

# Davie County Opportunity Zone Prospectus

*Prime Investment Opportunities in  
Davie County*



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LANDSCAPE ARCHITECTURE   CIVIL ENGINEERING   LAND PLANNING

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# Key Features of Davie County



## General Information

<b>Size</b>	267 sq.mi. (159 Person/ Sq. mi)
<b>Location</b>	Piedmont Triad Region
<b>Nearby Cities</b>	Winston-Salem (25 miles) Greensboro (50 miles) Charlotte (60 miles) Raleigh (125 miles)
<b>Highways &amp; Interstates</b>	I-40, US 601, US 64, US 158, NC 801, & Railroad
<b>Airports</b> (w/in 1 hour drive)	Charlotte Douglas International Piedmont Triad International Airport Smith-Reynolds Airport
<b>Colleges/ Universities</b> (w/in 1 hour drive)	14

## Demographics

<b>Population (2016 est.)</b>	42,211 people
<b>Population (2037 est.)</b>	53,084 people (24% increase)
<b>Growth Rate</b>	52% increase over past 25 years 2nd fastest growth rate in Winston-Salem Metro Area
<b>Ratings</b> (as of October 2018)	S&P Global Rating - 'AA+' Moody's Rating - 'Aa2'

## Economics

<b>Average Income</b>	\$45,625 Per Capita (NC Avg. \$38,618)
<b>Median Household Income</b>	\$53,493 (NC Median - \$52,752)
<b>Poverty</b>	14% below poverty line. (below state and national average)
<b>Median Home Value</b>	\$169,300
<b>Unemployment Rates</b>	3.4 % - 3.9 % (one of lowest rates in state)
<b>Job Growth Per Capita</b>	23% growth (from 2013 to 2017) (compared to 14.3% in Mecklenburg County and 14.1% in Wake County)
<b>Ongoing Development</b>	Davie County leads Piedmont Triad region and the state in percentage Job Growth Per Capita.  Development of spec buildings and business parks yielding hundreds of new jobs
<b>Utility Initiatives</b>	In the process of designing and constructing a sewer expansion project for north eastern corridor through an Interlocal Agreement with Winston-Salem/Forsyth County Utilities Commission  Conducting a Joint Utility Study with the Town of Mocksville to assess possible County regionalization of their soon to be expiring older systems as a strategy to plan to for future  The County has a policy to invest a minimum of \$500,000 per year to replace and/or extend water and/or sewer lines

## Education

<b>Schools</b>	12 Total 6 Elementary 3 Middle Schools 1 Traditional (New) High School 1 Alternative School 1 Early College High School
<b>Annual Enrollment</b>	6,000+ students in K-12
<b>Graduation Rate</b>	87.3% (NC Average is 86%)
<b>County Investment</b>	\$1,870 expense per student
<b>Higher Education</b>	Davie/Davidson Community College (DCCC) 12 Curriculum Programs with planned expansions in Healthcare, Human Services, and other fields.
<b>Davie Works</b>	Workforce development partnership with Davie County Economic Development Commission. Focuses on workforce training and improving job growth by aligning resources to business needs.
<b>Externship Program</b>	Provides educators with the ability to engage students with local business opportunities by participating in workforce development training and company tours.
<b>Ignite Davie K-14 Initiative</b>	Spearheaded between the public and private sector, community foundation, and local community college. Allows next graduating high school class to attend the community college at no charge for up to three years post-graduation.

## Amenities

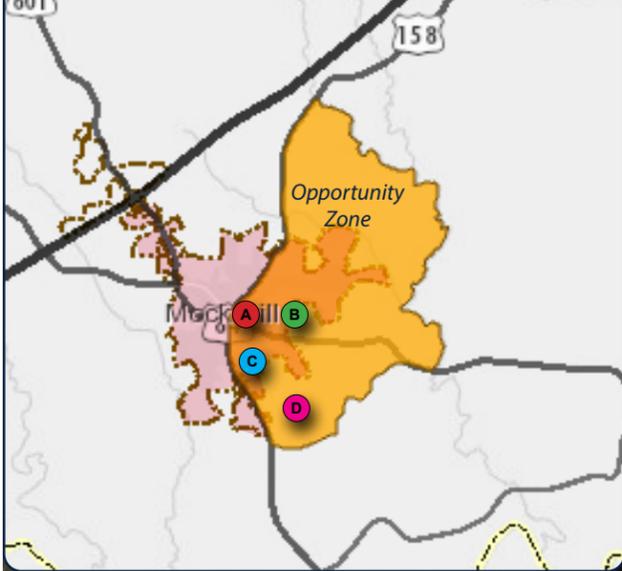
<b>Parks</b>	Rich Municipal Park River Park at Cooleemee Falls Future County Park (re-purposing former high school)
<b>Greenways</b>	Rich Park Connector, Plans for Expansion
<b>Golf Courses</b>	4
<b>Community Centers</b>	5
<b>Athletic Facilities</b>	BB&T Sports Park (13 Field Soccer Complex) Future Carolina Athletic Performance (Mega Indoor Sports / Rehabilitation Complex) Davie Little League Complex
<b>Vineyards/Wineries</b>	4+ (award winning)
<b>Event Venues</b>	Brock Performing Arts Center (485 seats) Winmock
<b>Other Events</b>	Festivals/Farmers Market/Cruise-ins



Plans shown are conceptual designs based on limited information. Actual site conditions may impact layout as shown. Additional studies recommended to verify existing conditions.



Davie County Opportunity Zone



# Opportunity Zone Sites

**A** Depot Street Corridor

**B** Highway 64 Site

**C** Main St. & Eaton Rd.

**D** Highway 601 S. Site

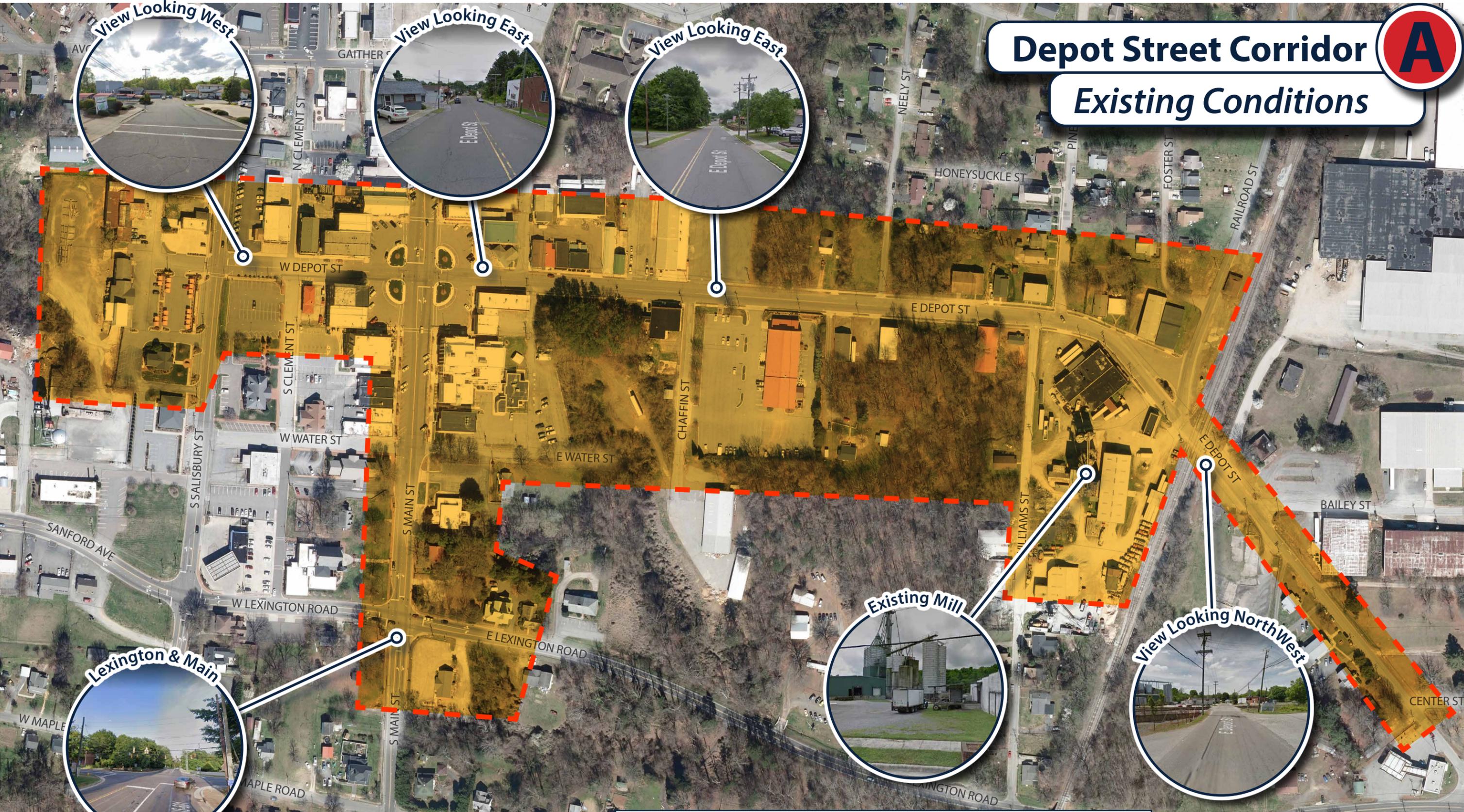


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# Depot Street Corridor

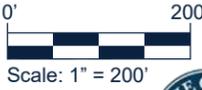
## Existing Conditions



The Depot Street Corridor provides a mix of development opportunities ranging from new infill projects to re-development and repurposing of existing infrastructure.



