

5217
MARRACCO DRIVE
HOPE MILLS, NORTH CAROLINA



FLEX INVESTMENT OPPORTUNITY



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DAVID DIVINE

DIRECTOR OF COMMERCIAL INVESTMENT SALES
david.divine@colliers.com
919 582 3114

JOE CINOSKY

VICE PRESIDENT INVESTMENT SALES
joe.cinosky@colliers.com
973 722 7373

MCCANN SHERIDAN

BROKER
mccann.sheridan@colliers.com
704 796 6102



Colliers International
702 Oberlin Road
Suite 400
Raleigh, NC 27605
+1 919 832 1110
www.colliers.com/rdu

EXECUTIVE SUMMARY

5217
MARRACCO DRIVE

Colliers International is pleased to exclusively offer for sale 5212 Marracco Drive in Hope Mills, NC. The property consists of a 10,000 SF flex building on 1.47 acres of land in the Fayetteville MSA. The offering presents an opportunity to own an in-demand product type with the security of a credit tenant in a growing area of North Carolina. Parsons is a publicly traded company (NYSE:PSN) with over \$3.5 billion in revenue. Priced very competitively on in-place NOI, a new owner will also have a value-add opportunity by leasing the remaining vacant 1,200 SF. The subject property achieves market rent of \$13/SF NN due to attractive features such as 50% office space, a fenced yard and bay doors. A new owner will be acquiring a desirable property type in North Carolina's 6th largest city near Coca-Cola Bottling Co Consolidated, Walmart Distribution Center, Fedex Freight and Mann & Hummel USA locations. The property is ideally located directly off of Interstate 95.





I-95 CORPORATE CENTER

- › Located directly on I-95 with excellent visibility
- › Build to suit opportunities with room for growth
- › Local incentives available through Cumberland County Economic Development, a Tier 2 county
- › Multi-tenant spaces from 40,000 SF

PROPERTY OVERVIEW

5217
MARRACCO DRIVE

LOCATION

5217 Marracco Drive, Hope Mills, NC
28348

TENANT

Parsons Services Company

COUNTY

Cumberland County

BUILDING SIZE

10,000 SF

HIGHLIGHTS

- Publicly traded tenant
- Potential for value-add through vacancy
- 5-year lease
- 3 bay doors
- Fenced yard
- 50% of building is office space
- Competitively priced

ZONING

CP

BUILT IN

2001



ASKING PRICE

\$1,345,882

\$114,400 annual base rent, \$12,408 annual taxes and insurance reimbursement by tenant.

8.5% CAP Rate

PROPERTY OVERVIEW

5217
MARRACCO DRIVE

8,800 SF Bay -- 50%

1,200 SF Bay -- 50%

Leased bay has 2 bay doors, one high, one normal.

Vacant bay has one high bay door 12ft

Ceiling Height in warehouse -- Approx 16ft

Market lease rate for vacant space -- \$13 psf NN

Standing seam metal roof -- Installed in 2001
(recently repaired)

Acreage -- 1.47 AC



TENANT SUMMARY

PARSONS SERVICES COMPANY **PARSONS**

Parsons delivers innovative solutions around the globe that make the world safer, healthier, and more connected.

Founded in 1944, Parsons Corporation a digitally enabled solutions provider is focused on the defense, intelligence, and critical infrastructure markets.

Parsons is uniquely qualified to deliver cyber/converged security, technology-based intellectual property, and other innovative services to federal, regional, and local government agencies, as well as to private industrial customers worldwide.



