

# THE LANDING AT COPLAND MILLS

1714 CAROLINA MILL RD | BURLINGTON, NC

**ELIGIBLE FOR HISTORIC TAX CREDITS & LOCATED IN OPPORTUNITY ZONE**

**5 Buildings | 604,030 SF | 31± Acres**



# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

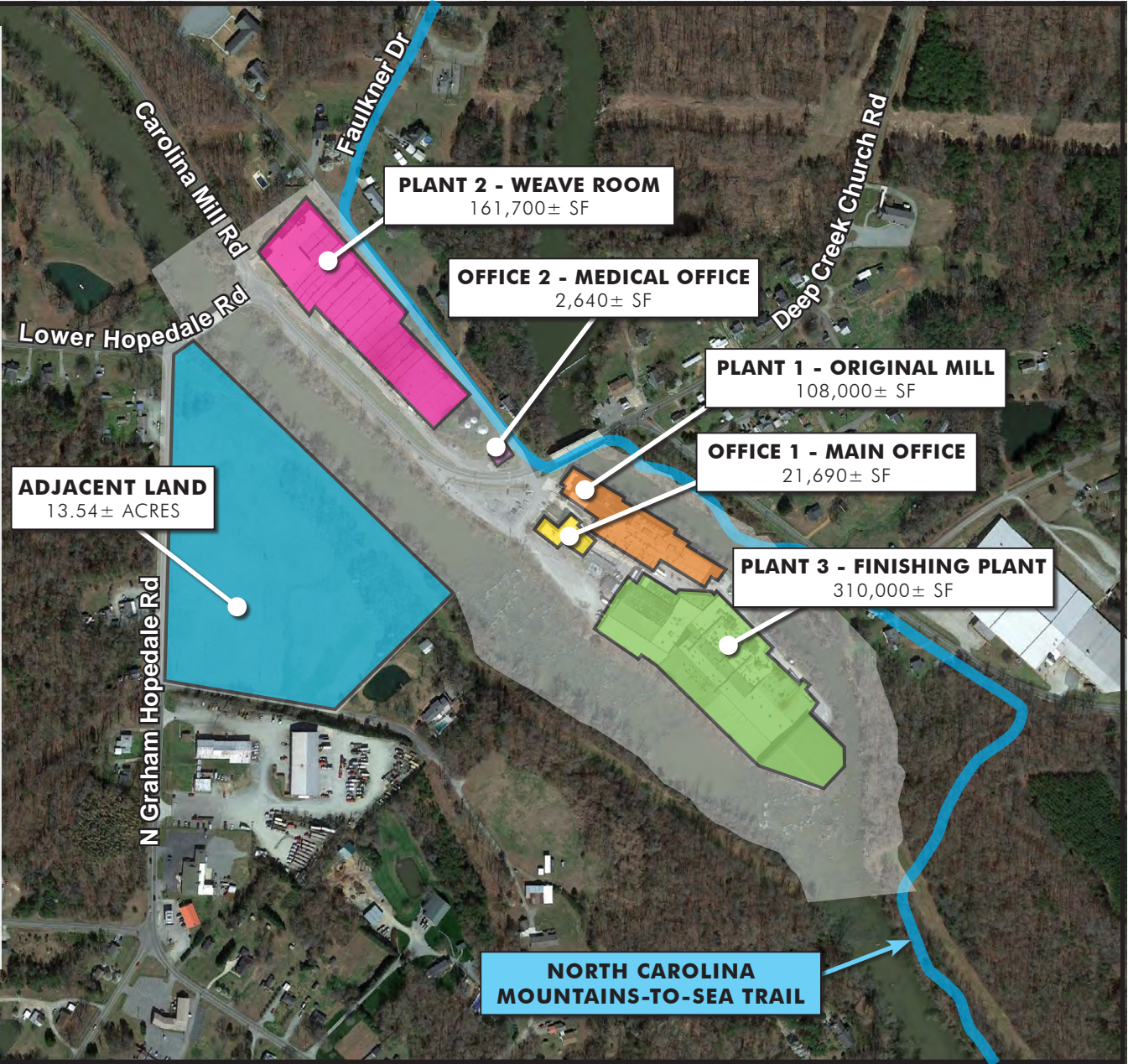
### OFFERING SUMMARY

CBRE|Triad is pleased to present The Landing at Copland Mills located in Burlington, NC. The property was previously used by Copland Fabrics, a former textile manufacturer, and is located along the banks of the Haw River.

The property includes five buildings totaling approximately 604,030± SF and a vacant 13.54± acre land site. The site is centrally located between the Triad and Triangle with excellent highway access, redevelopment potential and scenic views of the Haw River.

The buildings are available for sale or lease. Property is ideal for redevelopment as multi-family, retail, office/industrial, event space or conference space.

BUILDING/SITE	SIZE
PLANT 1 (Original Mill)	108,000± SF
PLANT 2 (Weave Room)	161,700± SF
PLANT 3 (Finishing Plant)	310,000± SF
OFFICE 1 (Main Office)	21,690± SF
OFFICE 2 (Medical Office)	2,640± SF
LAND SITE (Additional Land)	13.54± Acres
<b>TOTAL</b>	<b>604,030± SF</b> <b>31.80± ACRES</b>



# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS



### Opportunity Zone

Located in an Opportunity Zone allowing for tax credits



### Redevelopment Potential

Potential redevelopment into residential, commercial or mixed-use



### Scenic Park Setting

Scenic views and campus setting allows for many different uses



### Central Location

Centrally located between Triad and Triangle areas



### Historic Rehab Tax Credits

Site has the potential to receive Historic Preservation Rehabilitation tax credits\*



\*In order to be a candidate for the federal and state historic tax credits, the property must be listed in the National Register of Historic Places