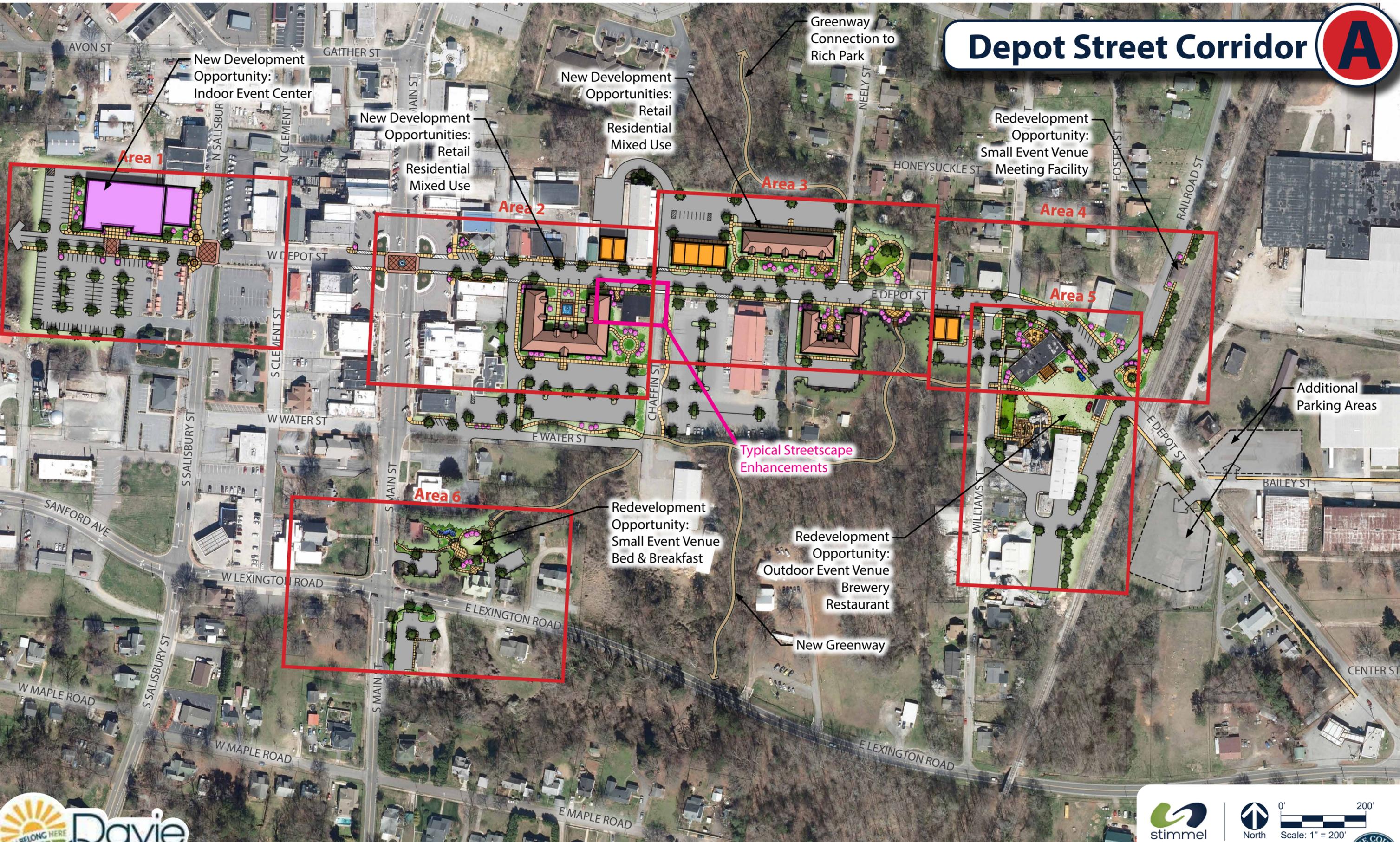
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Opportunity Zone - Depot Street Corridor



# Depot Street Corridor A



New Development Opportunity:  
Indoor Event Center

New Development Opportunities:  
Retail  
Residential  
Mixed Use

New Development Opportunities:  
Retail  
Residential  
Mixed Use

Greenway Connection to Rich Park

Redevelopment Opportunity:  
Small Event Venue  
Meeting Facility

Additional Parking Areas

Redevelopment Opportunity:  
Small Event Venue  
Bed & Breakfast

Typical Streetscape Enhancements

Redevelopment Opportunity:  
Outdoor Event Venue  
Brewery  
Restaurant

New Greenway



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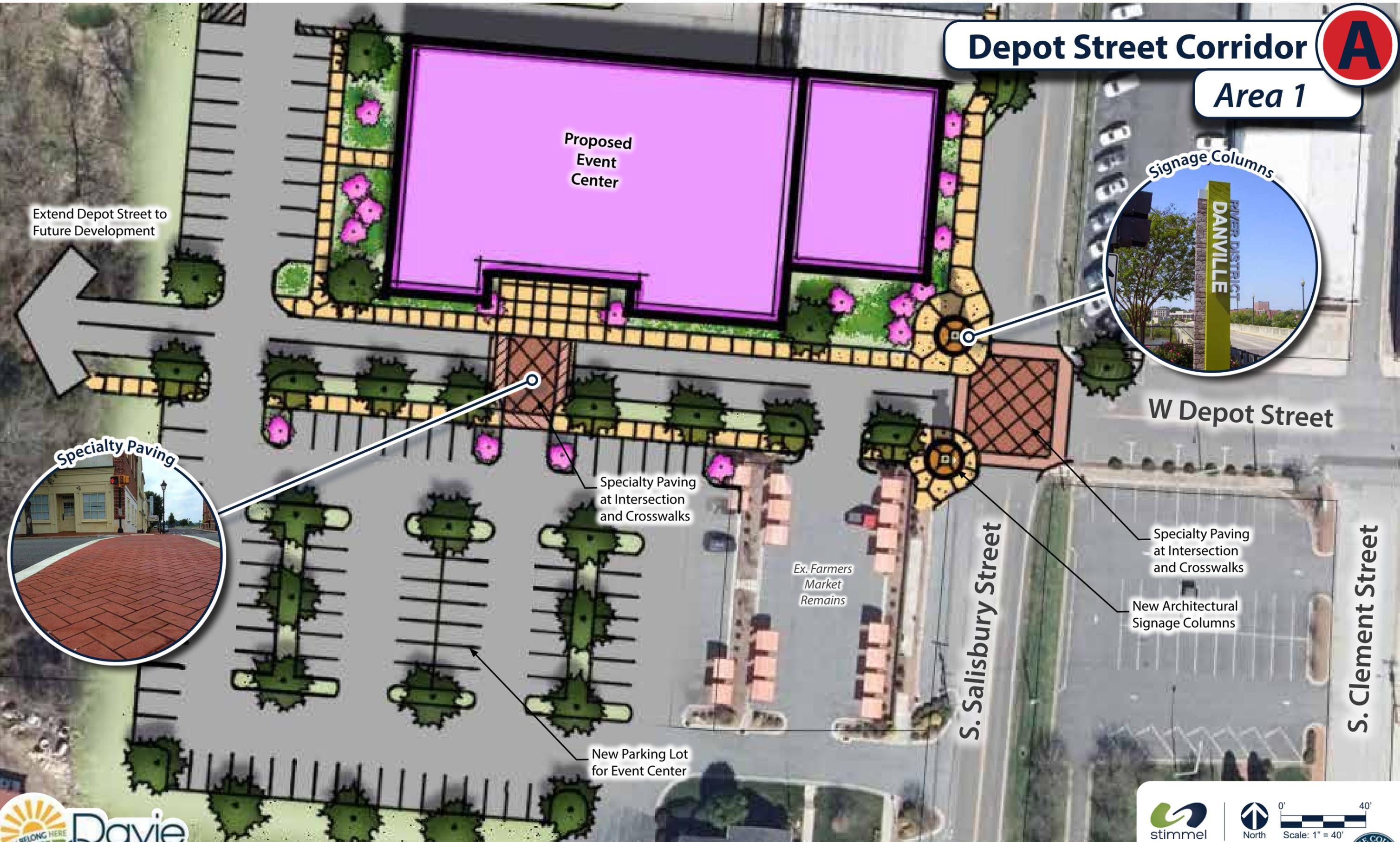
Opportunity Zone - Depot Street Corridor