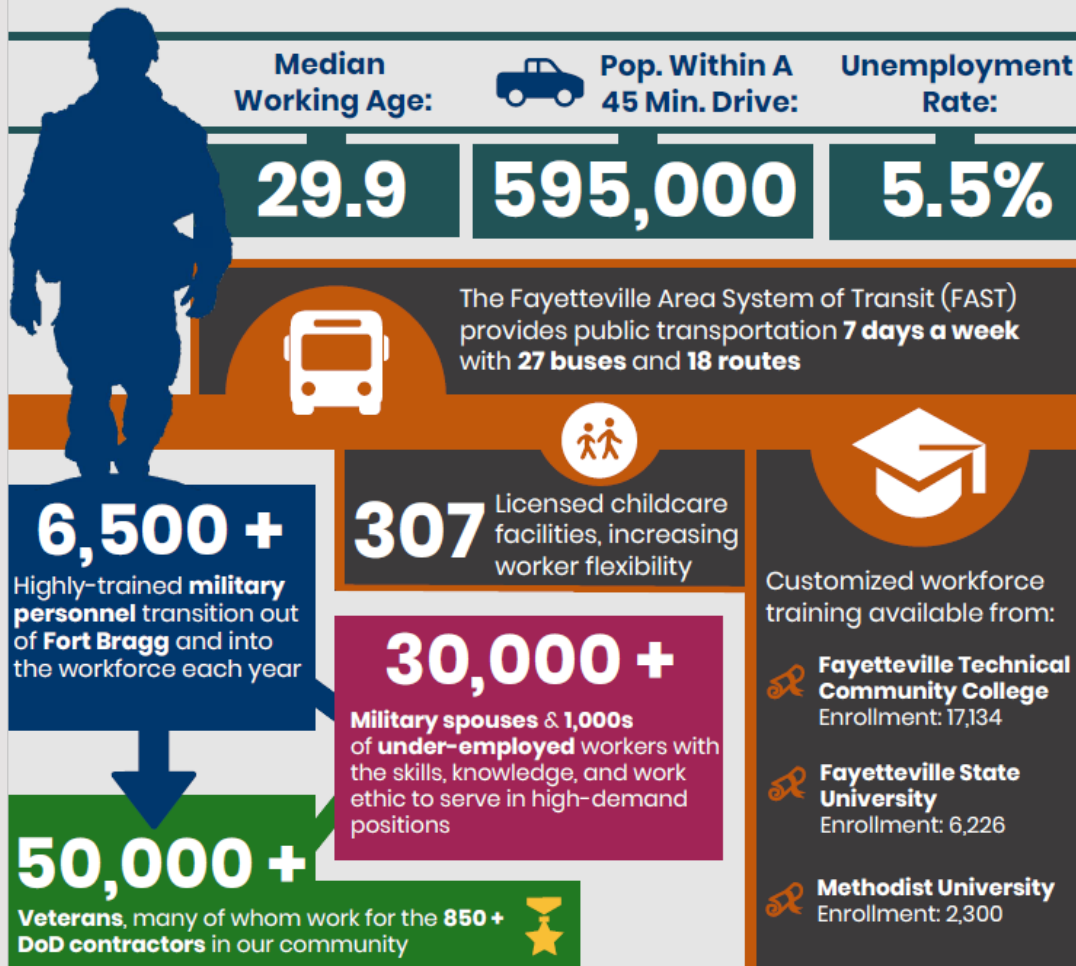
DEMOGRAPHICS | 3,5,10 MILES

POPULATION	3-MILE	5-MILE	10-MILE
2000 Population	16,806	42,521	179,135
2010 Population	23,882	55,461	204,744
2018 Population	25,796	59,357	210,235
2023 Population	26,655	61,424	214,493
2018-2023 Annual Rate	0.66%	0.69%	0.40%
2018 Median Age	34.4	34.2	34.7
HOUSEHOLDS			
2000 Households	5,933	15,390	67,788
2010 Households	8,569	20,399	80,227
2018 Total Households	9,243	21,879	82,606
2023 Total Households	9,550	22,658	84,326
2018 Average Household Size	3.23	3.18	3.08
HOUSING			
2018 Total Housing Units	9,953	23,999	93,507
2018 Owner Occupied Housing Units	58.8%	56.0%	47.4%
2018 Renter Occupied Housing Units	34.1%	35.2%	40.9%
2018 Vacant Housing Units	7.1%	8.8%	11.7%
DAYTIME POPULATION			
2018 Daytime Population	20,579	50,948	235,450