# ASSET OVERVIEW

## SITE AERIAL



# ASSET OVERVIEW

## PROPERTY AT-A-GLANCE

**PLANT 1 - ORIGINAL MILL**  
108,000± SF



**PLANT 2 - WEAWE ROOM**  
161,700± SF



**PLANT 3 - FINISHING PLANT**  
310,000± SF



**OFFICE 1 - MAIN OFFICE**  
21,690± SF



**OFFICE 2 - MEDICAL OFFICE**  
2,640± SF



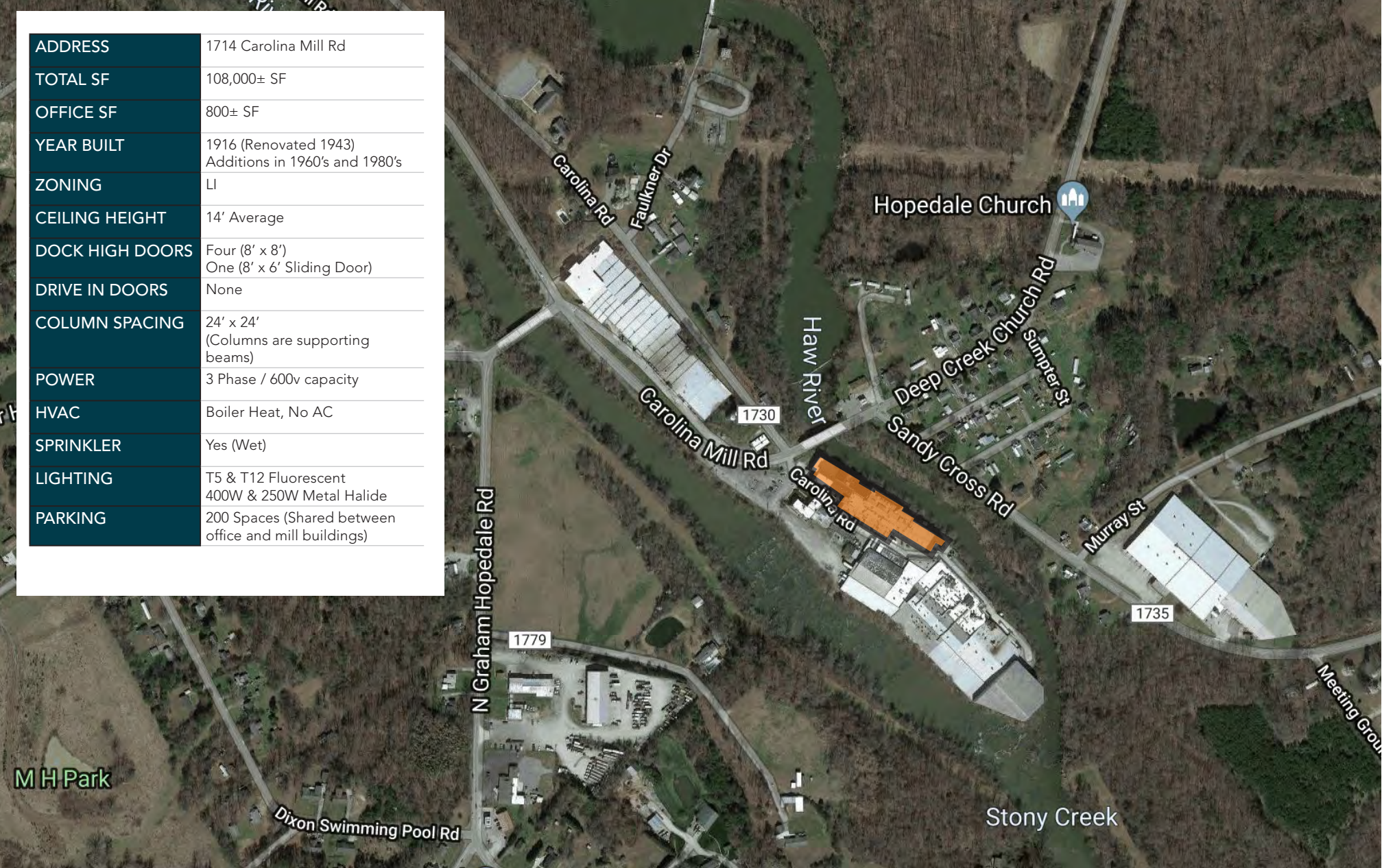
**ADDITIONAL LAND**  
13.54± ACRE LAND SITE



# PROPERTY SUMMARY

## PLANT 1 | ORIGINAL MILL

ADDRESS	1714 Carolina Mill Rd
TOTAL SF	108,000± SF
OFFICE SF	800± SF
YEAR BUILT	1916 (Renovated 1943) Additions in 1960's and 1980's
ZONING	LI
CEILING HEIGHT	14' Average
DOCK HIGH DOORS	Four (8' x 8') One (8' x 6' Sliding Door)
DRIVE IN DOORS	None
COLUMN SPACING	24' x 24' (Columns are supporting beams)
POWER	3 Phase / 600v capacity
HVAC	Boiler Heat, No AC
SPRINKLER	Yes (Wet)
LIGHTING	T5 & T12 Fluorescent 400W & 250W Metal Halide
PARKING	200 Spaces (Shared between office and mill buildings)



