



Flowers

FOODS

HOPE MILLS, NC 28348



EXCLUSIVELY LISTED BY:



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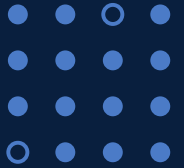
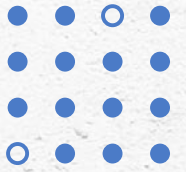


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INVESTMENT HIGHLIGHTS

STRONG QUALITY TENANT – Flowers Foods (NYSE: FLO) has been at this site since 2013 and has a lease in place through June 2028. Flowers Foods, headquartered in Thomasville, Georgia, is one of the largest baking companies in the United States with 46 highly efficient bakeries located across the country. Record sales of over \$5.1 Billion in 2023.

STRATEGIC LOCATION – The property is positioned strategically off US 301 with over 15,000 VPD, and less than a mile from the busy I-95 and Hwy 59 interchange with over 48,000 VPD. It is only three miles away from Downtown Hope Mills, and just under 10 miles away from Fayetteville.

HIGH QUALITY CONSTRUCTION – The facility was retrofitted in 2013, specifically to meet the needs of Flowers Foods, and has been expertly maintained. It features masonry and metal construction, 23 dock doors, and a small office space.

LOW BUILDING COVERAGE RATIO – With over 3 acres of C3-zoned land, this deal boasts a building coverage ratio that is under 4% and offers the purchaser an opportunity for truck parking, outside storage, or future development.

THRIVING INDUSTRIAL SUBMARKET – This site is located in a dense industrial pocket inside the Southwest Fayetteville Industrial Submarket. It sits near strong industrial operations like **Taylor Express, Gregory Poole Equipment Company, SAIA LTL Freight, and FedEx Freight**. The long-term future value of the industrial real estate in this location is highlighted by the current activity and occupancy.



FINANCIAL OVERVIEW



\$910,000
PROPERTY PRICING



8.02%
CAP RATE



\$175
PRICE/SF



\$6.76
PRICE/SF OF LAND

Address	217 Woodington Rd Hope Mills, NC 28348
Year Built	1990 (Retrofit in 2013)
Construction Type	Brick and Metal
Building SF	±5,200 SF
Acres	±3.09 AC
Lot SF	±134,600 SF
Building/Lot Coverage	3.86%
Dock-High Doors	23
Clear Height	16'-18'

Tenant Use	Flowers Foods Distribution Center
Tenant	Flowers Foods Inc (NYSE: FLO)
Website	https://flowersfoods.com/
MSA	Fayetteville
County	Cumberland
Zoning	C3

Lease Commencement	July 1, 2013
Lease Expiration	June 30, 2028
Lease Term Remaining	±3.75 Years
Options	Two , 5-Year Options with 2% Annual Increases
Monthly Rent	\$6,081.28
Annual Rent	\$72,975.36
Rent/SF	\$14.03
Rental Increases	2% Annually
Lease Type	NN+
Tenant Responsibilities	Operating Expenses - Property Tax, Insurance, Utilities, Ground Maintenance of Interior and Building Systems (HVAC, Landscape, Etc.)
LL Responsibilities	Roof, Structure, Paving, Capital Replacements of Building Systems

FINANCING INQUIRIES

For financing options reach out to:

CHAD PLUMLY

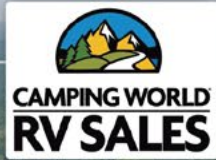
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ANNUALIZED OPERATING DATA

CURRENT TERM			
LEASE PERIOD	RENT/SF	MONTHLY RENT	ANNUAL RENT
7/1/2018 - 6/30/2019	\$12.46	\$5,400.00	\$64,800.00
7/1/2019 - 6/30/2020	\$12.71	\$5,508.00	\$66,096.00
7/1/2020 - 6/30/2021	\$12.96	\$5,618.16	\$67,417.92
7/1/2021 - 6/30/2022	\$13.22	\$5,730.52	\$68,766.24
7/1/2022 - 6/30/2023	\$13.49	\$5,845.13	\$70,141.56
7/1/2023 - 6/30/2024	\$13.76	\$5,962.04	\$71,544.48
7/1/2024 - 6/30/2025 (Current)	\$14.03	\$6,081.28	\$72,975.36
7/1/2025 - 6/30/2026	\$14.31	\$6,202.90	\$74,434.80
7/1/2026 - 6/30/2027	\$14.60	\$6,326.96	\$75,923.52
7/1/2027 - 6/30/2028	\$14.89	\$6,453.50	\$77,442.00