MEDIAN HOUSEHOLD INCOME	3-MILE	5-MILE	10-MILE
2018 Median Household Income	\$53,537	\$50,420	\$49,148
2023 Median Household Income	\$59,945	\$55,658	\$53,816
AVERAGE HOUSEHOLD INCOME			
2018 Average Household Income	\$65,665	\$62,391	\$64,255
2023 Average Household Income	\$75,833	\$71,583	\$72,336
PER CAPITA INCOME			
2018 Per Capita Income	\$23,752	\$23,076	\$25,439
2023 Per Capita Income	\$27,420	\$26,480	\$28,624
EDUCATION			
Associate's Degree	13.0%	12.1%	11.3%
Bachelor's Degree	14.2%	14.4%	16.1%
Graduate/Professional Degree	6.4%	6.1%	8.5%
RACE/ETHNICITY			
White Alone	57.7%	54.5%	48.7%
Black Alone	29.1%	31.2%	36.7%
Hispanic Origin	11.7%	12.2%	11.5%



FAYETTEVILLE | OVERVIEW



SOURCE: FAYETTEVILLE CUMBERLAND COUNTY ECONOMIC DEVELOPMENT CORPORATION



FAYETTEVILLE | OVERVIEW

Where Accessibility & Affordability Converge

**Direct
Access To**



Fayetteville's centralized location on I-95 gives you easy and cost-effective access to your customers and supply chain. Contact our team or visit www.fayedc.com to learn about our available sites and buildings.



**3 Hour
Drive**

Raleigh - 1 Hr.
Wilmington - 1 Hr. 40 Min.
Columbia - 2 Hr. 20 Min.
Charlotte - 2 Hr. 30 Min.
Moorehead City - 2 Hr. 50 Min.
Richmond - 3 Hr.
Charleston - 3 Hr. 10 Min.
Norfolk/Newport - 3 Hr. 30 Min.
Savannah - 3 Hr. 40 Min.

**5 Hour
Drive**

Washington, D.C. - 4 Hr. 30 Min.
Baltimore - 5 Hr. 10 Min.
Jacksonville - 5 Hr. 20 Min.
Atlanta - 5 Hr. 10 Min.
Asheville - 4 Hr.



**8 Hour
Drive**

Philadelphia - 6 Hr. 30 Min.
Columbus - 7 Hr. 50 Min.
Chattanooga - 6 Hr. 50 Min.
Pittsburgh - 8 Hr.
Orlando - 7 Hr. 20 Min.
Tampa - 8 Hr. 20 Min.
Montgomery - 7 Hr. 20 Min.
Cincinnati - 8 Hr. 20 Min.
New York - 7 Hr. 50 Min.



Local Rail Services include Class I rail provided by Norfolk Southern and CSX and short line services from the Aberdeen & Rockfish R.R. Co.



The **deep-water Port of Wilmington, NC** (1 Hr. 40 Min. from Downtown Fayetteville) offers a 600,000 TEU capacity terminal, 8 container cranes, and almost 1 million sq. ft. of prime covered and sprinklered storage.

SOURCE: FAYETTEVILLE CUMBERLAND COUNTY
ECONOMIC DEVELOPMENT CORPORATION



FAY Regional Airport



7,709 Ft. Runway That Accommodates
"Narrow Body" Cargo Jets

Connections Offered Through
Charlotte, Atlanta, & Washington, DC

American, Delta, United,
& Private Charter Services

RDU International Airport

400 Daily Domestic & International
Arrivals / Departures

10,000 Ft. Runway That
Accommodates Cargo Jets

Voted #9 Best Airport in the
U.S. by Airports Council
International



PROXIMITY



SITE PROXIMITY

- 0 minutes to I-95
- 20 minutes to NC 295
- 15 minutes to downtown Fayetteville
- 30 minutes to Fort Bragg

DISCLOSURES

WORKING WITH REAL ESTATE AGENTS

NOTE: Effective July 1, 2001, in every real estate sales transaction, a real estate agent shall, at first substantial contact directly with a prospective buyer or seller, provide the prospective buyer or seller with the following information [NC Real Estate Commission Rule 21 NCAC 58A.0104(c)].

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is working for you as your agent or simply working with you while acting as an agent of the other party.

