

JACKSONSHAW



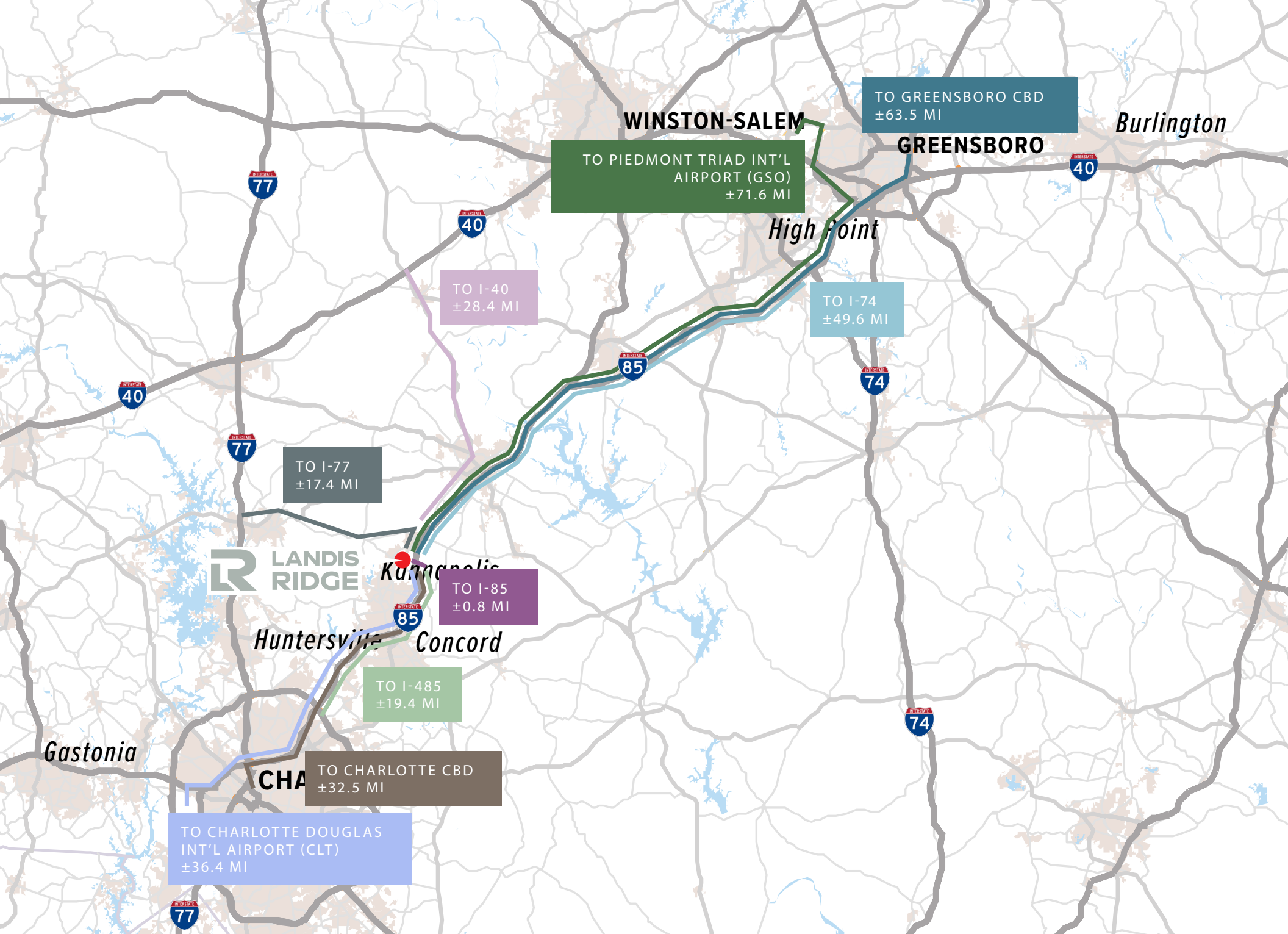
LANDIS RIDGE

Total // 149.6 Acres // Up to \pm 1.3M SF
Phase I // 76.2 Acres // 3 Buildings // 594,300 SF
Phase II // 73.4 Acres // Up to \pm 700,000 SF
619 Old Beatty Ford Road, China Grove, North Carolina



