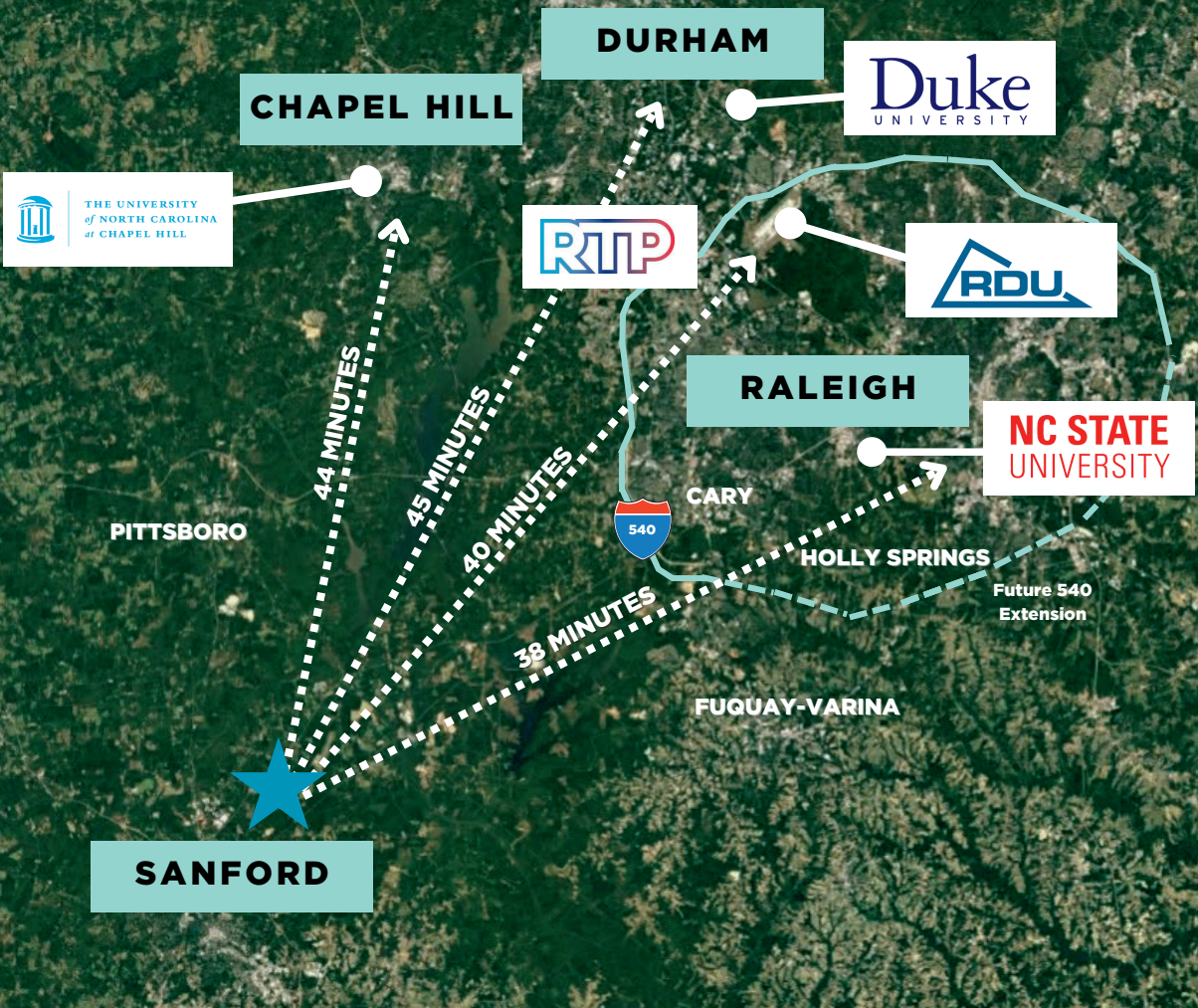




RIVERBIRCH CORNERS

SANFORD, NC

CASTO



Sanford is on the rise.

Ideally situated in Lee County, Sanford is in the heart of the corridor of growth for the Triangle and is a convenient drive to Raleigh, RDU International Airport and Research Triangle Park. Exploding in growth, new companies are moving into this popular suburb everyday with over \$9 billion in proposed capital investments bringing in over 9,000 jobs announced over the last few years. New growth along the US-1 and US-421 corridors include hundreds of new multifamily and residential units in addition to manufacturing, biomedical, and technology companies.

Arts and entertainment. Education. Job opportunities. Outdoor adventure. It's all happening in the heart of Sanford, North Carolina. Due to its well positioned central location, Sanford has all the advantages of big city opportunity with the livability of a smaller town community. Rich in history and diversity, Sanford provides many unique offerings to its community from antique and pottery malls and local breweries to nature preserves. Yet within a short drive to Raleigh, Durham or Chapel Hill, Sanford is able to enjoy the amenities of a larger metro area including many universities and world renown business communities.

No matter how you look at it, Sanford is well-positioned for opportunity. The redevelopment of Riverbirch Corners will be a key part of the future for this community.