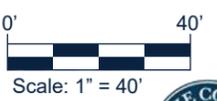
# Depot Street Corridor

# A

## Area 1



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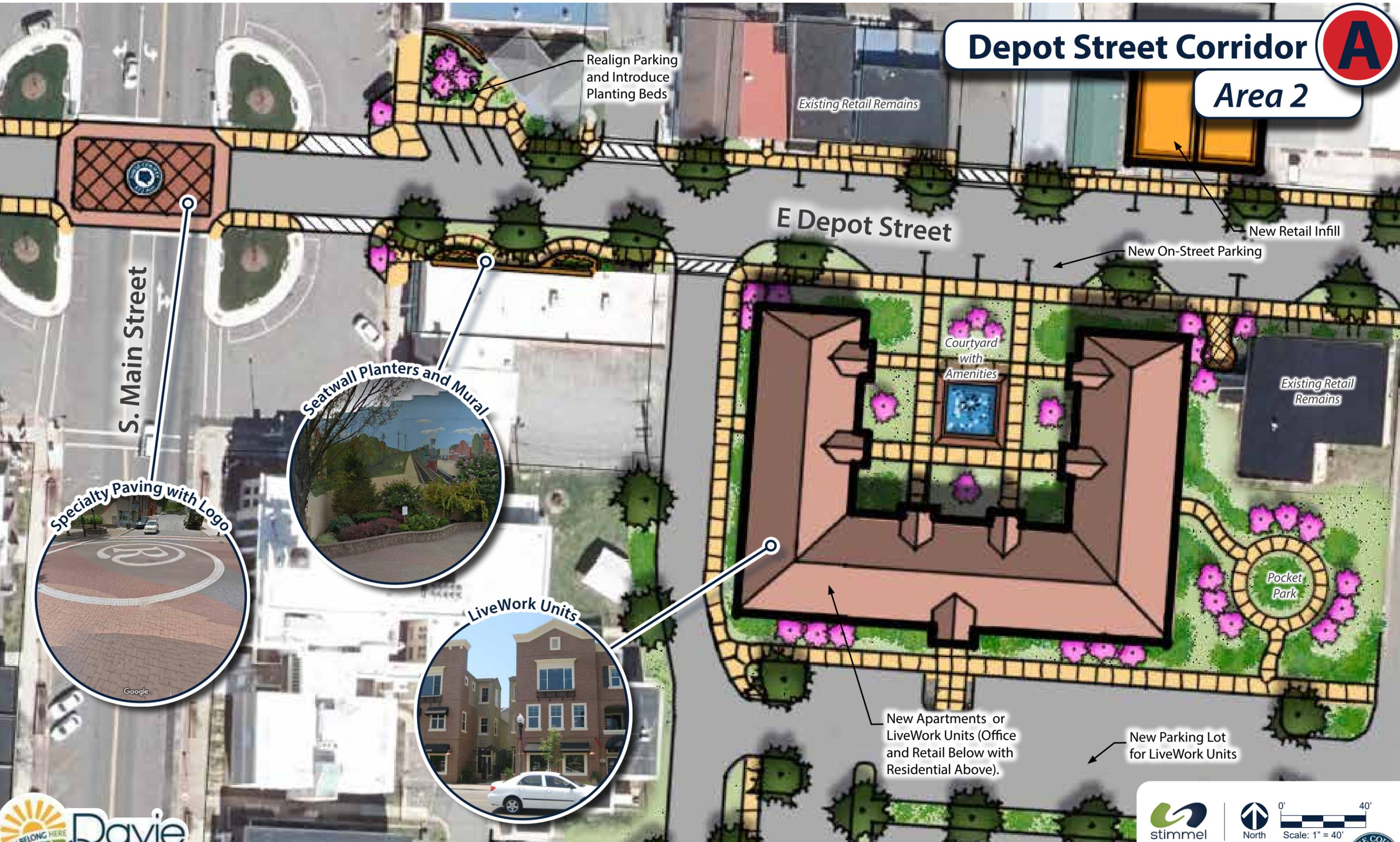


