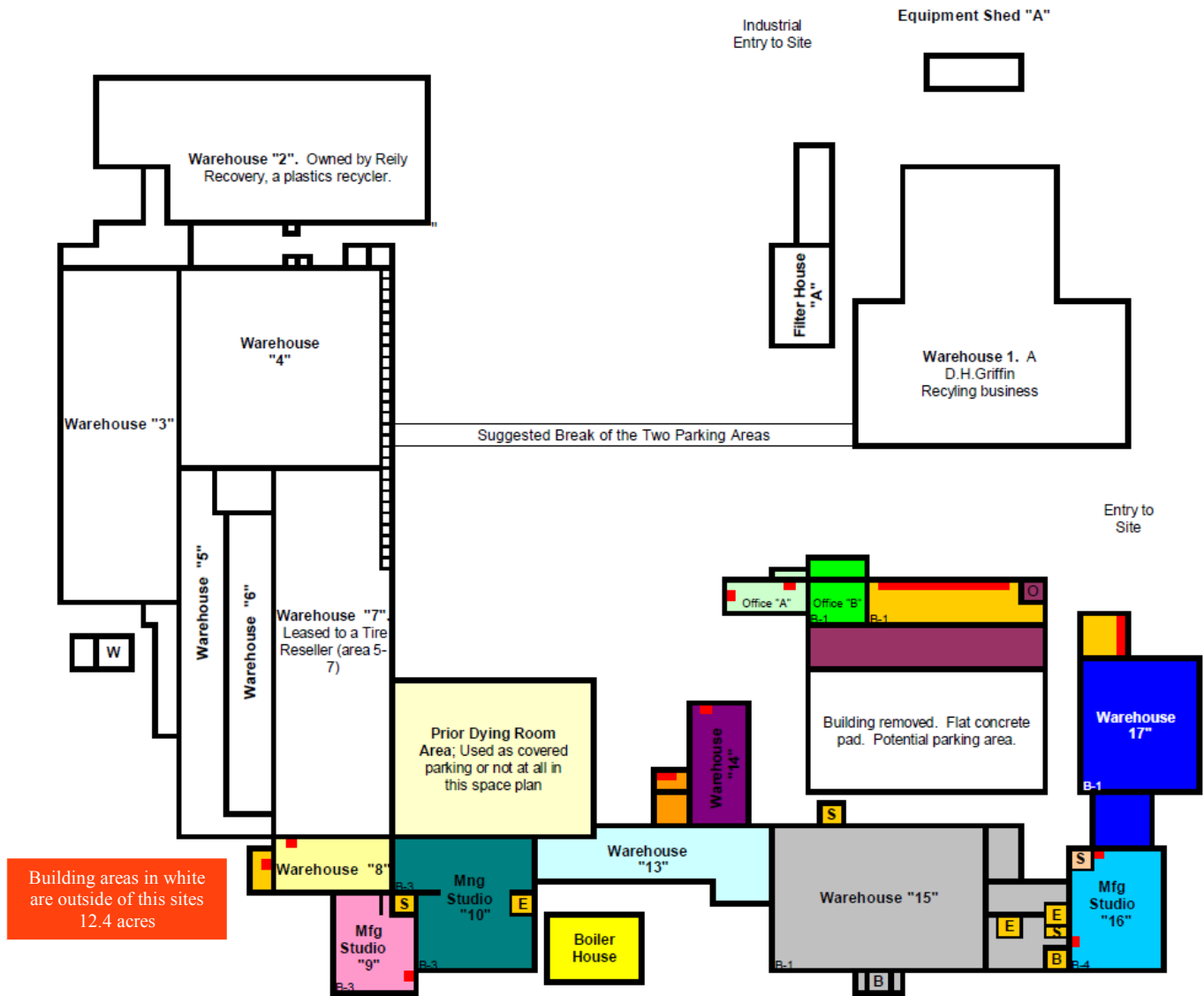
**Site Details:** Building area is approx. 259,533 USF on a 12.44 acre land area. The site is currently zoned for mixed uses; development ideas have included a 'river walk' concept with multi-family and retail uses. Town leaders are in support of this property becoming a traditional, walkable downtown and/or employment driver. Municipal facilities including a fire station, town offices, and historic museum are in immediate proximity.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

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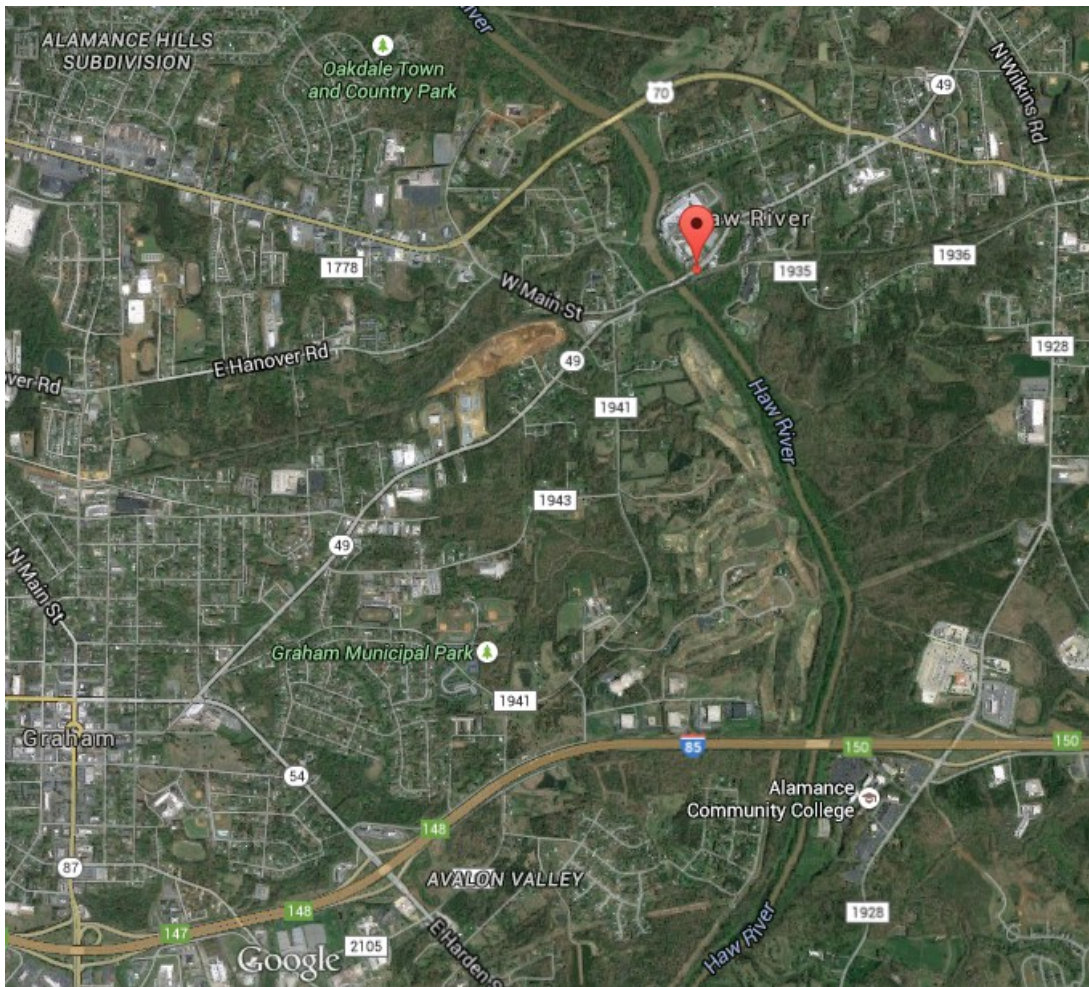
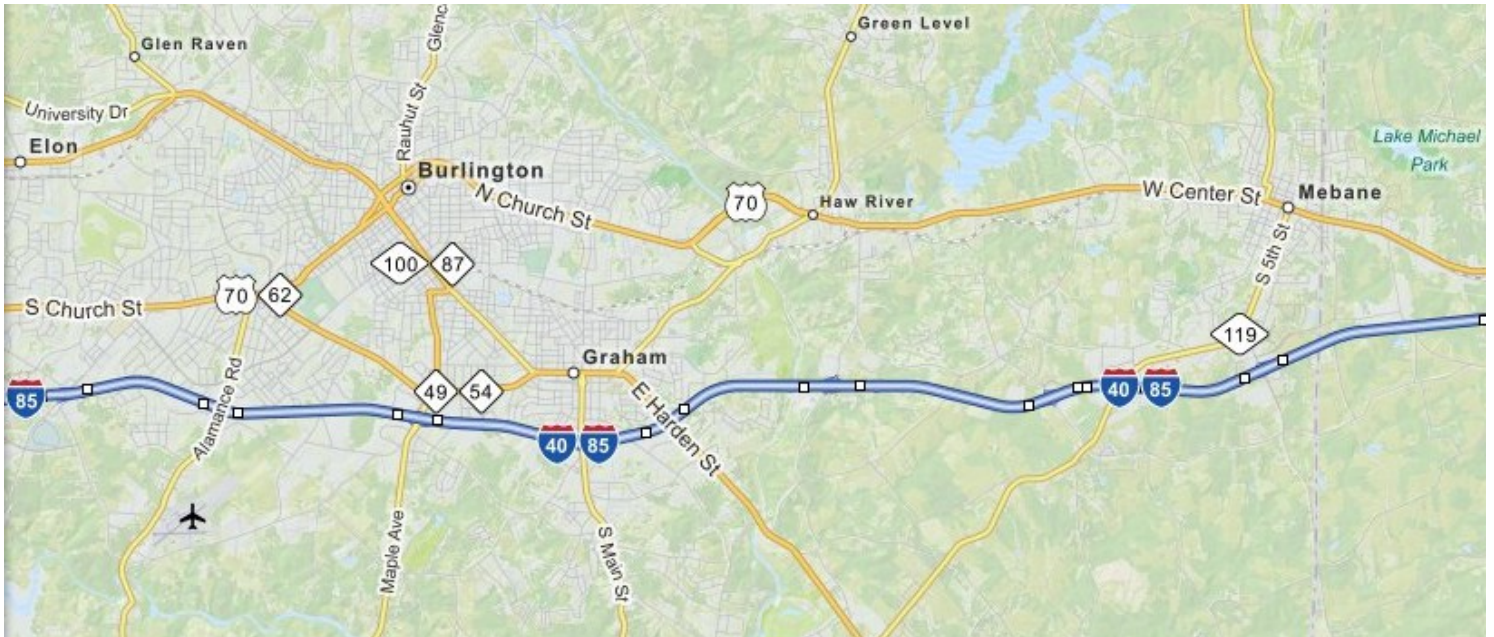
- Warehouse 8:** Single story, 24' clear non-historic area. Foot print of 50'x100' (5,000 SF).
  - Mfg Studio 9:** Three story plus a basement historic area. Foot print of 85'x65' (5,525 SF / floor or 22,100 SF @ four floors).