SUBJECT PROPERTY

WOODINGTON RD

± 15,000 VPD

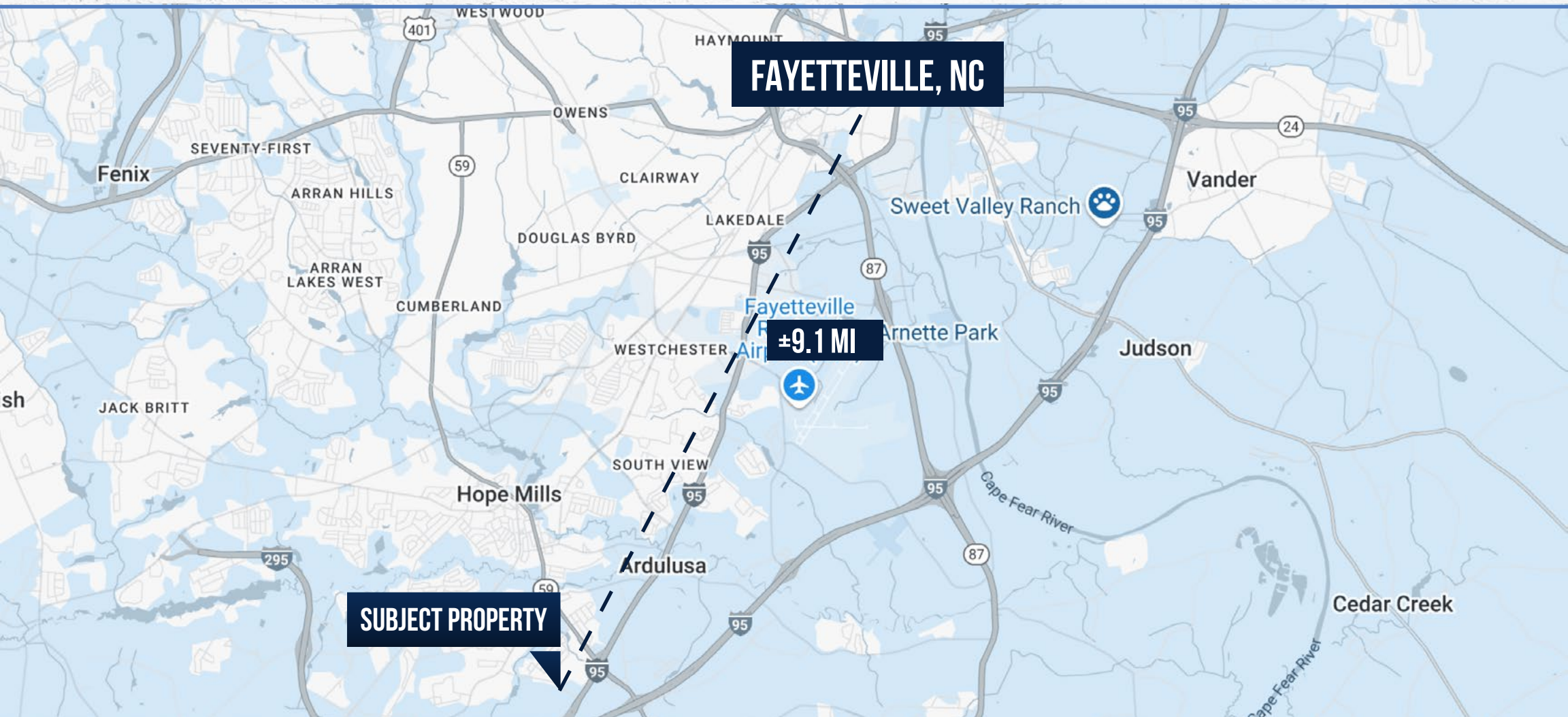


AREA OVERVIEW

HOPE MILLS, NC

Hope Mills, which is located in the center of North Carolina, is a quaint city that embodies the best of Southern hospitality. This close-knit city is located in Cumberland County and is home to over 16,000 people. The city renowned educational system with several famous colleges and universities nearby. Students from across the nation are drawn to this energetic community by the well-known Fayetteville State University and Methodist University, which both offer a wide variety of academic degrees. The region is well-known for its extensive cultural history and historical sites. Both tourists and locals can visit the nearby historical sites and museums to learn more about the city's past. Hiking, fishing, and boating are just a few of the nearby outdoor activities available to nature lovers.