SANFORD AT A GLANCE

2M

Population within a 50-minute drive time of Sanford

\$74K

Median household income within 1/2 mile of site

24

Four year colleges within one hour of Sanford

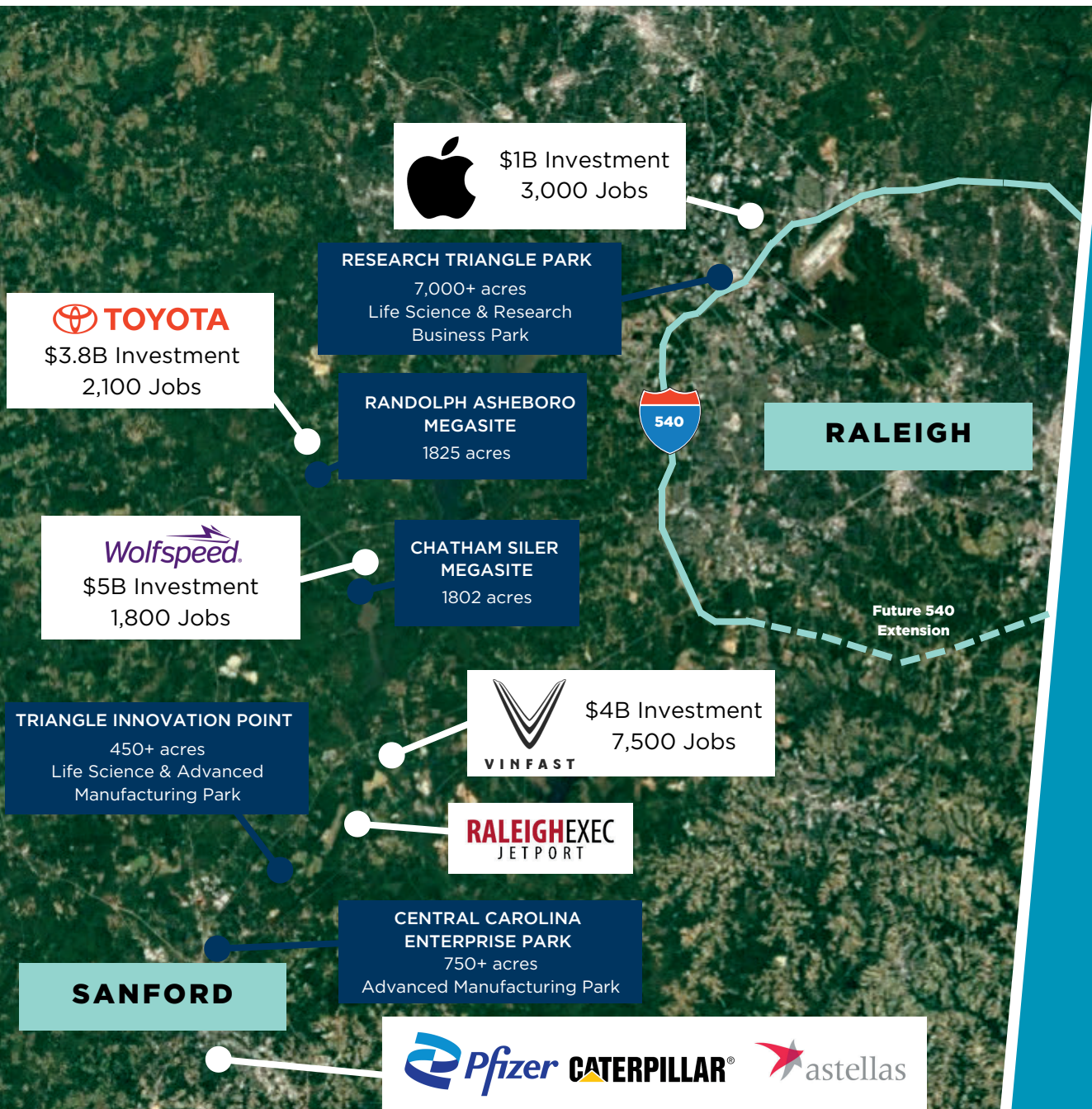
80.7

One of the lowest cost of living communities of all Raleigh suburbs

\$9B

Proposed capital investments in market area

Economic Growth



With new businesses moving into the Research Triangle and surrounding areas, Sanford is at the heart of one of the most desirable markets in the country.

Some of the nation's best known companies thrive in Sanford including Moen, Wyeth, Tyson Foods, and Caterpillar, with many new and existing companies planning to expand.