  - Mng 10:** Three story plus a basement historic area. Foot print of 115'x100' (11,500 SF / floor or 46,000 SF @ four floors).
  - Warehouse 13:** Single story, 35' clear non-historic area. Approx. 10K SF. If this area were turned into parking, site could be developed in two phases.
  - Warehouse 14:** Single story, 'shed' area. Approx. 5K SF.
  - Warehouse 15:** Two story, historic area. Area is 100'x200' (20,000 SF / floor or 40K @ two floors) and 76'x175' (13,300 SF / floor or 26,600 SF @ two floors). 1898 date stamp on tower.
  - Mfg Studio 16:** Four story plus a basement historic area. Footprint of 80'x110' (8,800 SF / floor or 44,000 SF @ five floors)
  - Warehouse 17:** Two story, non historic area. 102'x122 (12,444 SF / floor or 24,888 SF @ two floors)
- Gross available building SF is not accounted for above. Additional info is available upon request.*

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- Haw River To
- Graham: 3.2 miles
- Burlington: 4.7 miles
- Mebane: 5.1 miles
- Elon: 9.5 miles
- Hillsborough: 17.9 miles
- Chapel Hill: 27.3 miles
- Greensboro: 27.9 miles
- Durham: 29.9 miles

In the immediate area, Alamance County is seeing new construction for both non-residential and multi-family product. **Area new construction non-residential product will total over 2.25 million square feet.** This includes Lidl's 850,000 SF regional HQ, Walmart's 450,000+ SF distribution facility, Sheetz 250,000 SF facility, Cambro's 220,000 SF facility, Kiddie's 121,000 SF Mebane expansion, among others. New multi-family construction will include Graham's Watercourse Apartments, White's Mill in Mebane, and others.

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