### Opportunity Zone - Depot Street Corridor



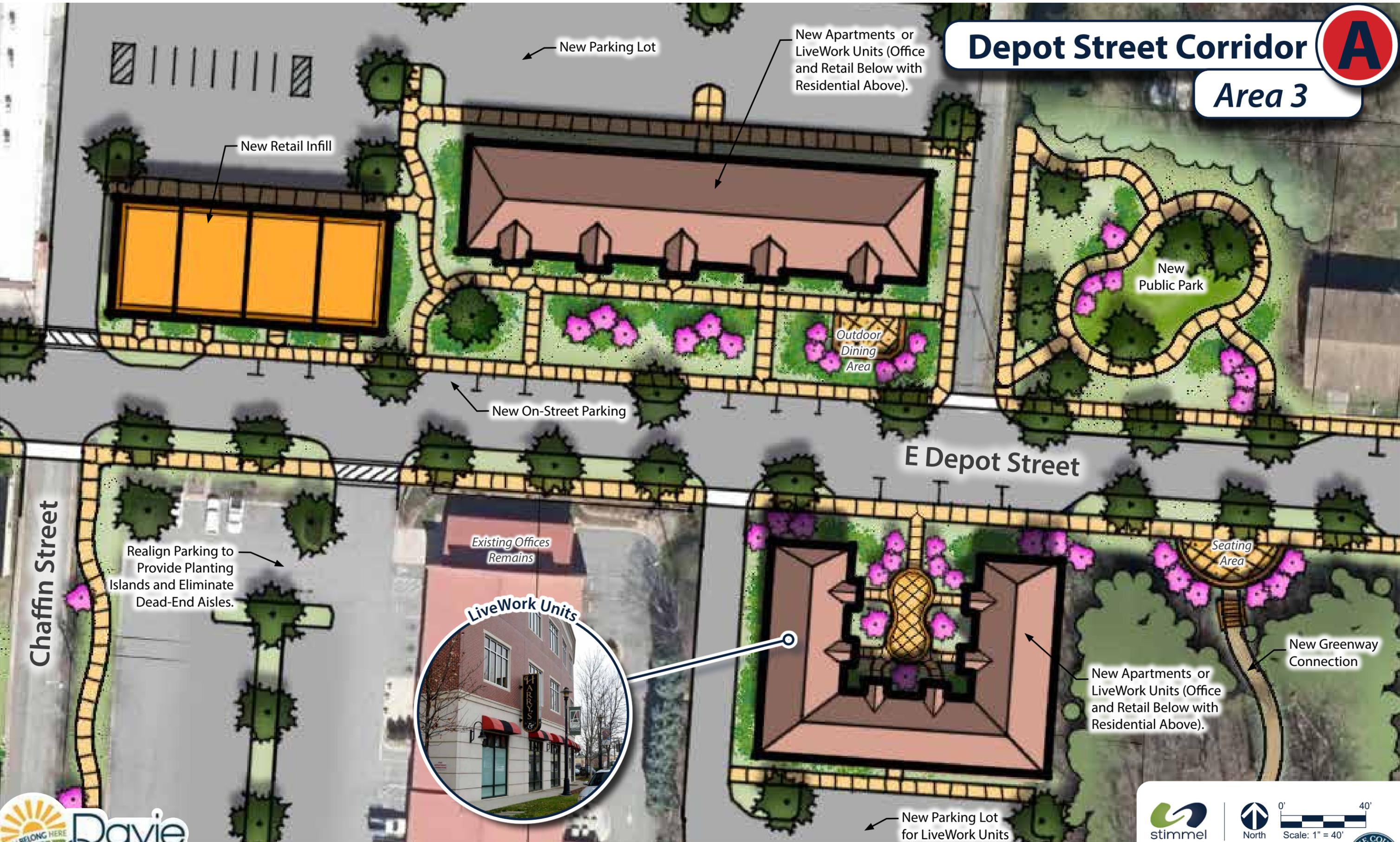
# Depot Street Corridor A

## Area 2



# Depot Street Corridor A

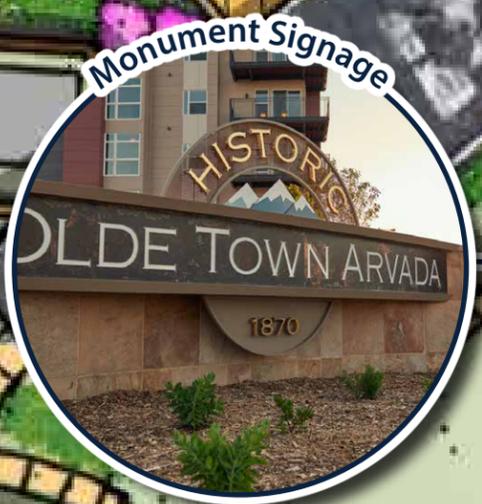
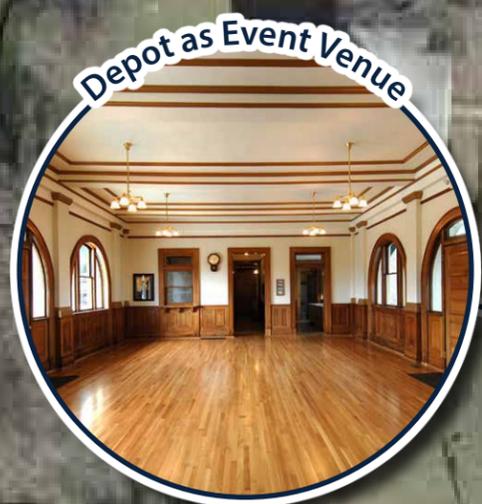
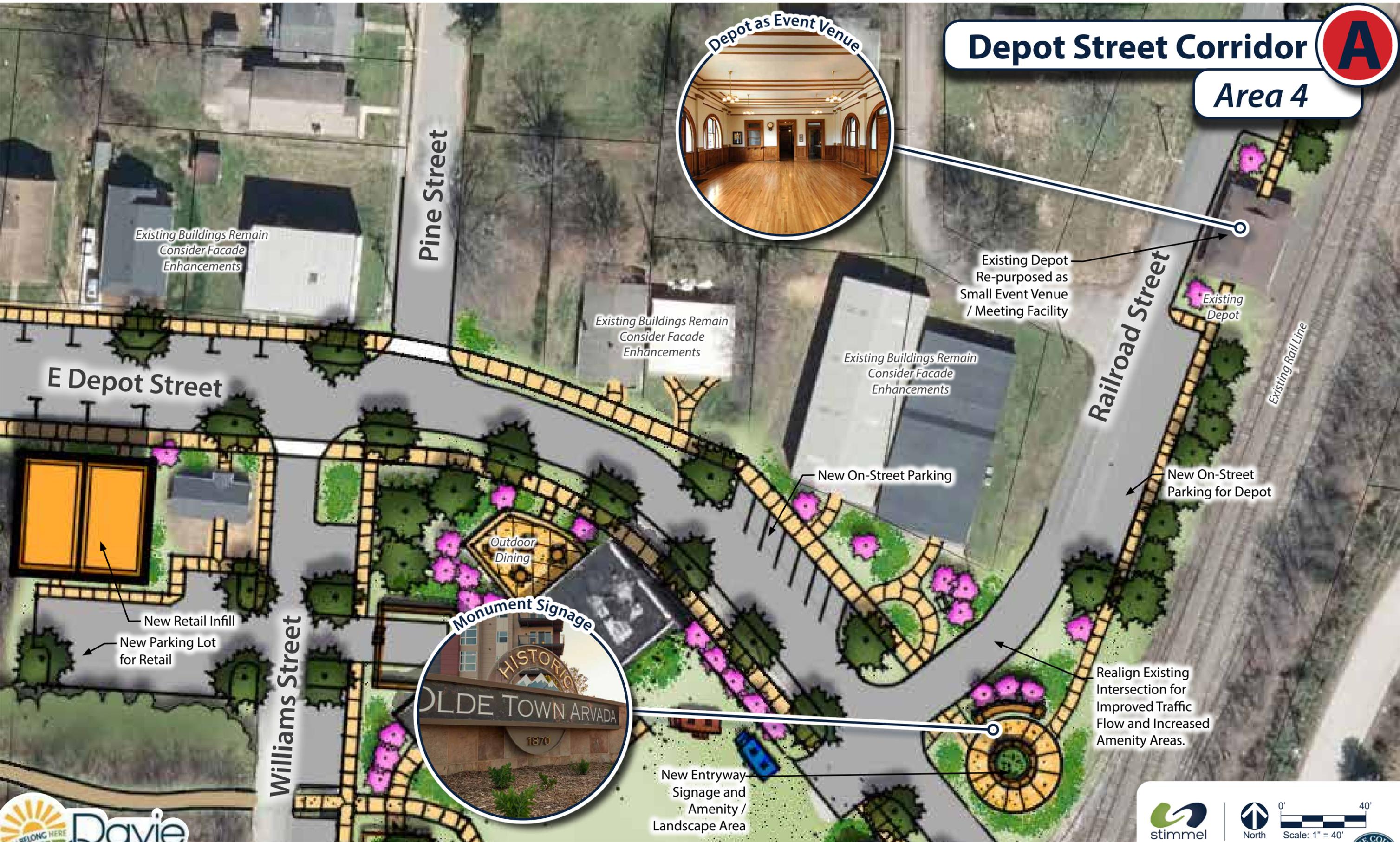
## Area 3



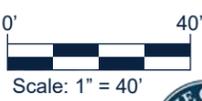
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# Depot Street Corridor A

## Area 4



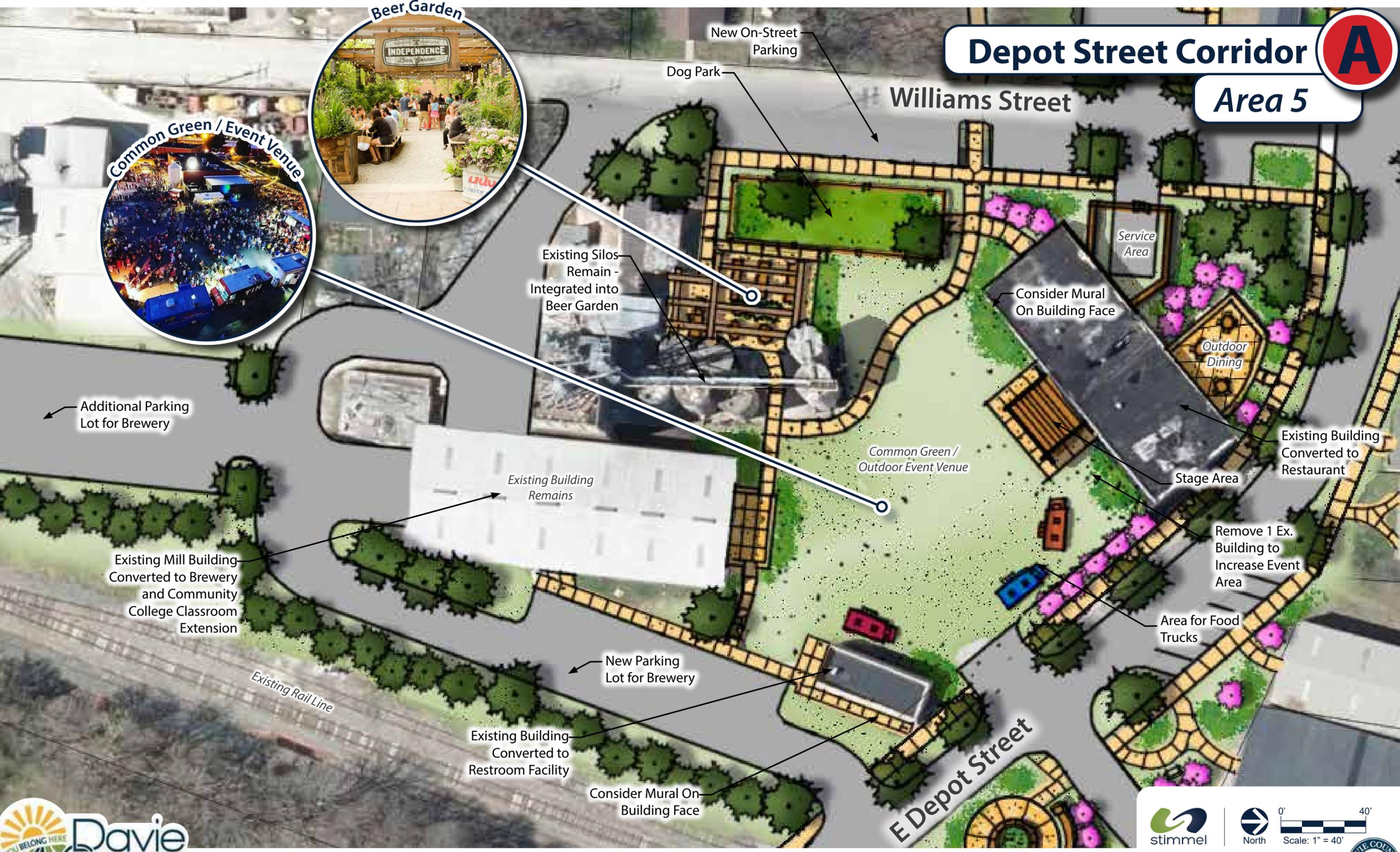
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**Opportunity Zone - Depot Street Corridor**