JACKSONSHAW

ESTABLISHED 1972





OVERVIEW

Landis Ridge capitalizes on tenant demand for interstate connectivity and access to strong labor markets. It is a modern, Class A, **±1.3M square foot master planned business park** situated on 149.6 acres in the **Charlotte, North Carolina market**. Best-in-class design features will be incorporated throughout the project, including concrete tilt wall construction, ample trailer and auto parking, and an exceptional Class A business park feel, all with **easy access to I-85** via the newly constructed Exit 65 (I-85 at Old Beatty Ford Road) located less than a mile east of the site. For tenants, access to the rapidly growing sunbelt markets is a major driver in their decision to establish operations along I-85. Coupled with its proximity to strong labor and rooftop growth, **Landis Ridge** will offer an ideal location for third-party logistics occupiers, e-commerce distribution, consumer goods warehousing, and manufacturing users.

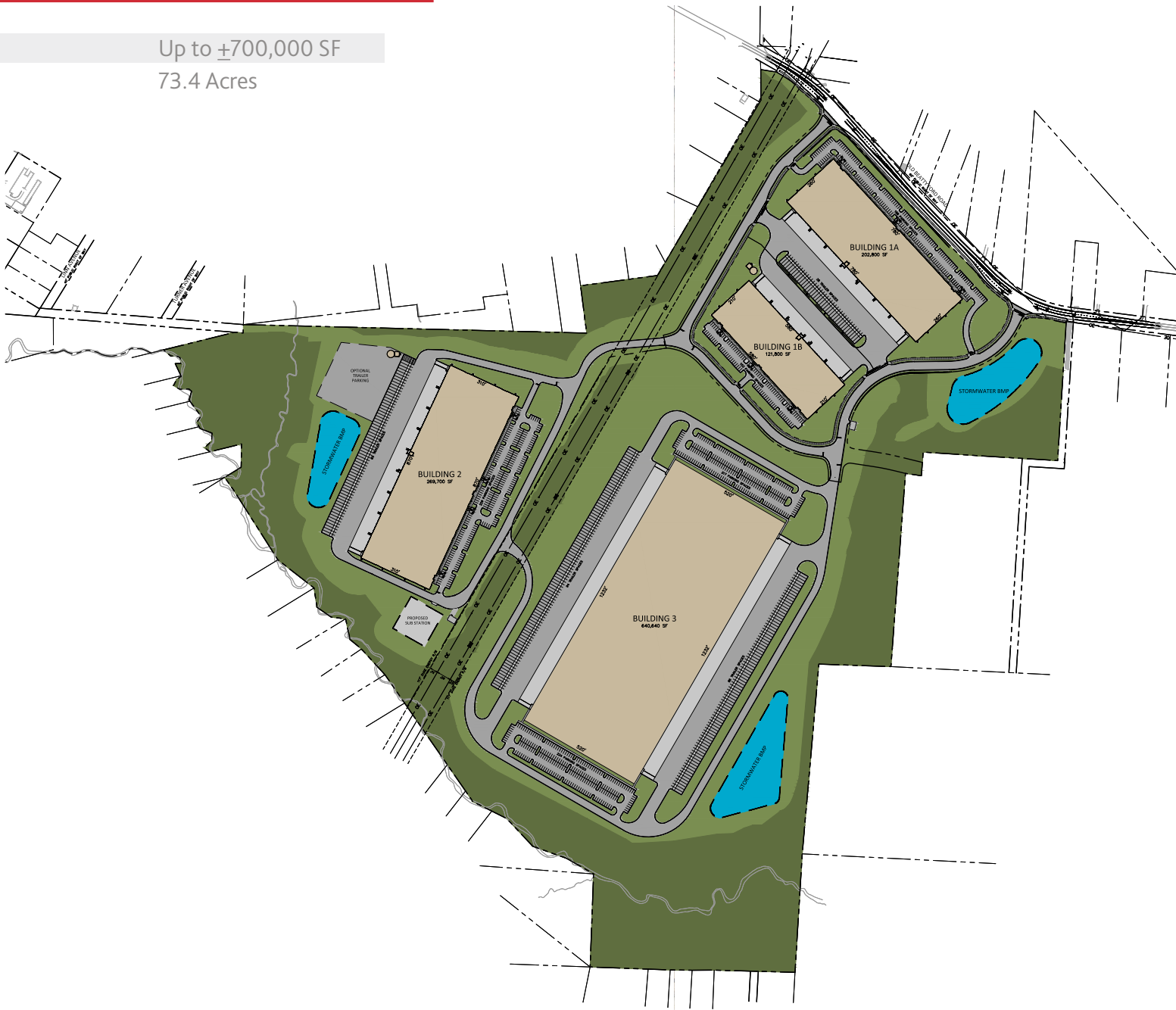
PHASE 1

TOTAL SF:	594,300 SF
TOTAL ACRES:	76.2 Acres
TOTAL BUILDINGS:	3 Buildings



PHASE 2 - Concept 1

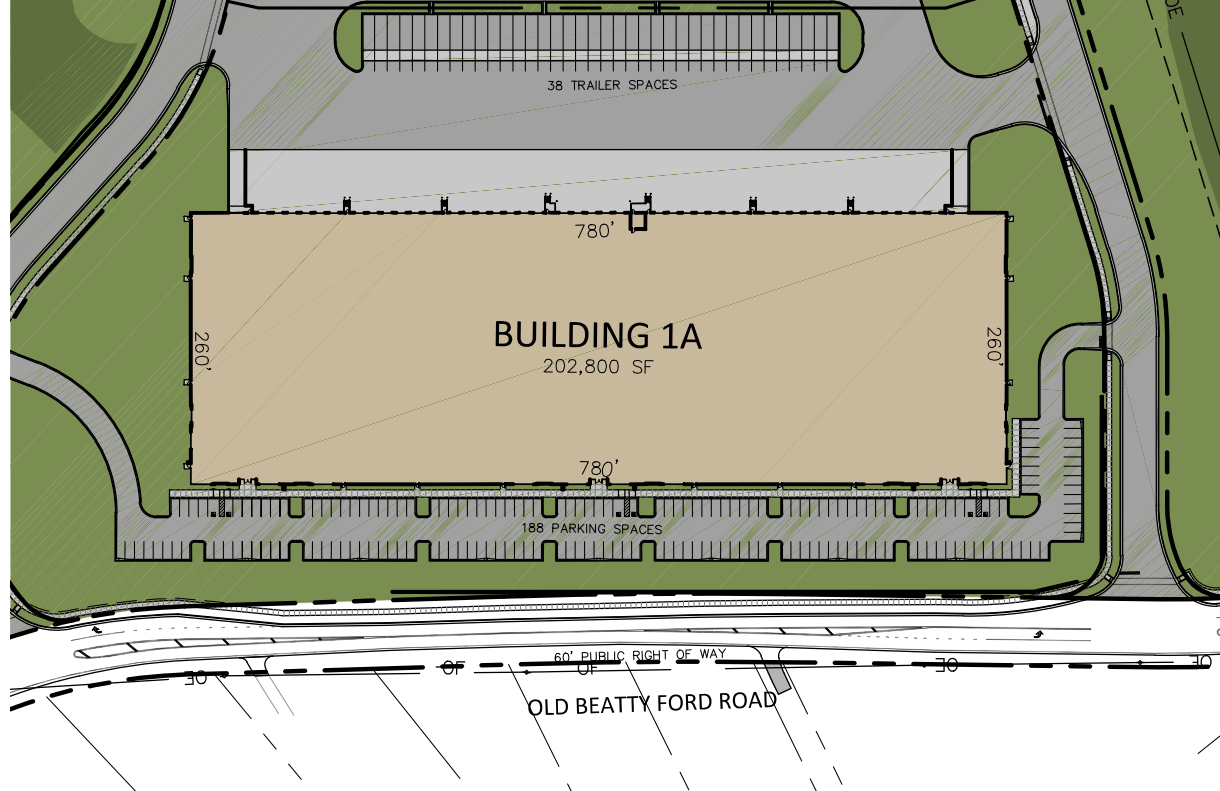
TOTAL SF: Up to ±700,000 SF
TOTAL ACRES: 73.4 Acres