# PROPERTY SUMMARY

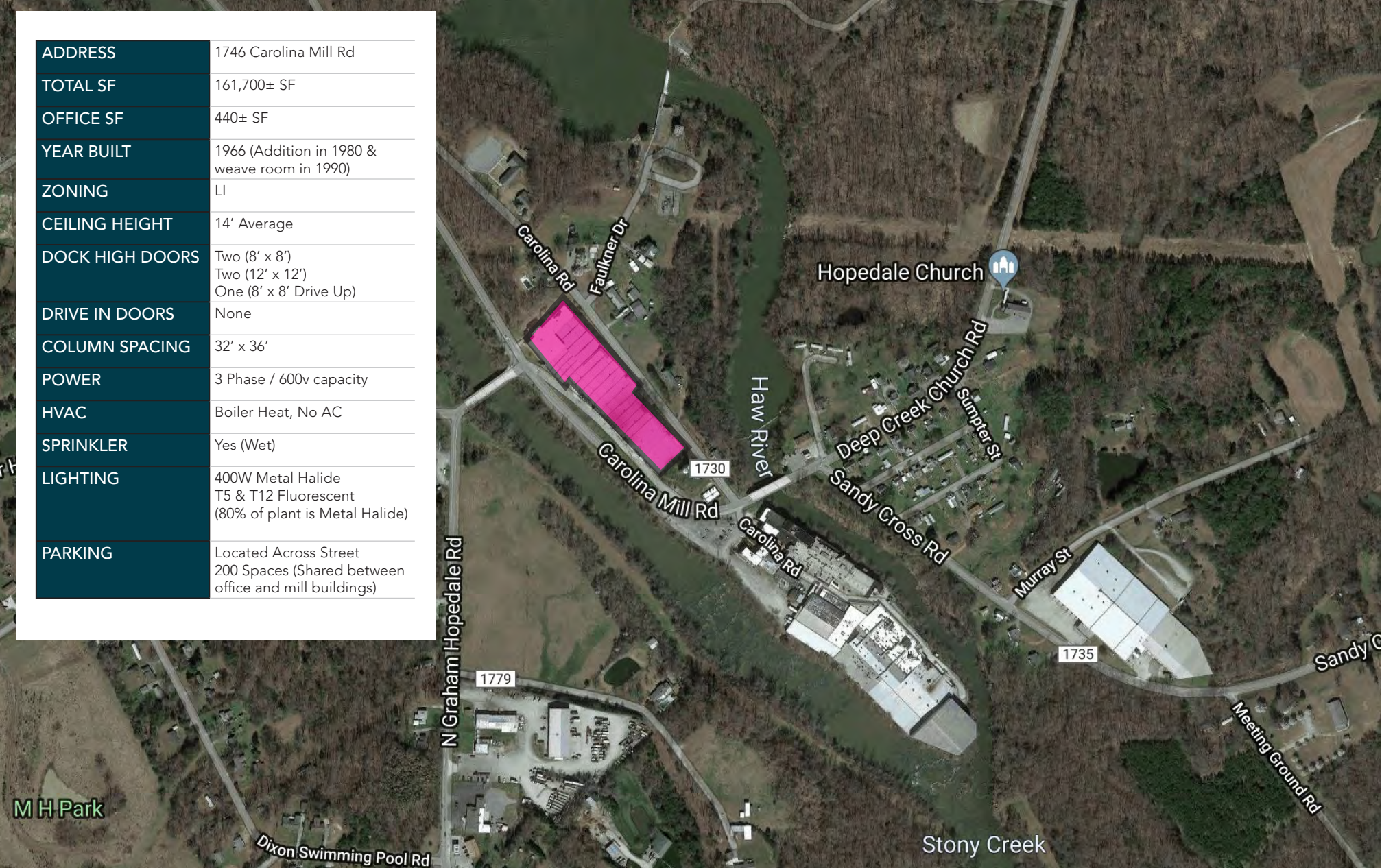
## PLANT 1 | ORIGINAL MILL



# PROPERTY SUMMARY

## PLANT 2 | WEAVE ROOM

ADDRESS	1746 Carolina Mill Rd
TOTAL SF	161,700± SF
OFFICE SF	440± SF
YEAR BUILT	1966 (Addition in 1980 & weave room in 1990)
ZONING	LI
CEILING HEIGHT	14' Average
DOCK HIGH DOORS	Two (8' x 8') Two (12' x 12') One (8' x 8' Drive Up)
DRIVE IN DOORS	None
COLUMN SPACING	32' x 36'
POWER	3 Phase / 600v capacity
HVAC	Boiler Heat, No AC
SPRINKLER	Yes (Wet)
LIGHTING	400W Metal Halide T5 & T12 Fluorescent (80% of plant is Metal Halide)
PARKING	Located Across Street 200 Spaces (Shared between office and mill buildings)





# PROPERTY SUMMARY

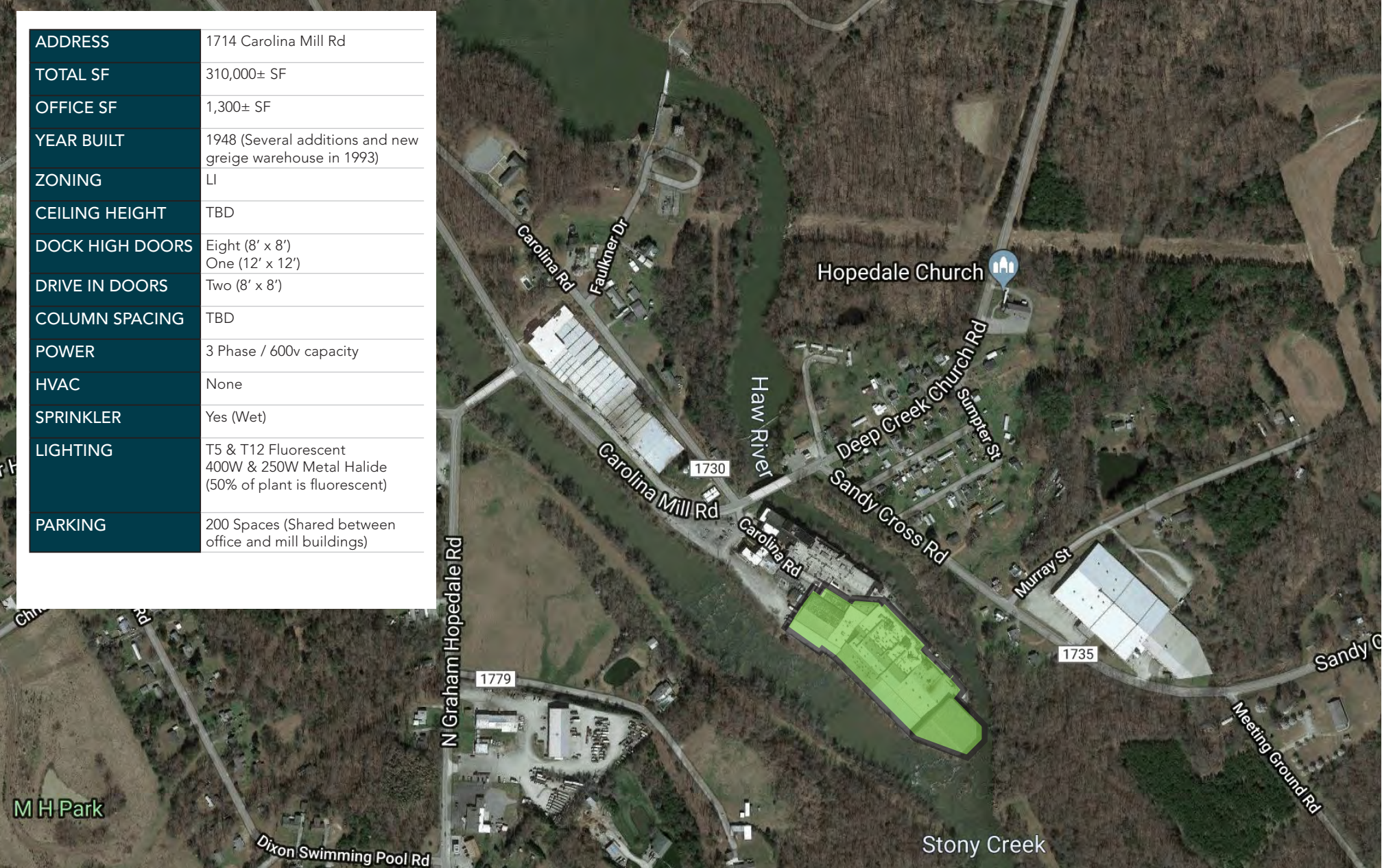
## PLANT 2 | WEAVE ROOM



# PROPERTY SUMMARY

## PLANT 3 | FINISHING PLANT

ADDRESS	1714 Carolina Mill Rd
TOTAL SF	310,000± SF
OFFICE SF	1,300± SF
YEAR BUILT	1948 (Several additions and new greige warehouse in 1993)
ZONING	LI
CEILING HEIGHT	TBD
DOCK HIGH DOORS	Eight (8' x 8') One (12' x 12')
DRIVE IN DOORS	Two (8' x 8')
COLUMN SPACING	TBD
POWER	3 Phase / 600v capacity
HVAC	None
SPRINKLER	Yes (Wet)
LIGHTING	T5 & T12 Fluorescent 400W & 250W Metal Halide (50% of plant is fluorescent)
PARKING	200 Spaces (Shared between office and mill buildings)



# PROPERTY SUMMARY

## PLANT 3 | FINISHING PLANT



Metal siding could be replaced with glass to provide stunning river views and add natural light.



# PROPERTY SUMMARY

## OFFICE 1 | MAIN OFFICE

ADDRESS	1714 Carolina Mill Rd
TOTAL SF	21,690± SF
OFFICE SF	18,330± SF
YEAR BUILT	1948 - 1994
ZONING	LI
HVAC	Central HVAC
SPRINKLER	Yes, Wet
PARKING	37 Spaces (outside of the 200 shared)
COMMENTS	<p>Original Office Building: Includes 5 of-fices, 2 large storage rooms, conference room with full bath and steel vault (3,525 SF).</p> <p>Addition in 1948: Includes 4 executive of-fices, foyer, receptionist area, and mens/ womens restroom. Second floor includes large banquet room, kitchen, mens/ womens restrooms, and storage rooms. Total SF on 2 floors is 4,560 SF.</p> <p>Addition in 1994: First floor includes 6 executive offices, 3 storage rooms, and 1 conference room. Second floor is open cubicle office area. This section also has a full basement (3,360 SF).</p>