The city maintains neighborhood parks and green places where locals can go for leisurely walks, picnics, and community events. In addition, the vicinity has lakes, rivers, and nature paths for outdoor leisure. In nearby parks and natural regions, locals can partake in pursuits like camping, fishing, and wildlife observation. Agriculture and small companies are the city's main economic drivers, providing opportunities for employment and trade. Local schools offer educational opportunities, and adjacent cities offer access to higher education institutions. Hope Mills offers a tranquil escape from the bustle of greater urban centers thanks to its historical landmarks and proximity to natural settings.





FAYETTEVILLE, NC MSA

Fayetteville is located in the Sandhills region of southeastern North Carolina along the Cape Fear River. With a MSA population of over 352,000, Fayetteville is one of the largest cities in North Carolina and serves as the county seat of Cumberland County. Home to Fort Bragg, one of the country's largest Army installations, Fayetteville is a military town with an abundance of amenities far beyond the base. Although it is important to note that the bases add significantly to the Fayetteville area economy and to the culture of the community. The city prides itself on having terrific healthcare that includes Cape Fear Valley Medical Center, Fayetteville VA Medical Center, and Womack Army Medical Center.

Fayetteville also offers access to great schools and its ideal location makes it a desirable place to relocate to. The city sits approximately 65 miles south of Raleigh, the state's capital, and Charlotte, a major commercial center, is about 200 miles to the west of the city. As a community dedicated to growth, unity, and civic action, Fayetteville has been named an All-America City three times and is known as a community of "History, Heroes, and a Hometown Feeling".



**All America City Award
(1985, 2001, 2011, 2023)**



**1.41% Job Growth per
Costar**



**\$70,854 Average
Household Income**

ECONOMY

Fort Bragg serves as the backbone of the county's economy. Combined with Pope Field, they pump about \$4.5 billion a year into the region's economy. This makes the city one of the best retail markets in the country. Fayetteville has a strong military presence due to Fort Bragg, the largest military base in the world, which supports the city's thriving economy. Eight of the ten top American defense contractors are located in the area, including Lockheed Martin, Boeing, Northrop Grumman, General Dynamics, and L-3 Communications. Along with housing a military post, Fayetteville is also a major center for technology, education, and the medical industry. Fayetteville has had tremendous expansion in the technology sector in recent years, particularly with the establishment of the North Carolina Technology Association and the development of the first technology park in the area. Additionally, it serves as the region's hub for shops, restaurants, services, lodging, health care and entertainment. Forbes recognized Fayetteville as one of the top cities for business and careers in 2020, praising its low cost of living, rapid job growth, and excellent standard of living. The city has additionally received recognition from Site Selection Magazine as one of the best micropolitan regions for business growth.

DOWNTOWN FAYETTEVILLE

Downtown Fayetteville is one of North Carolina's most historic locations. Along with several museums and government offices, Downtown Fayetteville boasts beautiful, quaint architecture. With colorful public art installations, the heart of the city has a vibrant arts scene with art galleries, pottery studios, antique shops, and theaters. The city's biggest special events are usually held at downtown's Festival Park, including the popular Blues and Brews Festival. The Dogwood Festival is a three-day event that allows residents to visit vendors and storefronts while listening to live music. Attracting even more residents, Downtown Fayetteville rests beside Fayetteville State University.

EDUCATION

Many notable universities, such as Fayetteville State University, Methodist University, and the University of North - at Pembroke, are located in Fayetteville, North Carolina. Fayetteville State University enrolls over 6,000 students offering more than 60 undergraduate and graduate degree programs. With an annual economic contribution of almost \$257 million, FSU has a considerable economic impact on the area. Over 2,400 undergraduate and graduate students attend Methodist University, a private liberal arts college. Pre-professional programs are available at the institution in over 80 majors and disciplines, including law, medicine, and veterinary science. The University of North Carolina at Pembroke enrolls about 7,000 undergraduate and graduate students. With a focus on education, nursing, and criminal justice, the institution provides over 70 undergraduate and graduate degrees. With an annual economic output of approximately \$330 million, UNCP has a sizable impact on the local economy.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **217 Woodington Rd, Hope Mills, NC 28348** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

INTERACTIVE OFFERING MEMORANDUM



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