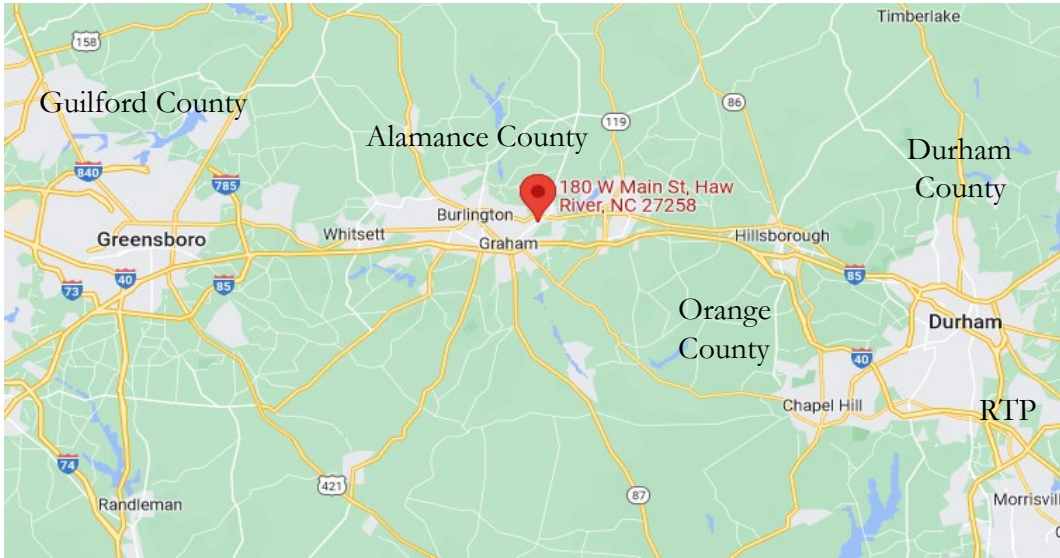


# Haw River Industrial Or Mixed Use Mill

180 West Main Street, Haw River NC

**DOWELL**  
**COMMERCIAL**



## This Property Offers:

**A Solid, Central North Carolina Location:** This Alamance County location allows for superior east coast regional and NC metro to metro access. Property is near the combined I-40 / I-85 thoroughfare and off exit 150. This area is seeing growth pressure from neighbors Guilford County to the west and Durham & Orange County to the east.

## Incentives Driven

**Transaction:** Property is in 1) a tier two county (2023) with incentives for users, 2) an opportunity zone, 3) a mill asset on the National Register (20% federal, 40%+ state benefits), 4) a new market tax credit qualified area, 5) a USDA rural designated area, with 6) a mixed use zoning. A buy and hold party can get a) NC incentives for a user to come to this tier 2 county, b) up to 60%+ back on building improvement through historic tax credits, and c) pay no capital gains on a later sale. Details available upon request.

**Contact:** Sean Dowell at (336) 378-5067

Location	Distance to Haw River	Context (2022)
Haw River		2,252 persons
Burlington	Adjacent City	NC's 18th Largest City (59K persons)
Chapel Hill	27 miles	NC's 17th Largest City (63K persons)
Greensboro	27 miles	NC's 3rd Largest City (305K persons)
Durham	32 miles	NC's 4th Largest City (295K persons)
Raleigh	55 miles	NC's 2nd Largest City (480K persons)
Winston Salem	55 miles	NC's 5th Largest City (253K persons)
Charlotte	117 miles	NC's Largest City (903K persons)

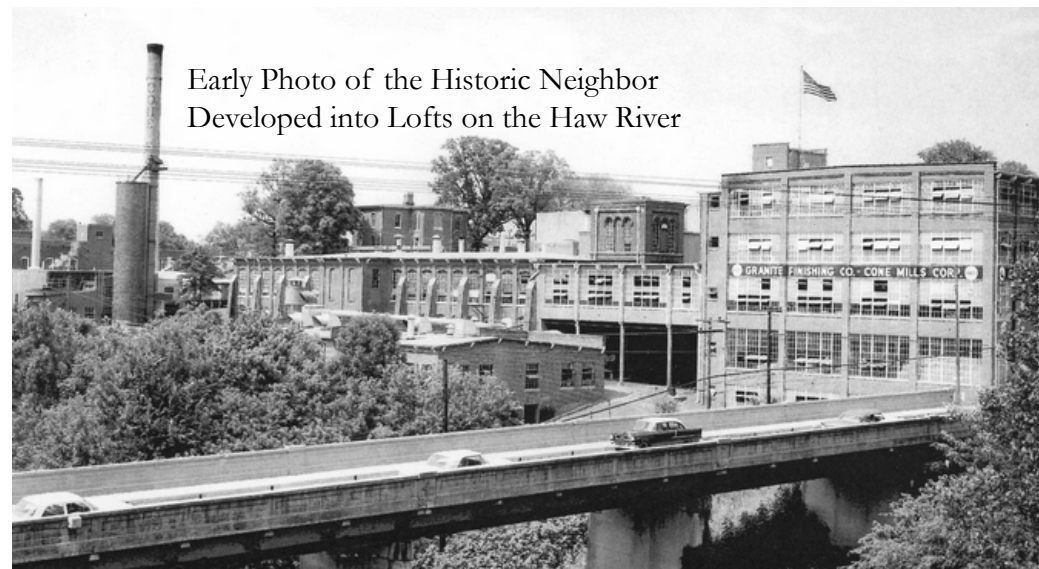
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## Site Specifications

**Available Space:** Approx. 61,516 SF. Zero lot line walls. Masonry building built 1967.

**Ceilings:** 33' to deck.

**Fire Suppression:** Dry sprinklered.

**Columns:** Varied. 40' typical.

**Access:** 10' x 10' entry door at shared docks.

**Docks:** Two (2) 8' x 8' docks, a 10' x 10' dock, and fork lift ramp.

**Other:** Per covenants, limitations on obnoxious noise, and smells.

## Qualified Rehab

**Expenses:** Property requires roof work. This could have been completed but has been left for a purchaser as QRE for historic tax credits and opportunity zone incentives. For a credit tenant with term, ownership will complete this work and provide ready to occupy space.

**Exterior Space:** The property overall has a fenced, shared parking area that allows for on site and overnight truck parking.

**Pricing:** Contact broker.



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## Site Specifications

**Parcel:** Alamance County parcel 171662.

**Current Zoning:** Conditional Mixed Use (CMX) in Haw River. Versatile zoning allows industrial to retail uses. Contact the town with questions (336-578-0784). Current use limitations per individual site covenants limits residential uses, pet / vet uses, recycling, etc.

**Neighboring Development:** A historic mixed use downtown is being developed around this property. While this site has industrial uses today, future uses do not have to be industrial in nature.

**Mountain to the Sea Trail:** This property is on the Haw River Trail. It is anticipated this HRT be connected to the MttS state wide pedestrian trail (which will give this site a unique statewide traffic).

**Mountain Valley Pipeline:** This fracked gas pipeline is projected to run though Haw River. This pipeline will run adjacent this property.

**Contact:** Sean Dowell at 336-378-5067 (office) or [sean@dowellcommercial.com](mailto:sean@dowellcommercial.com)