Apple

- plans to open a 200,000 s.f. campus in RTP with 3,000 jobs
- first phase opening 2024

Toyota

- building a lithium battery plant in Liberty, NC, adding 2,100 jobs
- expected opening 2025

Wolfspeed

- building \$5 billion chip manufacturing facility in Siler City, NC
- expected opening 2024

Vinfast

- building 1,765 acre manufacturing plant in Moncure, NC
- expected opening 2024

Pfizer

- building \$500 million expansion of existing Sanford campus

Astellas

- opened \$109.4 million manufacturing facility with 209 jobs in Sanford

Abzena

- building \$213 million facility with 325 jobs in Sanford

Service Offsite Solutions

- building 240,000 s.f. Sanford facility with \$11.8 million investment, adding 235 jobs

Market Aerial



GILDAN

CATERPILLAR

Applebee's
GRILL + BAR
SPRING LANE
Cinemas

Pfizer

BHARAT FORGE

SITE
+/- 35 AC

NORTHVIEW CROSSING
FOOD LION **ANYTIME FITNESS**

CAROLINA ENTERPRISE PARK
TIP | Triangle Innovation Point
RALEIGH EXEC JETPORT

SPRING LANE GALLERIA
Lowes FOODS **Starbucks**
PETSMART

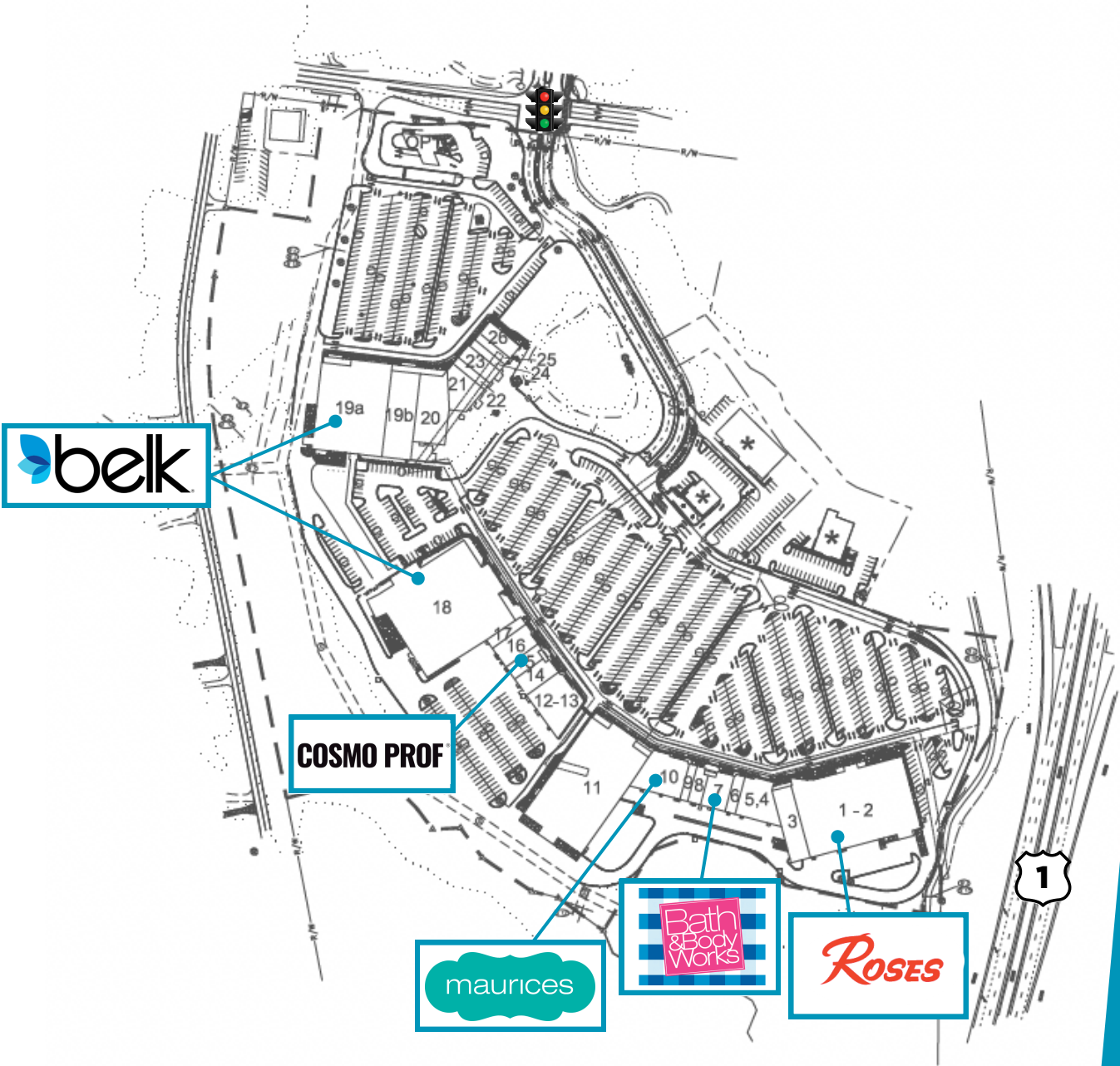
PENTAIR

CENTRAL CAROLINA HOSPITAL

DOWNTOWN SANFORD

Walmart **Chick-fil-A** **petco** **ALDI** **LOWE'S** **HOBBY LOBBY** **CENTRAL CAROLINA COMMUNITY COLLEGE**

Lease Plan



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