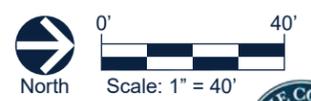
# Depot Street Corridor

## Area 5



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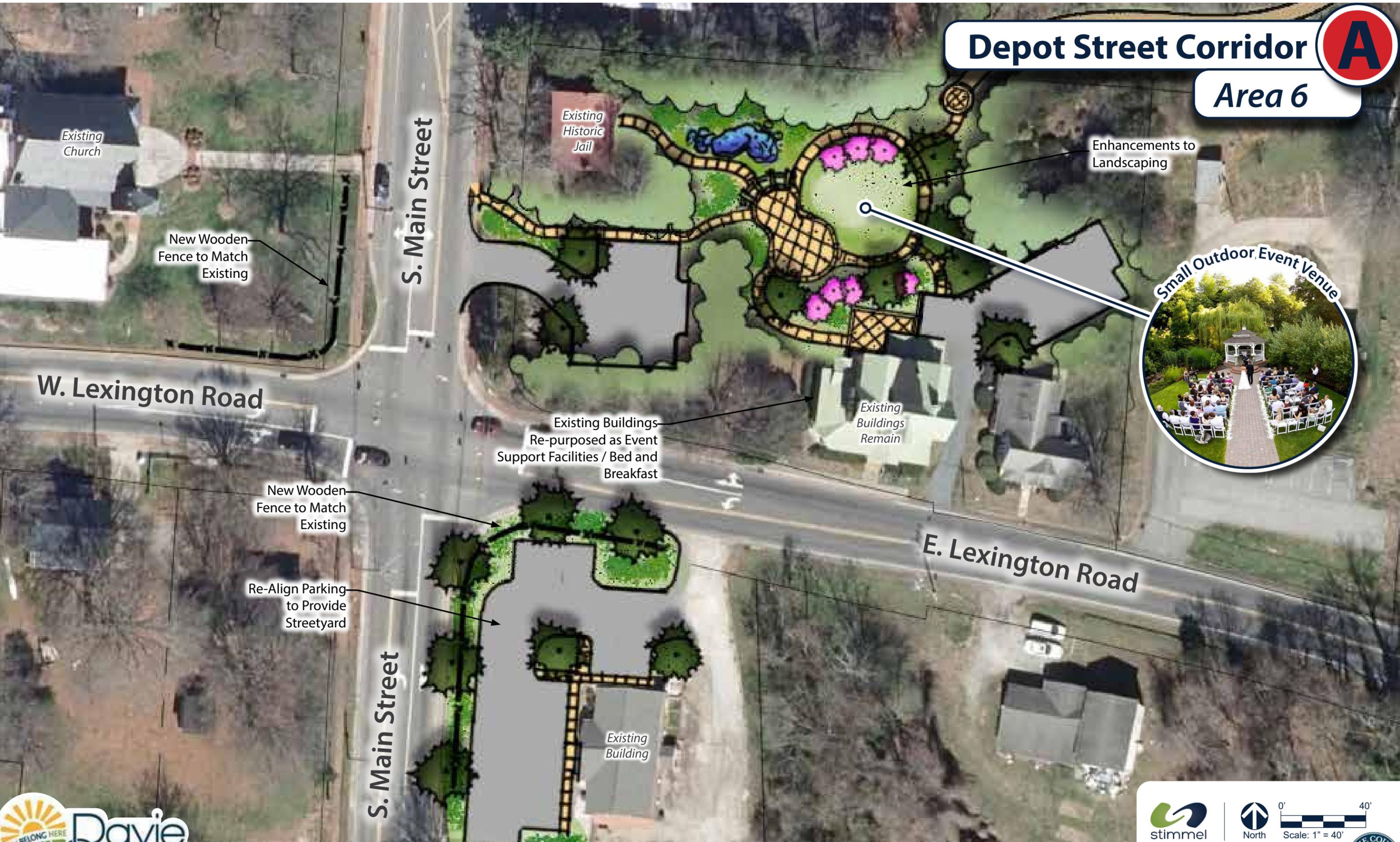
Opportunity Zone - Depot Street Corridor



# Depot Street Corridor



## Area 6



Plans shown are conceptual designs based on limited information. Actual site conditions may impact layout as shown. Additional studies recommended to verify existing conditions.



Opportunity Zone - Depot Street Corridor





Existing Conditions

# Depot Street Corridor



## Typical Streetscape Enhancements



New Paint

New Street Trees

Hanging Signs

Provide Sidewalk and Widen Existing Walks (6-8')

New On-Street Parking (Provides Traffic Calming and Close Proximity Parking)

Depot Street

Foundation Landscape Beds

Entry Enhancements

Architectural Enhancements

Pocket Plazas / Seating Areas With Landscaping

New Landscape Islands (Provides Visual Appeal & Buffer Pedestrians from Traffic Flow)

Planters & Window Boxes

Pedestrian Scale Lighting with Banners



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Opportunity Zone - Depot Street Corridor



# Key Features

## General Information

<b>Jurisdiction:</b>	Town of Mocksville & Mocksville ETJ
<b>Size:</b>	229.6 AC+/-
<b>Existing Zoning:</b>	GI (General Industrial District) NR (Neighborhood Residential) FP (Floodplain District)
<b>Ownership:</b>	Foltz Enterprises
<b>Parcel Number:</b>	# 5748336779
<b>Assessed Value:</b>	\$1,434,880

## Site Characteristics

<b>Site Features:</b>	Wooded
<b>Current Use:</b>	Agriculture Forestry
<b>Elevation:</b>	Lowest: 720' +/- Highest: 820' +/-
<b>Blue Line Streams:</b>	Perennial & Intermittent per USGS Map
<b>Watershed District:</b>	N/A
<b>Floodplain:</b>	100 Year Floodplain Exists Along Stream Feature

## Utilities

<b>Water:</b>	12" Water Line Along Perimeter
<b>Sewer:</b>	16" & 18" Gravity Line Running Through Site

## Access

<b>Roads:</b>	Bethel Church Road Bailey Street Opportunity for Direct Connection to Hwy 64
<b>Rail:</b>	No
<b>Nearest Interstate :</b>	Interstate 40 4.9 Miles via Hwy 64
<b>Nearest Airport :</b>	GSO - 49 Miles +/- CLT - 63 Miles +/-

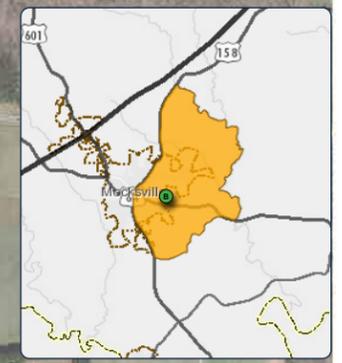
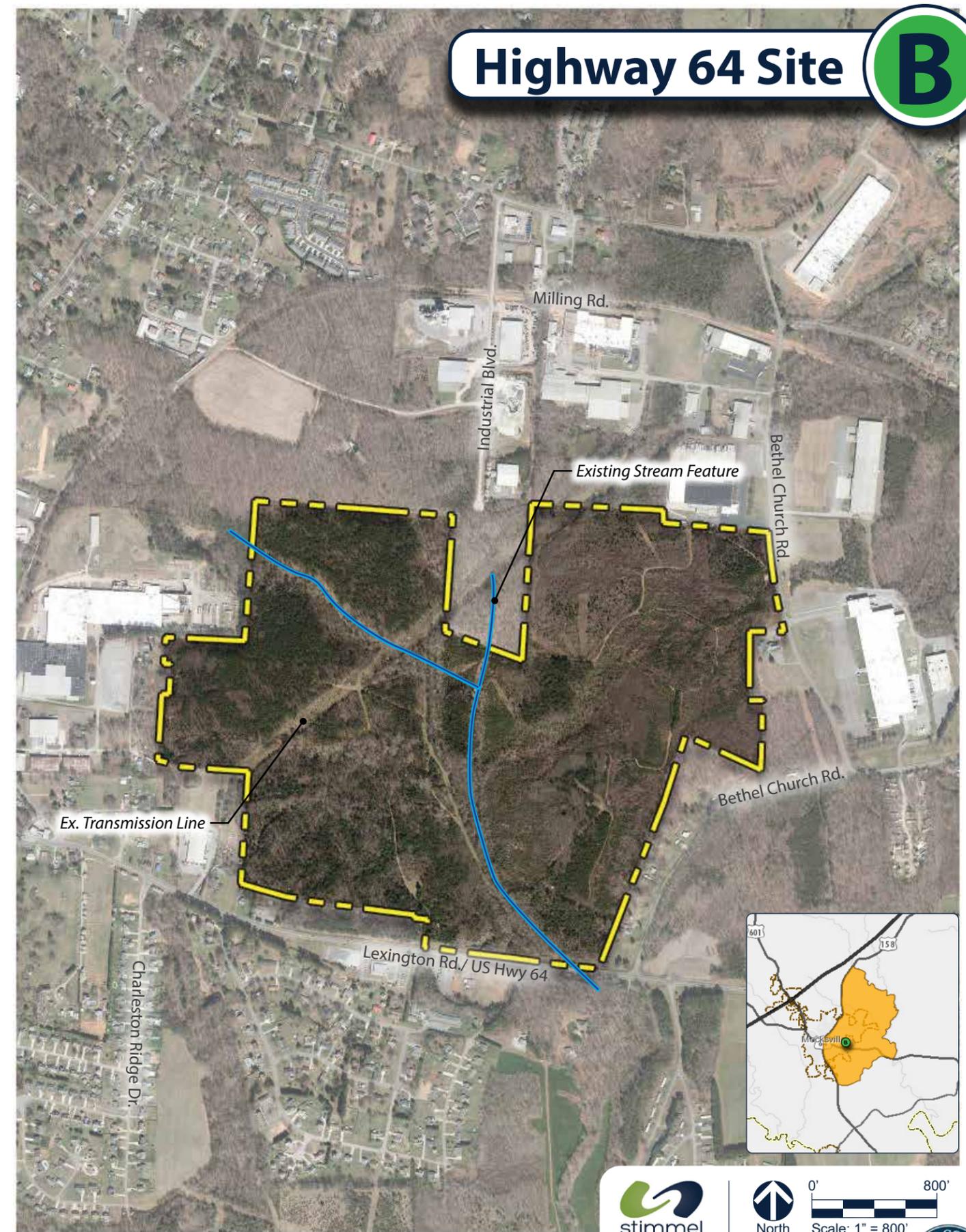
## Key Opportunities