# PROPERTY SUMMARY

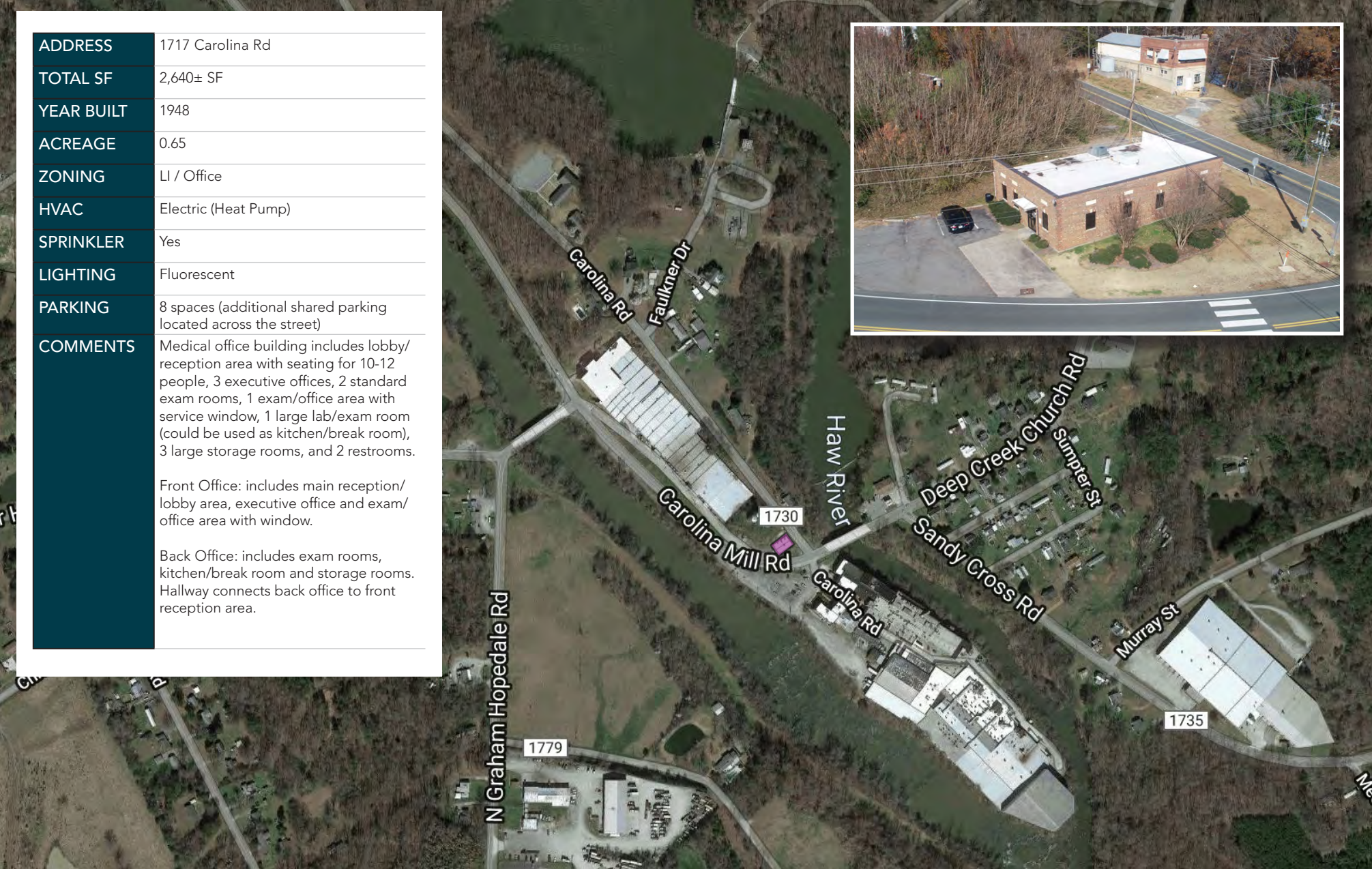
## OFFICE 1 | MAIN OFFICE



# PROPERTY SUMMARY

## OFFICE 2 | MEDICAL BUILDING

ADDRESS	1717 Carolina Rd
TOTAL SF	2,640± SF
YEAR BUILT	1948
ACREAGE	0.65
ZONING	LI / Office
HVAC	Electric (Heat Pump)
SPRINKLER	Yes
LIGHTING	Fluorescent
PARKING	8 spaces (additional shared parking located across the street)
COMMENTS	<p>Medical office building includes lobby/ reception area with seating for 10-12 people, 3 executive offices, 2 standard exam rooms, 1 exam/office area with service window, 1 large lab/exam room (could be used as kitchen/break room), 3 large storage rooms, and 2 restrooms.</p> <p>Front Office: includes main reception/ lobby area, executive office and exam/ office area with window.</p> <p>Back Office: includes exam rooms, kitchen/break room and storage rooms. Hallway connects back office to front reception area.</p>