PHASE 2 - Concept 2

TOTAL SF: Up to ±600,000 SF
TOTAL ACRES: 73.4 Acres



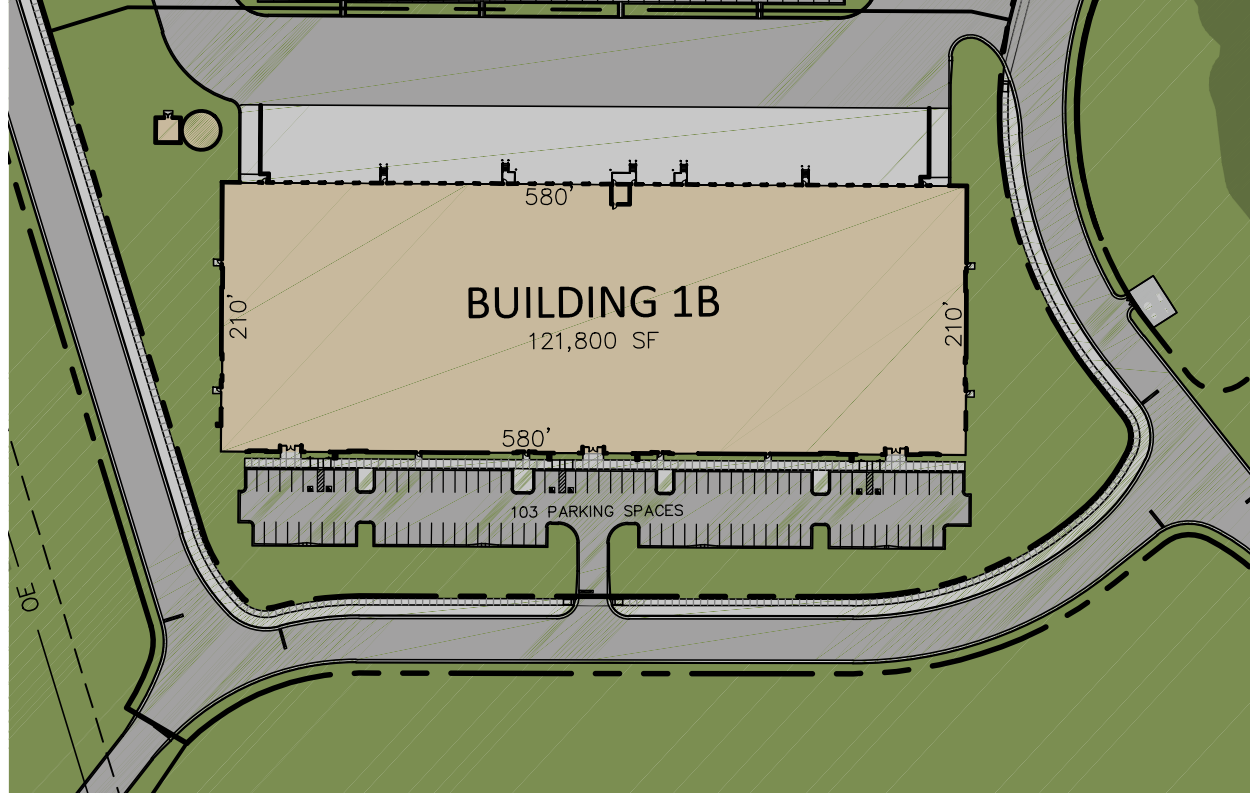


LANDIS RIDGE - PHASE I

BLDG. 1A

BUILDING SIZE:	202,800 SF
MINIMUM DIVISIBLE:	54,080 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	260' x 780'
DRIVE-IN DOORS:	2
DOCK DOORS:	43
TRUCK COURT:	190'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
TRAILER PARKING:	38
CAR PARKING:	188