<b>Investment Opportunity:</b>	New Development
<b>Ideal Project Type:</b>	Industrial Facilities (Manufacturing & Warehouse), Flex - Office, Business Park
<b>Other Notes:</b>	Potential for Internal Road Connection (Requires Stream Crossing) Rezoning of Western "NR" Portion Will Be Required for Industrial Uses Transmission Line Extends Across Western Portion of Site



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# Highway 64 Site



## Opportunity Zone - Highway 64 Site



# Highway 64 Site B

**Common Area**  
Lot Size: 52.4 Acres +/-

**Lot 2**  
Lot Size: 14.2 Acres +/-  
Building Size: 60,000 SF +/-

**Lot 1**  
Lot Size: 11.6 Acres +/-  
Building Size: 70,000 SF +/-

**Lot 10**  
Lot Size: 38.4 Acres +/-  
Building Size: 306,000 SF +/-

**Lot 9**  
Lot Size: 21.1 Acres +/-  
Building Size: 153,000 SF +/-

**Lot 3**  
Lot Size: 7.2 Acres +/-  
Building Size: 30,000 SF +/-

**Lot 4**  
Lot Size: 6.2 Acres +/-  
Building Size: 40,000 SF +/-

**Lot 5**  
Lot Size: 6.5 Acres +/-  
Building Size: 40,000 SF +/-

**Lot 6**  
Lot Size: 5.1 Acres +/-  
Building Size: 25,000 SF +/-

**Lot 7**  
Lot Size: 5.1 Acres +/-  
Building Size: 50,000 SF +/-

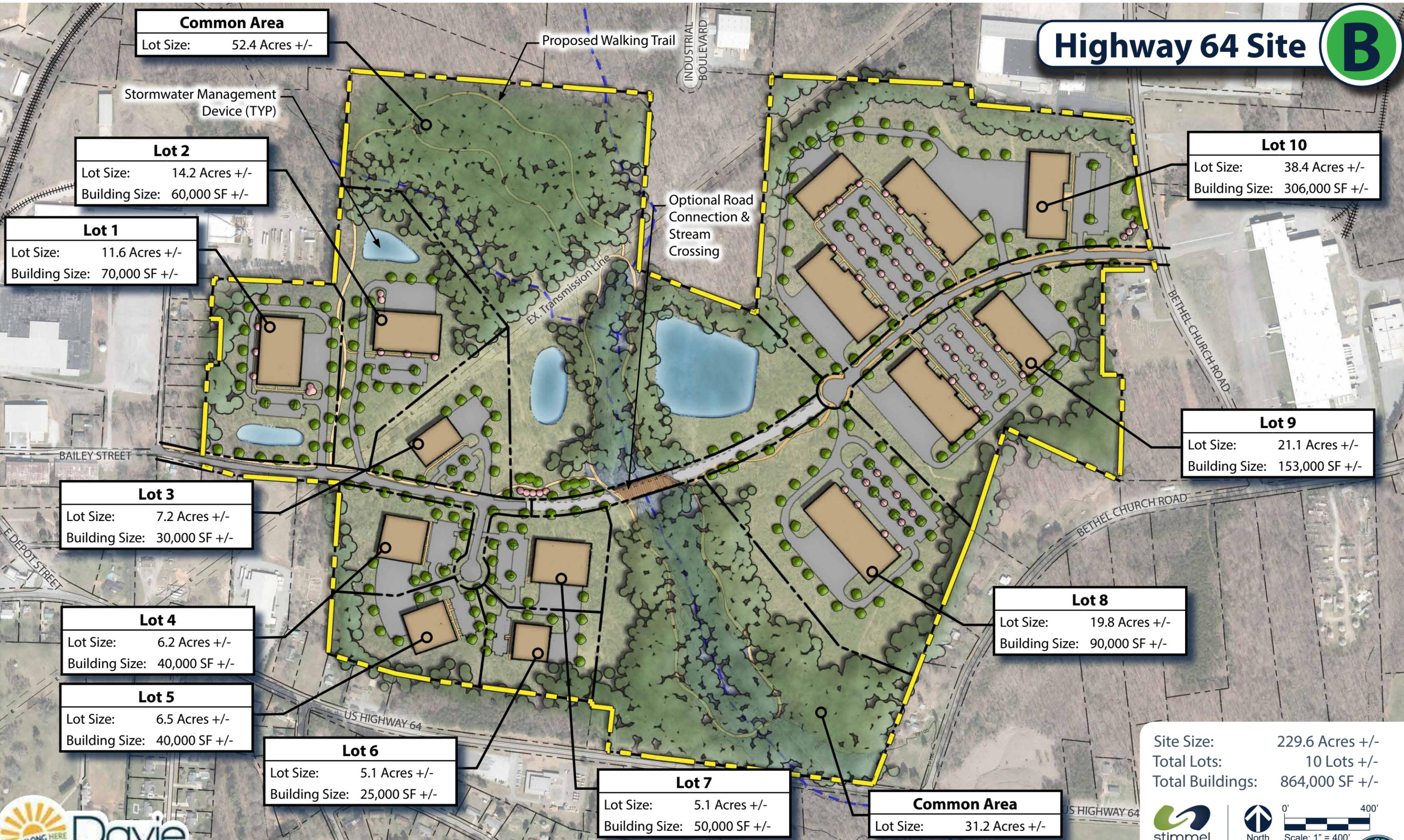
**Lot 8**  
Lot Size: 19.8 Acres +/-  
Building Size: 90,000 SF +/-

**Common Area**  
Lot Size: 31.2 Acres +/-

Site Size: 229.6 Acres +/-  
Total Lots: 10 Lots +/-  
Total Buildings: 864,000 SF +/-



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# Key Features

## General Information

<b>Jurisdiction:</b>	Town of Mocksville & Mocksville ETJ
<b>Size:</b>	West Parcel: 14.14 AC +/- East Parcel: 66.20 AC +/- Total: 80.34 AC +/-
<b>Existing Zoning:</b>	GI (General Industrial District) NR (Neighborhood Residential) FP (Floodplain District)
<b>Ownership:</b>	West Parcel: Davie Development Company LLC East Parcel: William E Hall, Etal Harris Family Trust
<b>Parcel Number:</b>	West Parcel: # 5738707314 East Parcel: # 5737897493
<b>Assessed Value:</b>	West Parcel: \$684,380 East Parcel: \$651,800

## Utilities

<b>Water:</b>	12" Line Along Eaton Road 12" Line Along East Boundary 6" Line Along Main Street
<b>Sewer:</b>	8" & 12" Gravity Lines On North Boundary of Sites 8" on Main Street

