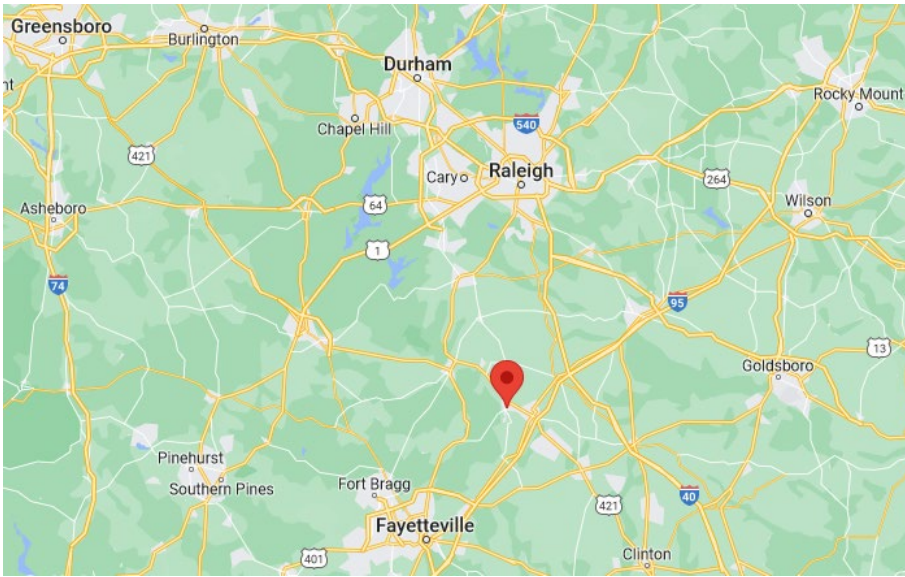


Mixed Use, Historic Erwin Mill

200 North 13th Street, Erwin NC 28339

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Investment & Development Sale: Turn of the century to 1980's mixed use campus of approx. 1,075,000 SF on 56 acres. Property has income from 30+ tenants at \$55K+ / month in its leasable 468K SF. Approx. 606K SF requires work and could be made leasable with improvements. Excellent project for either a) an owner user or b) a developer / investor in search of a rare value add deal in today's low vacancy market.

City	Driving Distance	Population (2020 Decennial Census)	Context
Erwin		4,542	
Dunn, County	Adjacent to Erwin	8,446	Largest Harnett County City
Campbell University, Buies Creek	7 Miles	5,622 Students in Fall 2021	Private University on an 850 Acre Campus
Lillington, County Seat of Harnett County	12 Miles	4,735	
Harnett County	Location of Site	133,568	NC's 23rd Largest County By Population
Fuquay-Varina	22 Miles	34,152	Growing Triangle Suburbs
Garner	30 Miles	31,159	Growing Triangle Suburbs
Raleigh, County Seat of Wake County	34 Miles	467,665	NC's 2nd Largest City
Wake County	North of Site	1,129,410	NC's 2nd Largest County By Population
Fayetteville, County Seat of Cumberland Co	25 Miles	208,501	NC's 6th Largest City
Fort Bragg & Pope Field, Spring Lake (aka Pentagon South)	28 Miles	Includes 52,280 active Soldiers, 12,624 Reserve Components and Temporary Duty students, 8,757 civilian employees, 3,516 Contractors, and 62,962 active duty family members.	Largest US Army Base By Population (with 10%+ of total US forces and numbering in generals second only to the Pentagon). There are also 98,507 Army retirees and family members in the area
Cumberland County	South of Site	334,728	NC's 5th Largest County By Population
Smithfield, County Seat of Johnston County	34 Miles	11,292	
Johnston County	East of Site	215,999	NC's 12th Largest County By Population

Explosive Growth from Two Metros: Erwin is located in central NC between the Triangle (Raleigh, Durham, Chapel Hill) and Fayetteville markets. Site is between Raleigh (the 2nd largest city in NC) and Fayetteville (the 6th largest city in NC). Erwin has stellar infrastructure access being five miles of I-95, ten miles of I-40, as well as on pending I-685.

An Aligned Sale: Seller has aligned this property for sale by completing \$3+ million dollars in brownsfield work as well as achieving a SHPO pre-approval Study List designation.

Opportunity: For sale in a call for offers on August 10, 2022. An Offering Memorandum and dropbox link of site details is available through www.crexi.com. Property is open for inspection on Thursdays via scheduled tours.

Contact: With questions or to tour, contact Dowell Commercial Realty at 336-378-5067 or sean@dowellcommercial.com.

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As population booms, Harnett looks to neighbors for guidance

Fayetteville Business Journal By Scott Nunn, posted July 15, 2021

With the public school system and Campbell University as its two largest employers, education plays an outsized role in Harnett County. But as the county experiences an unprecedented growth spurt, a different form of education is being embraced — leaders are learning every lesson they can from other parts of the area that have been transformed in recent years by the Raleigh-area growth explosion.

Harnett remains mostly rural, but that status is changing rapidly — its population has grown 20 percent in the past decade and its 140,000 residents make it the 23rd largest county in the state, despite the fact that Dunn, its largest municipality, has only about 10,000 residents.

Harnett has grown not necessarily so much from within the county, but from overflow from its neighbors. The 2020 census, for example, found that Harnett's northern neighbor Wake is now the largest county in the state. Wake has grown 27 percent in the past decade and with 1,152,740 residents, it has surpassed Mecklenburg as the state's largest county.

The 339,667 people living in Cumberland means that to the south Harnett borders the state's fifth-largest county and Harnett's northeast neighbor, Johnston, is the state's 12th-largest county. Johnston grew by more than 31 percent in the past decade, trailing only coastal Brunswick (43 percent) as the fastest growing county in the state.

Add up all those numbers and Harnett finds itself situated in one of the fast-growing areas of the state, with nearly 2 million living in the fairly immediate area. The growth in the area has been unprecedented, but Coley Price, assistant county manager, said Harnett saw it coming and has done its best to prepare for it.



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Property Details

Parcel: Harnett Co.
PID 0605860275. Site is 56 acres in a downtown district.

Building Gross SF:
Approx. 1,075,000 SF. This is a study list historic 1903 – 1980's industrial and office campus.

Versatile Zoning:
Industrial with a future use Employment Center designation, ie Mixed Use.

Infrastructure: Onsite transformer, near numerous thoroughfares, etc.

Ceiling Clear Heights: 12' - 20'

Fire Suppression: Sprinklered throughout with wet and dry systems.

Dock / Drive Ins: In abundance, with locations where more could be added.

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