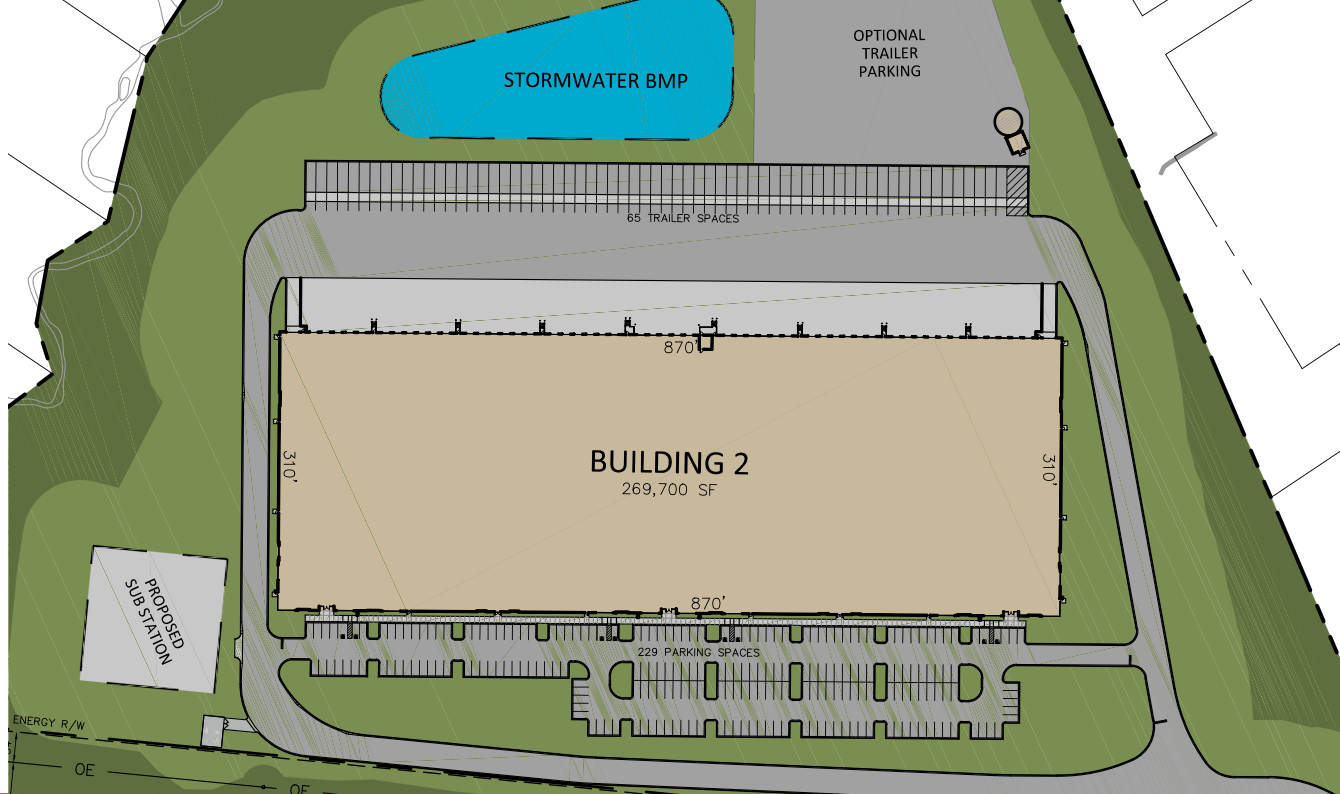


LANDIS RIDGE - PHASE I

BLDG. 1B

BUILDING SIZE:	121,800 SF
MINIMUM DIVISIBLE:	33,180 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	210' x 580'
DRIVE-IN DOORS:	2
DOCK DOORS:	31
TRUCK COURT:	130'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' 8" x 50'
CAR PARKING:	103





LANDIS RIDGE - PHASE I

BLDG. 2

BUILDING SIZE:	269,700 SF
MINIMUM DIVISIBLE:	83,700 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	310' x 870'
DRIVE-IN DOORS:	2
DOCK DOORS:	51
TRUCK COURT:	190'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	54' x 50'
TRAILER PARKING:	65
CAR PARKING:	229



CHARLOTTE MARKET OVERVIEW

Location, infrastructure, and talent: three elements that combine to make the Charlotte region ideal for business. Strategically located on the East Coast between major ports and inland cities, the Charlotte region is within a 12 hour drive of 53 percent of the nation's population. Transportation assets include Charlotte Douglas International Airport (the 7th busiest airport in the world by arrivals and departures), three interstate highways (I-85, I-40, and I-77), an inland terminal, and two intermodal facilities.

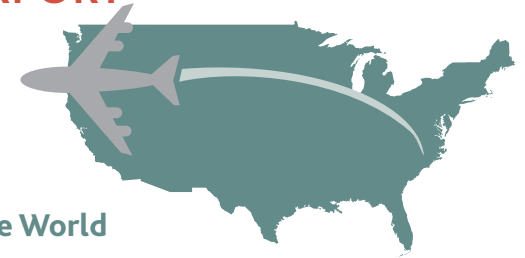
113 people move to the Charlotte region every day. They come for jobs in a healthy and growing economy with thriving health care, finance, and professional services sectors, and a tech talent pool growing twice as fast as the national average. People come to start and grow businesses in a region with an educated, talented and innovative workforce, regularly ranked in the top three places to start a business. They also come for a lower cost of living and affordable real estate in neighborhoods fit for any lifestyle - from vibrant urban centers to suburban cul-de-sac to quaint small towns and rural areas.