# PROPERTY SUMMARY

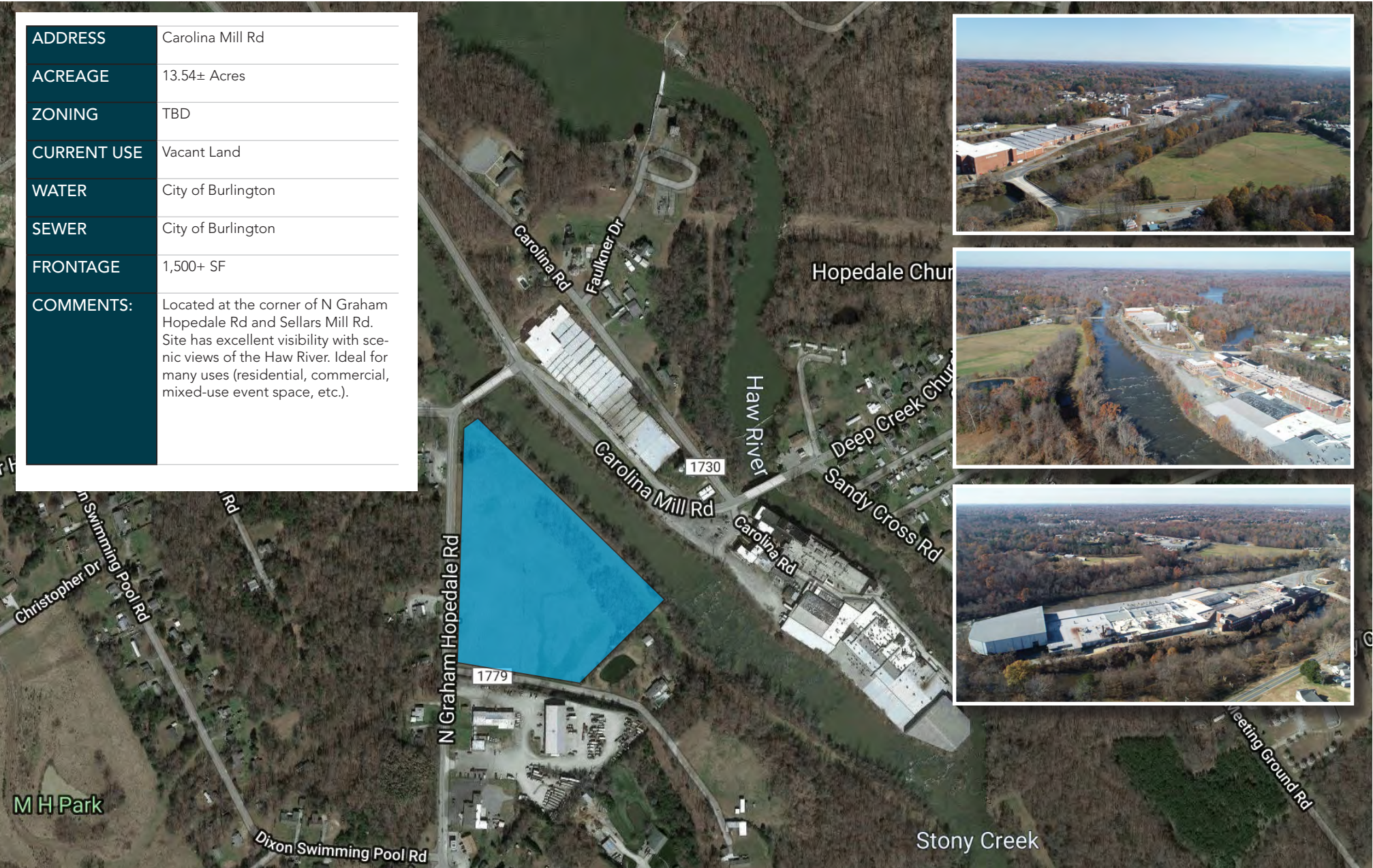
## OFFICE 2 | MEDICAL BUILDING



# PROPERTY SUMMARY

## ADDITIONAL LAND SITE

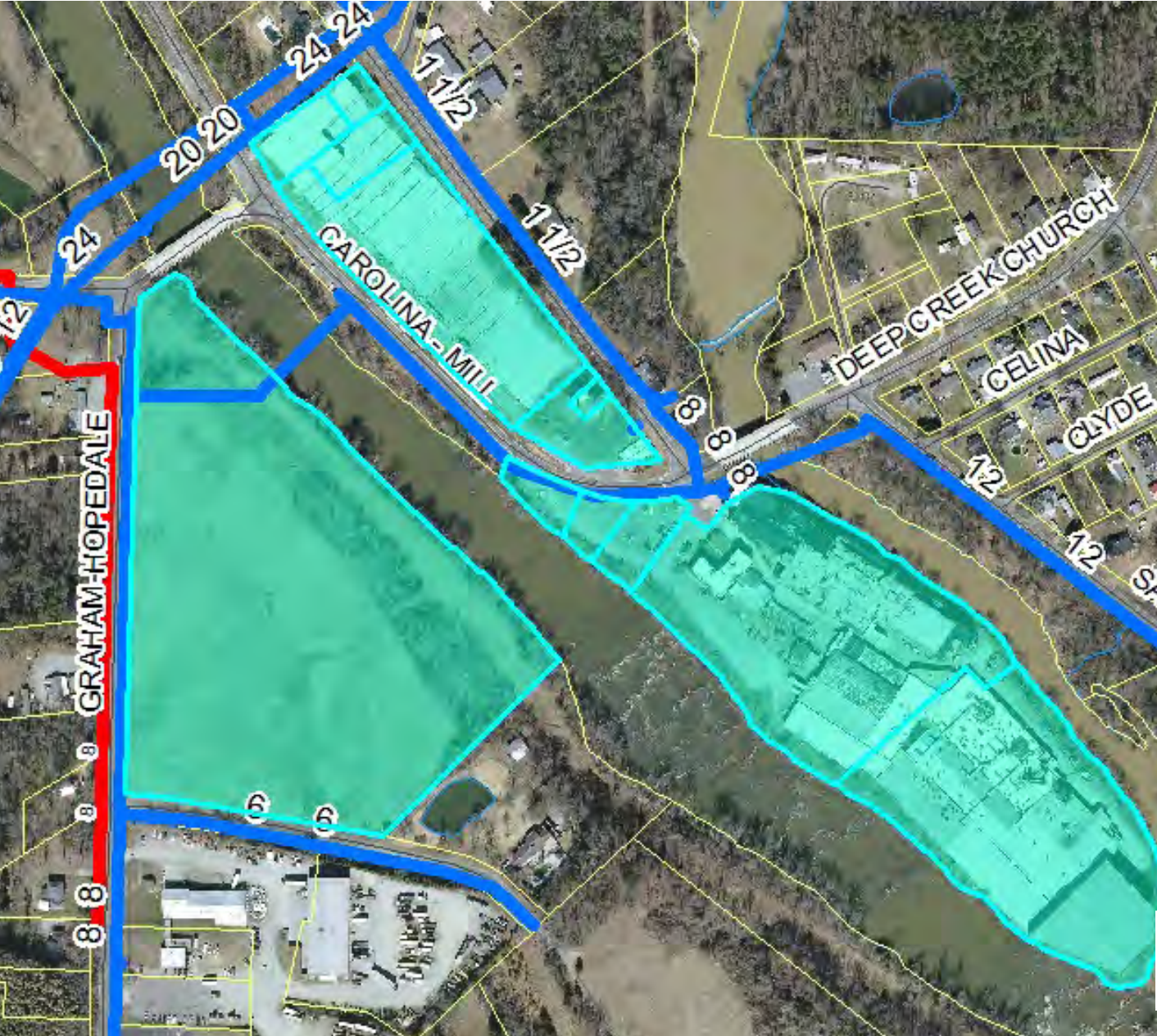
ADDRESS	Carolina Mill Rd
ACREAGE	13.54± Acres
ZONING	TBD
CURRENT USE	Vacant Land
WATER	City of Burlington
SEWER	City of Burlington
FRONTAGE	1,500+ SF
COMMENTS:	Located at the corner of N Graham Hopedale Rd and Sellars Mill Rd. Site has excellent visibility with scenic views of the Haw River. Ideal for many uses (residential, commercial, mixed-use event space, etc.).





# PROPERTY SUMMARY

## WATER/SEWER OVERVIEW



### ON-SITE WATER TREATMENT PLANT



The property includes an on-site water treatment plant to serve the existing buildings. The plant is connected to the Copland Reservoir and consists of one building and 3 above-ground water storage tanks.

Water Treatment Plant Building:

- 2,576± SF

Three Water Storage Tanks:

- One 125,000 gallon tank
- One 100,000 gallon tank
- One 90,000 gallon tank



This map was compiled from the GIS resources of the Berks Region. GIS data for this map was provided by the Berks Region. This map is intended for informational purposes only and should not be used for any other purpose. The Berks Region is not responsible for any errors or omissions on this map. The Berks Region is not responsible for any errors or omissions on this map. The Berks Region is not responsible for any errors or omissions on this map. The Berks Region is not responsible for any errors or omissions on this map.