## Site Characteristics

<b>Site Features:</b>	Wooded Ex. Industrial Facility
<b>Current Use:</b>	Industrial Forestry
<b>Elevation:</b>	Lowest: 728' +/- Highest: 818' +/-
<b>Blue Line Streams:</b>	Intermittent per USGS Map
<b>Watershed District:</b>	Yes. Portion of West Parcel Lies Within the Watershed IV-P Area.
<b>Floodplain:</b>	100 Year Floodplain Does Not Extend onto Site

## Access

<b>Roads:</b>	S. Main Street Eaton Road
<b>Rail:</b>	Yes - West Parcel
<b>Nearest Interstate :</b>	Interstate 40 4.6 Miles via Main Street & Hwy 64
<b>Nearest Airport :</b>	GSO - 48 Miles +/- CLT - 63 Miles +/-

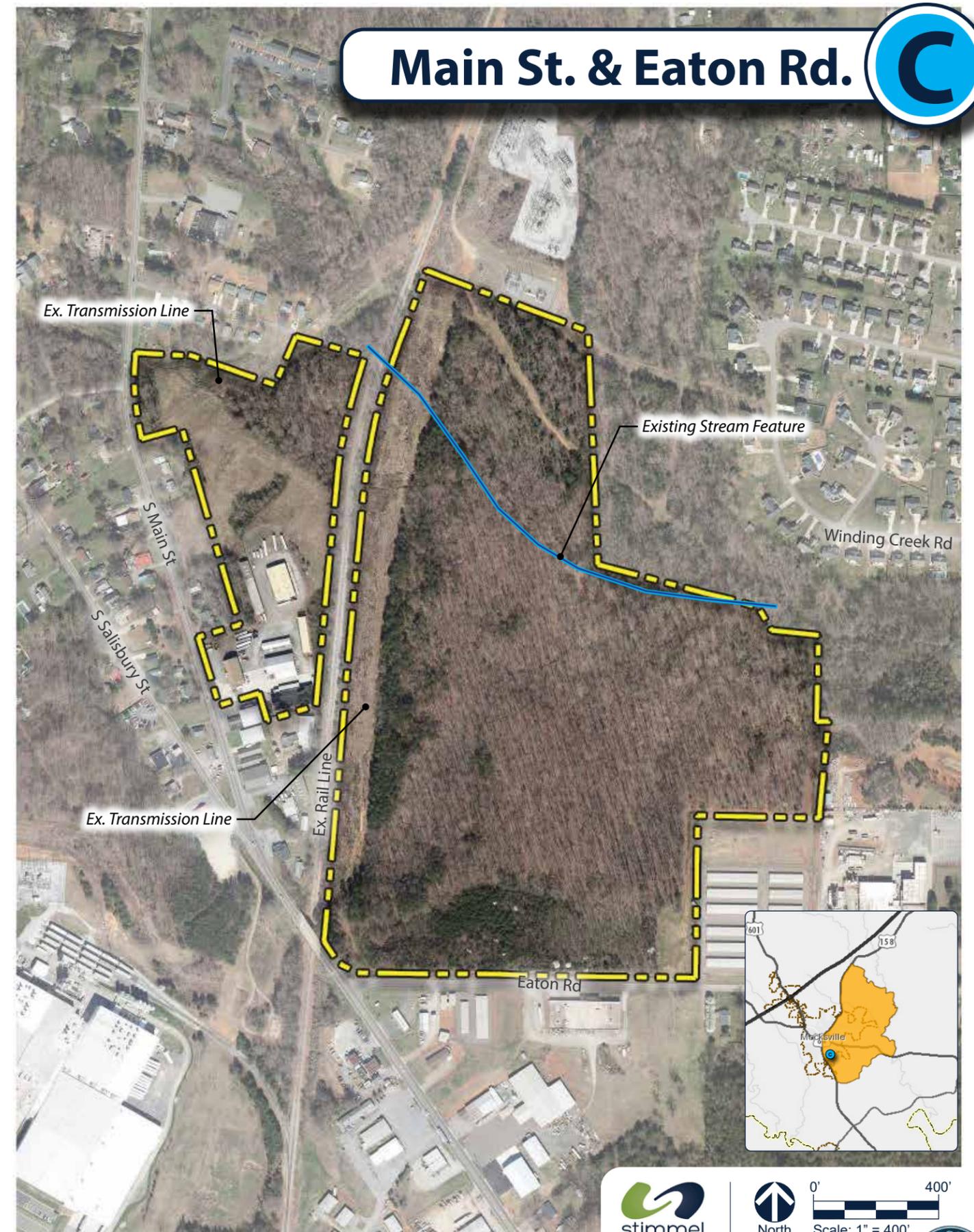
## Key Opportunities

<b>Investment Opportunity:</b>	New Development
<b>Ideal Project Type:</b>	Industrial Facilities (Manufacturing & Warehouse), Flex - Office, Business Park
<b>Other Notes:</b>	Rezoning of "NR" Corner of West Parcel Will Be Required for Industrial Uses Transmission Lines Extend Across NW Portion of West Parcel and Along West Boundary of East Parcel



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# Main St. & Eaton Rd.



## Opportunity Zone - Main St. & Eaton Rd. Site



# Main St. & Eaton Rd.



## Concept 1

**Lot 1**  
Lot Size: 15.86 Acres +/-  
Building Size: 100,000 SF +/-

Transmissions Line  
Within Easement  
(Typ.)

30' Stream Buffer

Intermittent Stream  
Feature Per USGS

**Common Area**  
Lot Size: 17.34 Acres +/-

**Lot 4**  
Lot Size: 6.6 Acres +/-  
Building Size: 20,000 SF +/-

Winding Creek Rd

Charleston Ridge Dr

Winding Creek Rd

**Lot 3**  
Lot Size: 8.64 Acres +/-  
Building Size: 60,000 SF +/-

Existing Railroad

**Lot 5**  
Lot Size: 12.06 Acres +/-  
Building Size: 30,000 SF +/-

**Lot 8**  
Lot Size: 3.86 Acres +/-  
Building Size: 50,000 SF +/-

Open Space

**Lot 2**  
Lot Size: 7.29 Acres +/-  
Building Size: 50,000 SF +/-

**Lot 6**  
Lot Size: 4.47 Acres +/-  
Building Size: 30,000 SF +/-

**Lot 7**  
Lot Size: 3.45 Acres +/-  
Building Size: 50,000 SF +/-

Site Size: 80.34 Acres +/-  
Total Lots: 8 Lots +/-  
Total Building SF: 390,000 SF +/-



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### Opportunity Zone - Main St. & Eaton Rd. Site



# Main St. & Eaton Rd.



## Concept 2

**Lot 1**  
Lot Size: 16.68 Acres +/-  
Building Size: 180,000 SF +/-

**Common Area**  
Lot Size: 13.49 Acres +/-

**Lot 4**  
Lot Size: 17.96 Acres +/-  
Building Size: 175,000 SF +/-

**Lot 3**  
Lot Size: 15.49 Acres +/-  
Building Size: 125,000 SF +/-

**Lot 2**  
Lot Size: 10.47 Acres +/-  
Building Size: 125,000 SF +/-

**Lot 5**  
Lot Size: 7.54 Acres +/-  
Building Size: 100,000 SF +/-

Note: 3 Additional Properties To Be Acquired To Maximize Lot Size

Proposed Rail Connection

Transmissions Line Within Easement (Typ.)

30' Stream Buffer

Intermittent Stream Feature Per USGS

SWM Device

SWM Device

Existing Railroad

Main Street / HWY 100

Salisbury Street

Winding Creek Rd

Applegate Ct

Charleston Ridge Dr

Winding Creek Rd

Eaton Dr.