MAJOR EMPLOYERS



CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

any major city in the continental United States in <4 hours



7th Busiest Airport in the World

#1 America's Top State for Business for the second year in a row
CNBC, 2022 & 2023

#2 Largest Banking Center in the United States
Forbes

#5 Fifth Largest Population Gain in 2022
U.S. Census Bureau, May 2023

#1 Hottest Real Estate Market of 2023
Zillow

#8 Best Place to Live (2023-2024)
U.S. News & World Report

2.9 MILLION TOTAL POPULATION
Charlotte Regional Business Alliance

- 20% Growth Since 2010
- 12% Projected Growth by 2030



Three Major Ports within 250 Miles
Charlotte Regional Business Alliance



Within 200 miles of 25 research universities with nearly 300,000 students

2.5% Corporate income tax in North Carolina (lowest rate among states with corporate tax)
U.S. Census Bureau

EMPLOYMENT

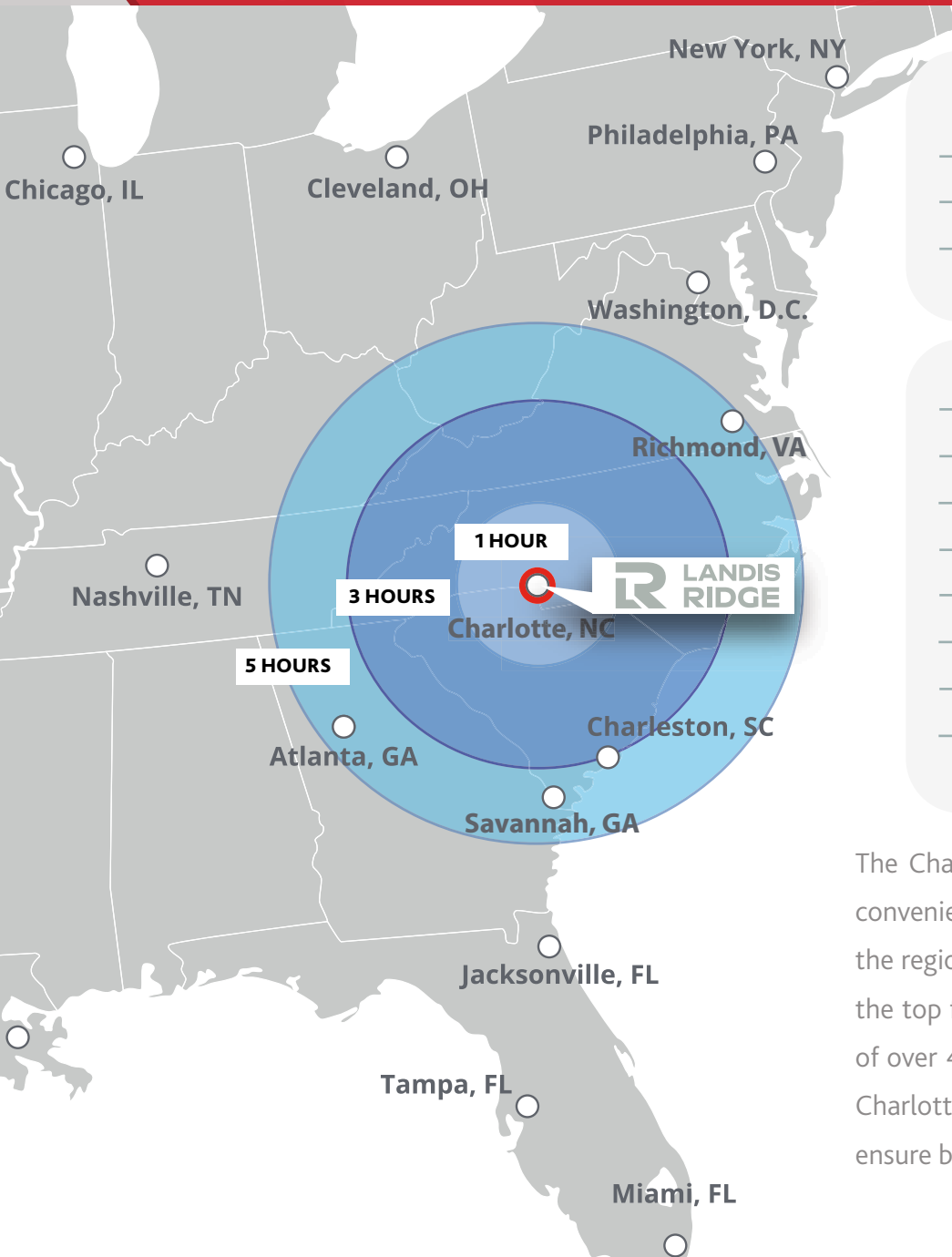
- 1.6 Million Total Jobs
- Approximately 45,000 people in the region are employed in headquarters operations, twice the national average concentration.
- 1,000+ internationally owned companies have a presence in the region.