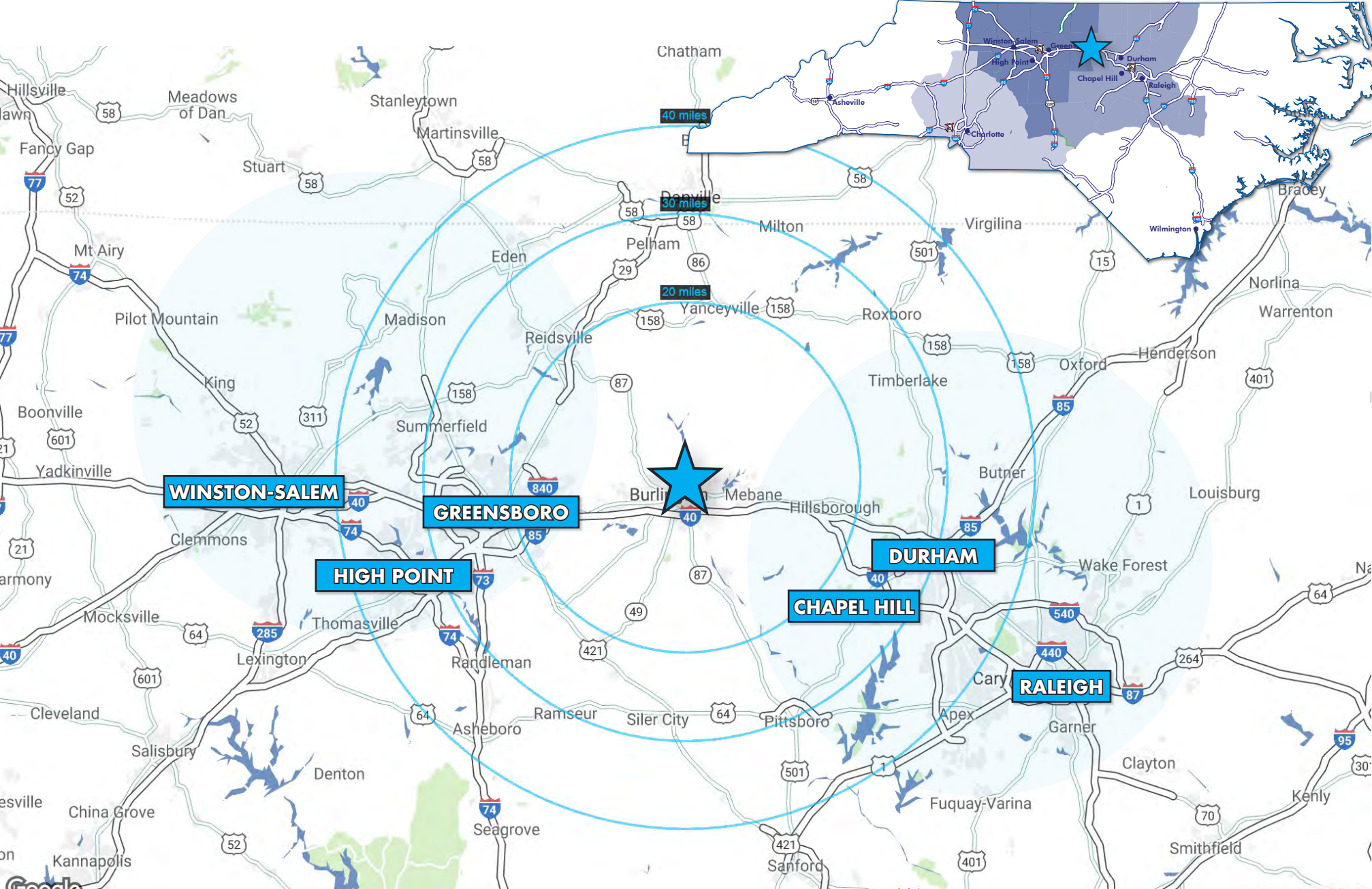
0 75 150 300 450 600 Feet

**Legend**

- Existing Waterlines
- SS Gravity Mains
- Copland Properties

# LOCATION OVERVIEW

## REGIONAL MAP



# LOCATION OVERVIEW

## BURLINGTON OVERVIEW

### BURLINGTON / ALAMANCE COUNTY MSA

Nestled in the heart of North Carolina, in an area known as the Piedmont, is the City of Burlington: A city of progress and quality, which boasts a population of more than 50,000. Burlington is home to ample amenities including state-of-the-art recreation facilities and a growing downtown.

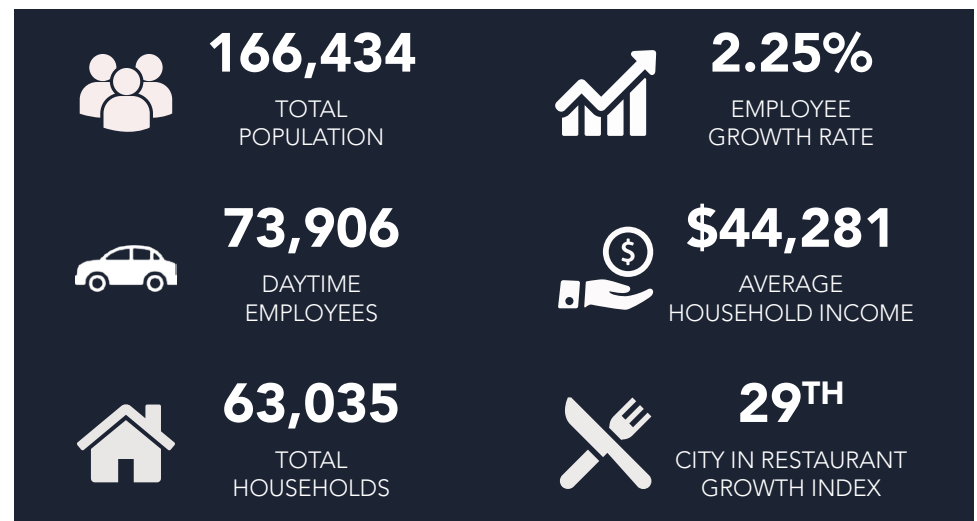
Rooted in its textile history and fully embracing its vibrant future, Burlington is truly a diverse and dynamic city. The city is located central to the Piedmont Triad and the Research Triangle region of North Carolina along Interstates 85 and 40.

Only 25 minutes from both the Triad and Triangle regions, Burlington offers affordable, quality living with direct access to many of the nation's finest universities, nationally ranked healthcare facilities, and internationally known employers, ranging from high-tech fields to transportation and logistics. Take a stroll downtown and you will also find the headquarters of the nation's largest laboratory services company, Laboratory Corporation of America (Labcorp). Burlington is home to the famous Sunbrella brand fabrics manufactured by Burlington-based Glen Raven, Inc. With its strategic location in central North Carolina, Burlington is a thriving city where families, young professionals and students make their home.