This brochure addresses the various types of working relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

SELLERS

Seller's Agent

If you are selling real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers as your seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

Duties to Seller: The listing firm and its agents must:

- Promote your best interests
- Be loyal to you
- Follow your lawful instructions
- Provide you with all material facts that could influence your decisions
- Use reasonable skill, care and diligence

- Account for all monies they handle for you

Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

Services and Compensation: To help you sell your property, the listing firm and its agents will offer to perform a number of services for you. These may include:

- Helping you price your property
- Advertising and marketing your property
- Giving you all required property disclosure forms for you to complete
- Negotiating for you the best possible price and terms
- Reviewing all written offers with you
- Otherwise promoting your interests.

For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the commission or fee and whether you will allow the firm to share its commission with agents representing the buyer.

DUAL AGENT

You may even permit the listing firm and its agents to represent you and a buyer at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

It may be difficult for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although the dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

DISCLOSURES

WORKING WITH REAL ESTATE AGENTS

Buyer's Agent

Duties to Buyer: If the real estate firm and its agents represent you, they must:

- Promote your best interests
- Be loyal to you
- Follow your lawful instructions
- Provide you with all material facts that could influence your decisions
- Use reasonable skill, care and diligence
- Account for all monies they handle for you.

Once you have agreed (either orally or in writing) for the firm and its agents to be your buyer's agent, they may not give any confidential information about you to sellers or their agents without your permission so long as they represent you. But until you make this agreement with your buyer's agent, you should avoid telling the agent anything you would not want a seller to know.

Unwritten Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent and assist you for a time as a buyer's agent without a written agreement. But if you decide to make an offer to purchase a particular property, the agent must obtain a written agency agreement before writing the offer. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential. Be sure to read and understand any agency agreement before you sign it.

Services and Compensation: Whether you have a written or unwritten agreement, a buyer's agent will perform a number of services for you. These may include:

- Helping you
- Find a suitable property
- Arrange financing
- Learn more about the property
- Otherwise promote your best interests

If you have a written agency agreement, the agent can also help you prepare and submit a written offer to the seller.

A buyer's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first, but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your buyer's agent is spelled out in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

DUAL AGENT

You may permit an agent or firm to represent you and the seller at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your buyer's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your buyer's agent will ask you to amend the buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. It may be difficult for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although the dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated agency" where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of:

- What your relationship is with the dual agent
- What the agent will be doing for you in the transaction This can best be accomplished by putting the agreement in writing at the earliest possible time.

SELLER'S AGENT WORKING WITH A BUYER

If the real estate agent or firm that you contact does not offer buyer agency or you do not want them to act as your buyer agent, you can still work with the firm and its agents. However, they will be acting as the seller's agent (or "subagent"). The agent can still help you find and purchase property and provide many of the same services as a buyer's agent. The agent must be fair with you and provide you with any "material facts" (such as a leaky roof) about properties. But remember, the agent represents the seller - not you - and therefore must try to obtain for the seller the best possible price and terms for the seller's property.

DISCLAIMER

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner") to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Colliers International RDU. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the Owner or Colliers International RDU, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved 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 with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligation therein have been

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any another entity without the prior written authorization of the Owner or Colliers International RDU. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Colliers International RDU. If after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to Colliers International RDU.

DISCLAIMER

The information contained in this document has been obtained from sources believed reliable. While Colliers International RDU does not doubt its accuracy, Colliers International RDU has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of

the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. 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. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Colliers International RDU and the Colliers International logo are service marks of Colliers International 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.

AFFILIATED BUSINESS DISCLOSURE

Colliers International RDU operates within a global family of Colliers companies with many subsidiaries and/or 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. In some cases. The names of these Affiliates show no reference to the Colliers Affiliation. At all times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Offering Memorandum may be received by our Affiliates, including ACRE Properties, LLC; ACRE, LLC. Those, or other, Affiliates may express an interest in the property described in this Offering Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither Colliers International RDU nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, Colliers International RDU will act in the best interest of the client(s) it represents in the transaction described in this Offering Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Offering Memorandum.



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