Charlotte Regional Business Alliance

8th Best Labor Market in the U.S. (based on five factors: the unemployment rate, labor-force participation rate, changes to employment levels, the size of the labor force and wages in 2022)

The Wall Street Journal, April 2023

LOCATION & DRIVE TIMES



Key Infrastructure

	APPROX. MILES
 I-85	0.8 mi
 I-77	17 mi
 I-485	18 mi
 I-40	29 mi
MOORESVILLE	14 mi
CHARLOTTE	32 mi
WINSTON-SALEM	49 mi
GREENSBORO	62 mi
GREENVILLE-SPARTANBURG INT'L AIRPORT	117 mi
RALEIGH-DURHAM INT'L AIRPORT	125 mi
PORT OF WILMINGTON, NC	205 mi
PORT OF CHARLESTON, SC	239 mi
PORT OF SAVANNAH, GA	283 mi

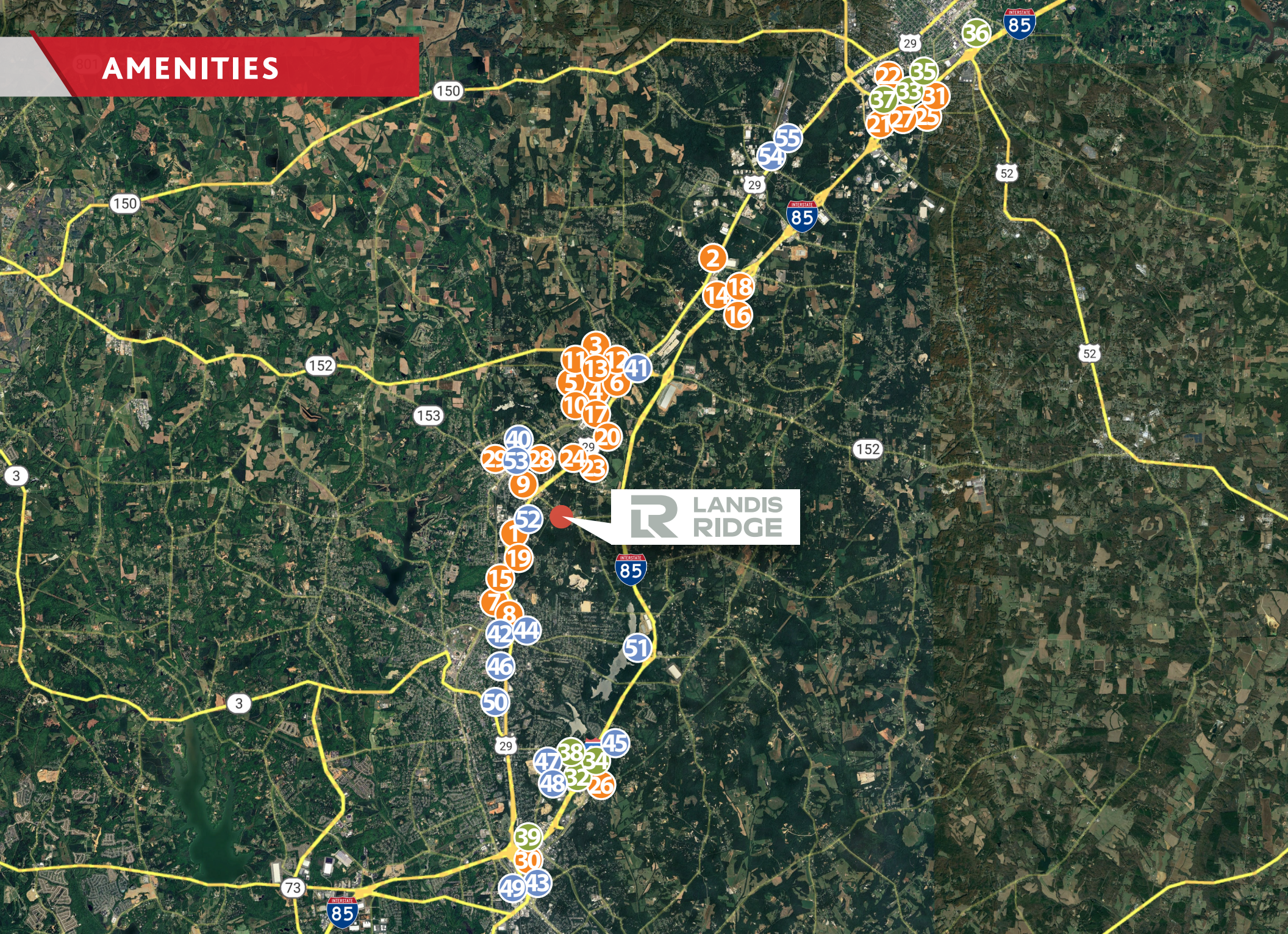
The Charlotte region is one of the most connected regions in the country due to its convenient location at the center of the East Coast. Three major interstates cross through the region (I-85, I-40, and I-77). Extensive rail service by Norfolk Southern and CSX, two the top five railroads in the country, join the region to the railroads' expansive network of over 40,000 route miles, and there are three major ports within 250 miles. The local Charlotte Inland Terminal as well as intermodal facilities from Norfolk Southern and CSX ensure businesses are always able to move their freight efficiently between rail and truck.