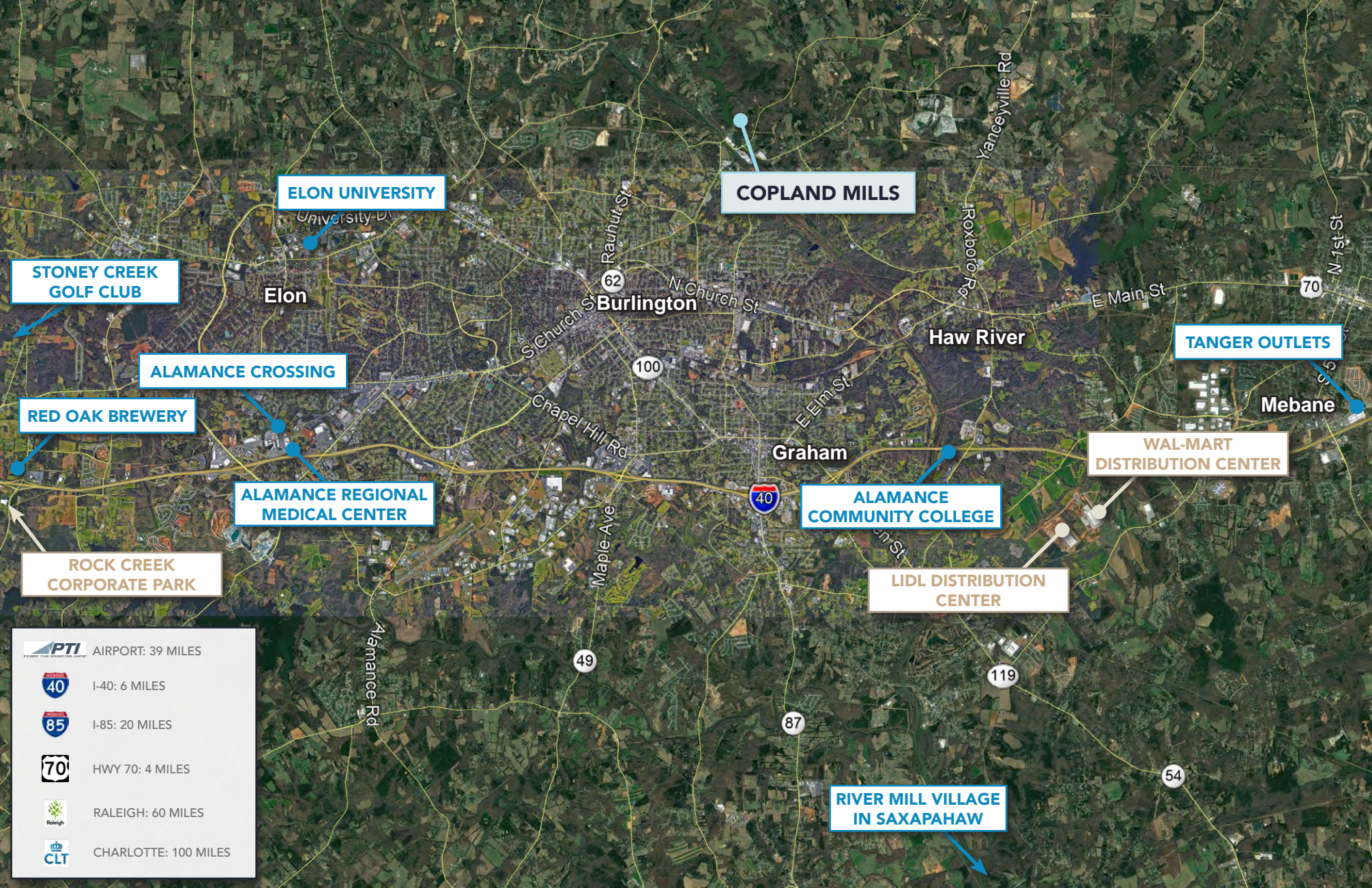
### MAJOR EMPLOYERS

Employer Name	# of Employees
Alamance-Burlington School System	3,500
Labcorp	3,000
Alamance Regional Medical Center	2,000
Elon University	1,500
Wal-Mart Stores Inc	1,200
City of Burlington	1,100



# LOCATION OVERVIEW

## ALAMANCE COUNTY MAP



# LOCATION OVERVIEW

## LOCAL ATTRACTIONS



### RIVER MILL VILLAGE IN SAXAPAHAW

The historic village of Saxapahaw is a vibrant community acclaimed for its food, music, farmland, forests, lakes and riverside trails. Former mill buildings have been transformed into beautiful homes and businesses aside the lovely Haw River. The development features event space, restaurants, apartments, a local farmers market and more.



### RED OAK BREWERY

Red Oak Brewery is a brewing company in Whitsett, North Carolina. Originally started as a brewpub in Greensboro, NC, Red Oak produces only unfiltered, unpasteurized Bavarian Style lagers. Red Oak beer is only distributed in North Carolina. The Red Oak Brewery opened their Lager Haus & Biergarten next to their Brewery facility in 2017.



### ALAMANCE CROSSING

Alamance Crossing is an outdoor shopping mall in Burlington, North Carolina. Opened in 2007, it is the second shopping mall in the city (the first being Holly Hill Mall). Alamance Crossing comprises more than seventy tenants, including major anchor stores: Belk, Dillard's, JCPenney, Hobby Lobby, Kohl's and Dick's Sporting Goods.



### ELON UNIVERSITY

Elon University is a mid-sized private university grounded in the traditional liberal arts and sciences. Their historic 636 acre campus is located in central North Carolina and is regularly recognized as one of the nation's most beautiful collegiate environments. Elon University is the home to 7,000 undergraduate and graduate students.



### ALAMANCE REGIONAL MEDICAL CENTER

Alamance Regional Medical Center, a part of the Cone Health network, is a not-for-profit community healthcare organization. They are committed to improving the health of the citizens of Alamance County through the provision of a continuum of high quality clinical, educational, preventive-wellness, and support services.



### GRANITE MILL REDEVELOPMENT

Granite Mill in Haw River, NC was one of the largest producers of corduroy during the mid-20th century. The redevelopment project proposes 175 market-rate apartments and 7,800 SF of commercial space. The project proposes to take advantage of proximity to the Haw River by offering direct river views to 50% of the apartments, swimming pool and fitness center.



### STONEY CREEK GOLF CLUB

Not far from Burlington, Stoney Creek Golf Club offers terrific views and challenging play for golfers at every skill level. Well-groomed fairways and greens keep Stoney Creek Golf Club difficult yet friendly. The golf club is surrounded by the Stoney Creek Township with features a robust population of around 17,000 people.



### TANGER OUTLETS

Tanger Outlets is located in Mebane, North Carolina and features a variety of brand-name and designer outlet stores. Retail tenants include Banana Republic Factory, Brooks Brothers Factory Store, Kate Spade New York, Saks Fifth Avenue off 5TH, Tory Burch and more. The outlets opened in late 2010 and serve as a destination shopping area.



### ALAMANCE COMMUNITY COLLEGE

Alamance Community College is a community college located in Graham, North Carolina, with a secondary campus in Burlington, serving the area of Alamance County. The community college currently serves around 6,000 students who can earn degrees and certificates in 18 different fields including Health Professions, Business, Management and more.

# LOFTS ON HAW RIVER

## SIMILAR DEVELOPMENT PROJECT



### A MODERN TAKE ON HISTORIC LIVING AT LOFTS ON HAW RIVER

Lofts on Haw River in Haw River, North Carolina boasts a unique riverfront lifestyle. The apartment community features a modern charm with an industrial history. The lofted studios, one-, two-, and three-bedroom apartment homes offer a layout for everyone. Lofts on Haw River embraces the history of the original Granite Mill from 1844, while adding a modern touch.

Residents will enjoy riverfront views, luxury community amenities, and convenience to I-85 and I-40, along with easy access to the Mountains-to-Sea Trail. At Lofts on Haw River, residents have access to top-notch features and amenities like jogging trails, rooftop patio decks, saltwater pool, stainless steel appliances, and on-site coffee shop and restaurant.