Site Size: 82.90 Acres +/-  
Total Lots: 5 Lots +/-  
Total Building SF: 705,000 SF +/-



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Opportunity Zone - Main St. & Eaton Rd. Site



# Key Features

## Highway 601 S. Site



### General Information

<b>Jurisdiction:</b>	Unincorporated Davie County
<b>Size:</b>	283.60 AC+/-
<b>Existing Zoning:</b>	R-A (Residential-Agricultural)
<b>Ownership:</b>	Bingham Family Holdings
<b>Parcel Number:</b>	# 5747363541
<b>Assessed Value:</b>	\$1,141,770

### Site Characteristics

<b>Site Features:</b>	Wooded
<b>Current Use:</b>	Agriculture Forestry
<b>Elevation:</b>	Lowest: 696' +/- Highest: 830' +/-
<b>Blue Line Streams:</b>	Perennial & Intermittent per USGS Map Leonard Creek
<b>Watershed District:</b>	N/A
<b>Floodplain:</b>	100 Year Floodplain Exists Along Small Portion of Site Along Northern Stream

### Utilities

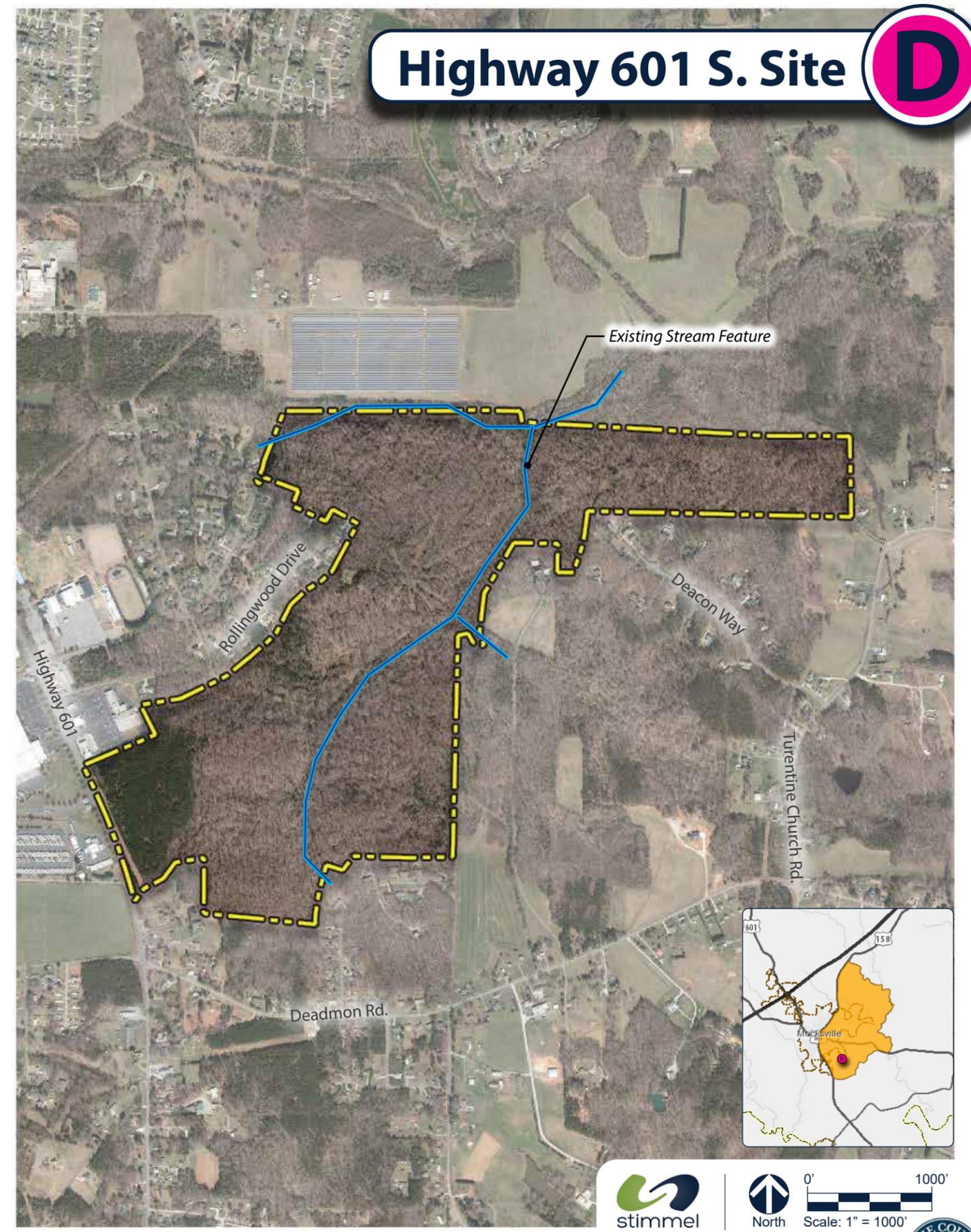
<b>Water:</b>	12" Line Along Highway 601 6" Line Along Rollingwood Dr.
<b>Sewer:</b>	8" Gravity Line Running Through Site

### Access

<b>Roads:</b>	Highway 601 Southwood Drive Rollingwood Drive
<b>Rail:</b>	No
<b>Nearest Interstate :</b>	Interstate 40 5.6 Miles via Hwy 601 to 64
<b>Nearest Airport :</b>	GSO - 49 Miles +/- CLT - 63 Miles +/-

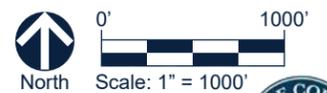
### Key Opportunities

<b>Investment Opportunity:</b>	New Development
<b>Ideal Project Type:</b>	Mixed Use - Commercial, Multifamily, and Single Family Residential
<b>Other Notes:</b>	Provides Greenway and Pedestrian Connections to New County Park Rezoning Will Be Required for Multifamily and Commercial Uses

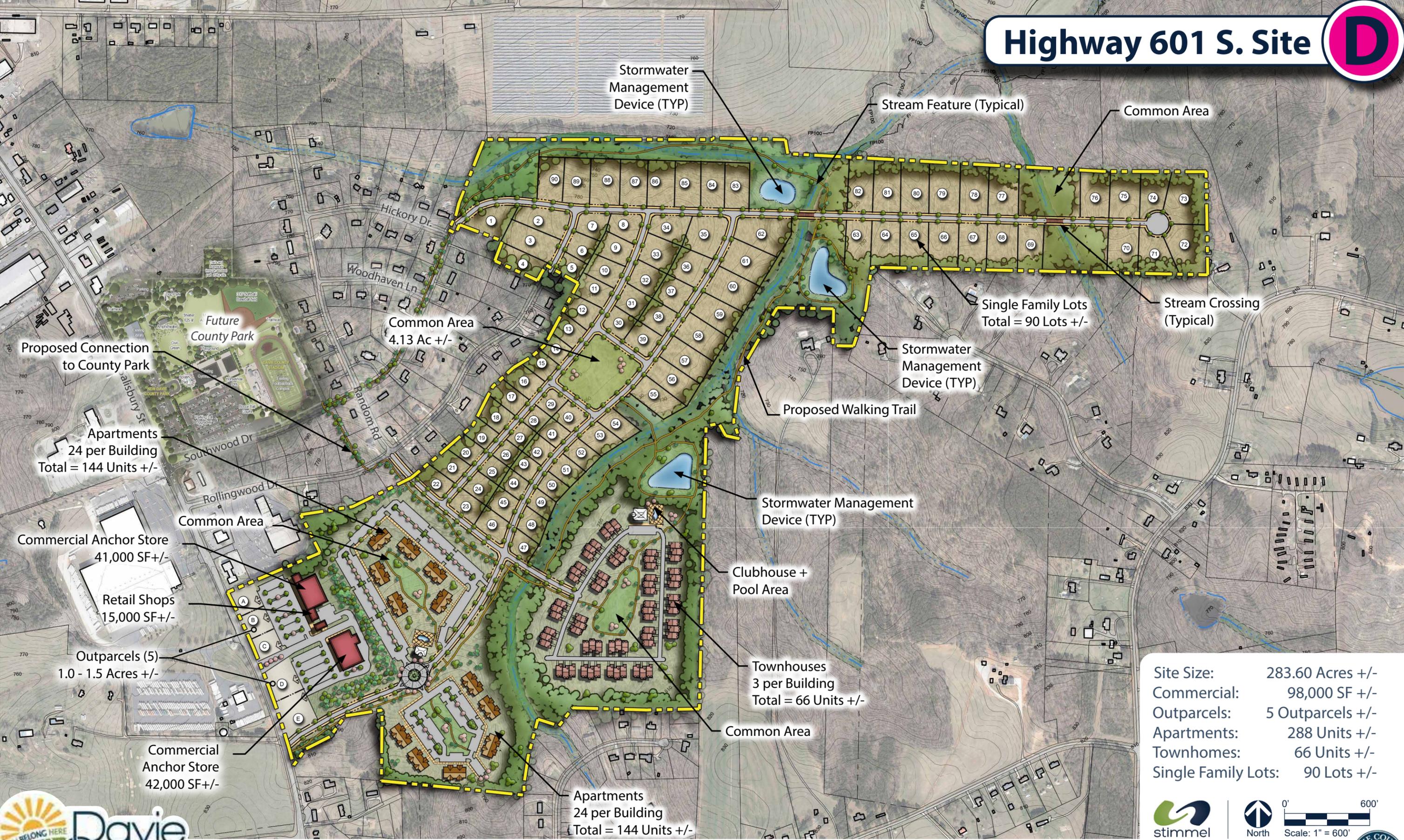


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## Opportunity Zone - Highway 601 S. Site

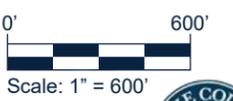


# Highway 601 S. Site



Site Size:	283.60 Acres +/-
Commercial:	98,000 SF +/-
Outparcels:	5 Outparcels +/-
Apartments:	288 Units +/-
Townhomes:	66 Units +/-
Single Family Lots:	90 Lots +/-







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