ACCESS TO I-85



→ Ingress
← Egress

AMENITIES





DINING

- 1 North 29 Grill
- 2 Johnson's Restaurant
- 3 Brian's Grill
- 4 China Grove Family House Restaurant
- 5 No Way Jose's Mexican Restaurant
- 6 Gary's Bar-B-Cue
- 7 La Blanca Taqueria
- 8 What-A-Burger
- 9 Sonic Drive-In
- 10 Hardee's
- 11 Ari's Pizza
- 12 Bojangles
- 13 Thai Tair
- 14 Subway
- 15 Little Caesars Pizza
- 16 McDonald's
- 17 Papa Johns Pizza
- 18 Chester's Chicken
- 19 Flyin Buffalo
- 20 Pizza Hut
- 21 Olive Garden Italian Restaurant

- 22 Los Arcos Mexican Restaurant
- 23 Stag & Doe
- 24 Burger King
- 25 LongHorn Steakhouse
- 26 Waffle House
- 27 Texas Roadhouse
- 28 Chophouse 101
- 29 Motorsports Cafe
- 30 Chick-Fil-A
- 31 Starbucks



HOTELS

- 32 Holiday Inn Express & Suites Concord, an IHG Hotel
- 33 Home2 Suites by Hilton Salisbury
- 34 Country Inn & Suites by Radisson, Concord (Kannapolis)
- 35 Courtyard by Marriott Salisbury
- 36 Comfort Suites Salisbury I-85
- 37 Hampton Inn Salisbury
- 38 Hampton Inn Concord/ Kannapolis
- 39 Quality Inn Concord Kannapolis



SERVICES

- 40 Food Lion Pharmacy
- 41 Walgreens Pharmacy
- 42 CVS Pharmacy
- 43 Wells Fargo Bank
- 44 Wells Fargo ATM
- 45 Circle K
- 46 ALDI
- 47 Walmart
- 48 Sam's Club
- 49 First National Bank ATM
- 50 Truist ATM
- 51 QuikTrip
- 52 Dollar General
- 53 Family Dollar
- 54 Valero
- 55 Shell



YOU NEED A TRENDSETTER, INNOVATOR AND SHAPER

Since 1972, our mission has been to identify and develop exceptional real estate opportunities, creating distinctively designed environments where people and companies thrive. Our history reflects our unique position as trendsetters, innovators and shapers of the markets we do business.



CAPABILITIES

52

YEARS AS A PREMIER
REAL ESTATE DEVELOPMENT COMPANY
AND ACKNOWLEDGED BY
PEERS, PARTNERS AND LENDERS AS AN
INDUSTRY LEADING INNOVATOR

3.6

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

63

MILLION SQUARE FEET
OF DEVELOPMENTS,
ACQUISITIONS AND DISPOSITIONS



NATIONAL PLATFORM - EXAMPLE PROJECTS



// CHISHOLM 20
BENBROOK, TEXAS



// PARC SOUTHWEST
IRVING, TEXAS



// PARC NORTHEAST
RICHARDSON, TEXAS



// PARC SANTA FE
LITTLETON, COLORADO



// PARC AIR 59
HOUSTON, TEXAS



// 46 RANCH
FORT WORTH, TEXAS



// PARC ROYAL
IRVING, TEXAS



// PARC 59
HUMBLE, TEXAS



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