\*CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

# LOFTS ON HAW RIVER

## SIMILAR DEVELOPMENT PROJECT



## NEIGHBORHOOD

Located in the town of Haw River, Lofts on Haw River offers residents a modern take on a historic textile mill in a charming riverfront town. The area offers small-town living with easy access to local businesses. Lofts on Haw River is within walking distance to Red Slide Park, Haw River Community Park, and the Mountains-to-Sea Trail. Residents have direct access to I-85 and I-40, so commuting to nearby cities is a breeze. Lofts on Haw River is commutable to the Triangle and the Triad.

## AMENITIES

Lofts on Haw River offer residents a generous variety of upscale amenities for personal and community use. Residents have the option to get in a workout at the interactive fitness center, cool off in the scenic swimming pool, and relax in the beautiful indoor and outdoor courtyards. After enjoying such amenities, residents can return to their apartments, each equipped with spacious closets, and expansive ceilings.

## NEARBY SCHOOLS

- Duke University (28 Miles)
- University of North Carolina (28 Miles)
- Guilford Technical Community College (23 Miles)
- Elon (9 Miles)
- Alamance Community College (4 Miles)
- Graham Middle (3 Miles)
- Graham High School (2 Miles)
- Haw River Elementary (1 Mile)

## SHOPPING

- Downtown Mebane (6 miles) with several boutique stores
- Tanger Outlet (8 miles) over 50 brand name stores
- Alamance Crossing (10 miles) Belk, JC Penney, Dillard's and Barnes & Noble, and more





# HAW RIVER OVERVIEW

## HAW RIVER IS ON NORTH CAROLINA'S MOUNTAINS-TO-SEA TRAIL



### NC Mountains-to-Sea Trail

From the Haw River Trail's beginning at Haw River State Park and throughout its journey along the Haw River through Alamance County, the Haw River Trail is designated as part of the statewide Mountains-to-Sea Trail (MST). The MST runs the length of North Carolina, beginning at Clingman's Dome (in Great Smoky Mountains National Park) on the State's western border and

terminating at Jockey's Ridge State Park on the Outer Banks. It passes through multiple state parks on its journey. You can search for the MST on the NC State Parks website to see which parks it passes through.

More than just a walk in the woods, the trail traces the diversity that is North Carolina. Experience ancient mountains and small Piedmont farms, coastal swamps and colonial towns, changing textile villages, and barrier islands. More than 500 miles of footpath are now completed. With temporary routes on back roads and bicycle paths, hikers can now follow the trail on an adventure across North Carolina.

Much like its older sibling the Appalachian Trail, the MST bring countless visitors to the region on their quest to hike the entirety of North Carolina. More information on the Mountains-to-Sea Trail, including an interactive map of some of the currently constructed trail, can be found on the Friends of the Mountains-to-Sea Trail website.



### Western Region:

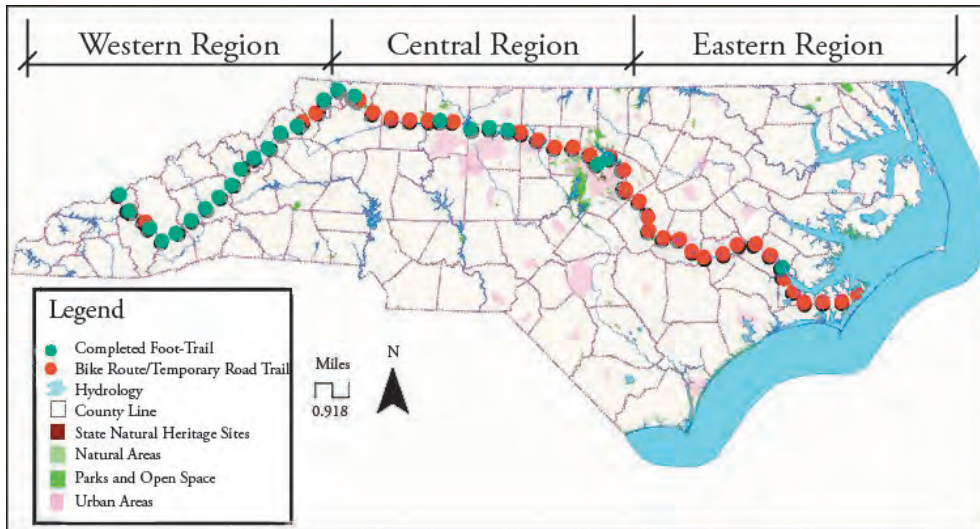
From Clingman's Dome in the Great Smokey Mountains National Park to Stone Mountain State Park in Wilkes County. This portion of the MST is 332± miles. Most of the planning for this region is complete. Over 240 miles of trail are currently open with the remaining 92 miles being planned, partially completed, or awaiting formal MST designation by the State. This segment of the MST affords hikers spectacular views of North Carolina's scenic mountain ranges.

### Central Region:

From Stone Mountain State Park to the Falls Lake Dam north of Raleigh. Plans for the MST through the central piedmont region of the State have not been formally defined. However, efforts are currently underway to identify the most promising trail corridors in the eastern section of the region to connect existing MST segments in Greensboro and Raleigh. Planning efforts to define MST routes in the western piedmont section between Stone Mountain State Park and Greensboro will follow in the near future.

### Eastern Region:

From Falls Lake Dam in Wake County to Jockey's Ridge on Cedar Island in Carteret County. A conceptual routing for this region was completed in 2004. Wake County and the City of Raleigh plan to extend the MST down the Neuse River from the Falls Lake Dam to the Wake/ Johnston County line. In addition, several planning efforts are currently underway to extend the MST through Johnston County to Smithfield, from Smithfield to Goldsboro and from the Croatan National Forest through Carteret County to Cedar Island.



\*Source: [thehaw.org](http://thehaw.org)



© 2020 CB Richard Ellis-Raleigh LLC, a Delaware limited liability company. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

## **Affiliated Business Disclosure**

CBRE, Inc. & CB Richard Ellis-Raleigh, LLC, a North Carolina limited liability company operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## **Confidentiality Agreement**

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”), CBRE, Inc., or CB Richard Ellis-Raleigh, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner, CBRE, Inc or CB Richard Ellis-Raleigh, LLC.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

## **Disclaimer**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc., CB Richard Ellis-Raleigh, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

© 2019 CBRE, Inc. & CB Richard Ellis-Raleigh, LLC All Rights Reserved.

# THE LANDING AT COPLAND MILLS

1714 CAROLINA MILL RD | BURLINGTON, NC

ELIGIBLE FOR HISTORIC TAX CREDITS & LOCATED IN OPPORTUNITY ZONE

5 Buildings | 604,030 SF | 31± Acres



FOR MORE INFORMATION, PLEASE CONTACT:

**BRIAN CRAVEN**

Senior Associate  
+1 336 544 2734  
brian.craven@cbre-triad.com

**DAVID HAGAN, CCIM, SIOR**

Senior Vice President  
+1 336 369 5800  
david.hagan@cbre-triad.com

**JOE STANLEY, CCIM**

Senior Associate  
+1 336 369 5802  
joe.stanley@cbre-triad.com

**CBRE** | Triad

Part of the CBRE affiliate network