



Graeme M. Keith  
Chairman

May 2, 2018

Mr. and Mrs. Verner Stanley  
4108 Pomfret Lane  
Charlotte, NC 28211

Dear Anna and Verner,

I really enjoyed your visit to my office last week, and I was impressed with your 450 acre site in Gastonia. The proposed access to the property across I-85 and to Cox Road and Lowell exits will provide access to the land from four directions. In our opinion, this site should be attractive for a number of uses including single family, multi-family residential, office and medical office, light industrial and retail.

Its proximity to Charlotte, which is one of the fastest growing cities in the Southeast, should cause this property to continue to grow because ready to develop property close to the interstate will be appealing to both residential and commercial developers, particularly with existing utilities already in place.

The Keith Corporation would be interested in having additional discussions with your family regarding development of the property, after funds are obtained to bridge the connector over I-85.

I hope this letter will help you make further progress to prepare the site for development.

My best regards to you both.

Sincerely,

Graeme M. Keith

*Real Estate Development / Investment / Brokerage / Management Services*

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# PEARSON PROPERTIES

1422 Burtonwood Drive • Suite 200 • Gastonia, NC 28054-4009  
PHONE 704/ 867-5002 • FAX 704/ 867-0465

April 23, 2018

Mr. Michael C. Peoples

City Manager

City of Gastonia

P.O. Box 1748

Gastonia, NC 28053

Re: 300 plus acres owned by Lineberger Family on north side of I-85, Gastonia, NC

Dear Mr. Peoples:

As you know, I am a local real estate developer with a 25 year history of developing in Gaston County. For many years I have been interested in the Lineberger family's land on the north side of I-85. I believe this property has great development potential, subject to proper access across I-85 and east/west connections to Main Street in Lowell and Court Drive to the west. I hope that the City will endorse a plan to fund and construct needed roads and bridges by the State to facilitate the development of this property. I think that there is great opportunity to develop a master planned project that incorporates, retail, office, single and multi-family housing.

Regards,

**PEARSON PROPERTIES & ASSOCIATES**



Joseph P. Pearson



1111 METROPOLITAN AVE, STE 700  
CHARLOTTE, NC 28204  
Mailing: P.O. BOX 36799  
CHARLOTTE, NC 28236-6799  
704.206.8300 | WWW.COLLETTRE.COM

June 4, 2018

Mr. Arch Lineberger  
203 N Main Street  
Belmont, NC 29012

**RE: Lineberger Family Property  
+/- 440 Acres Located Between I-85 and Hwy 7  
Gastonia & Lowell, NC**

Dear Arch:

We appreciate all the time spent with my partners and me evaluating the development of the Lineberger Family property in Gaston County. After reviewing the property and the surrounding infrastructure, we whole heartedly believe the Lineberger site is ideal for a sizeable mixed-use, master planned development--to include retail, office, multi-family, industrial/distribution and sports-related uses/venues. Collett has developed approximately 20 million square feet of development projects throughout the southeast and southwest over the last 30 years. We are very interested in joining forces with the Lineberger family to bring a master planned commercial, industrial, residential and sports related project to Gaston County.

There are several obvious development challenges which, in our opinion, have precluded this site from development to date. Specifically; the site, for as large as it is, completely lacks the necessary infrastructure to support such a large scale development. Per the attached concept plan which accompanies the BUILD application, this property can't be successfully developed without a substantial road network in place to serve the many different end-users which are currently interested. Most importantly, connection will need to be made to Aberdeen to the west and Kenworthy to the east and the flyover connecting Lineberger Road and Franklin Blvd. Once the infrastructure is installed, we are prepared to invest significant capital to develop all or a portion of the overall site in conjunction with the family.

NCDOT, The City of Gastonia, the Town of Lowell and the State of North Carolina are all potential stake holders which will benefit from a successful development of this property. We are excited about partnering with the Lineberger Family and the aforementioned groups to create a fully integrated mixed use development in the heart of Gaston County that creates 1,000's of jobs and significantly increases the tax base.

Please let us know how we can help and what next steps can be taken to continue to explore such an exciting enterprise.

Sincerely,

John Collett  
Chairman

Enclosures





May 29, 2018

Mr. Arch Lineberger  
203 N Main Street  
Belmont, NC 28012

Mrs. Anna Stanley  
4108 Pomfret Lane  
Charlotte, NC 28211

Re: Lineberger Land and Connector Network

Dear Arch and Anna,

Thank you for sharing the details of your property and your plans for submitting a TIGER application for the project. The property with its strategic frontage on I-85 has tremendous potential for "high quality" development. I foresee a great mixed-use project coming together that would provide diverse workplaces for many companies and job seekers. In addition, a blend of civic spaces, retail / entertainment venues, along with active green spaces would create the "cool placemaking" type development that would attract significant attention from developers.

The big issue for the property is the lack of vehicular access; the existing road systems has "friction points" the will not work for large scale development. The "Lineberger Connector Network" addresses this problem. I hope that you will be able to obtain the funding needed for the Connectors. Obtaining the TIGER Grant appears to be key in getting the necessary funds in place.

If you are successful in obtaining the funds for the Connector, New Forum would be very interested in working with you on the project. The experience and knowledge we gained in developing Ayrslay would provide significant value for the future success on your project.

Please be sure to keep me updated on your progress.

Sincerely,  
New Forum Inc.

Charles T. Hodges  
President



121 WEST TRADE STREET, SUITE 2800  
CHARLOTTE, NC 28202-5399

704/972-2500  
Fax: 704/972-2698  
[www.faison.com](http://www.faison.com)

May 30, 2018

Arch Lineberger  
203 North Main Street  
Belmont, NC 28012

Dear Arch:

The Lineberger Trust Property consisting of approximately 400 acres and located adjacent to Highway I-85 between Main Street, Lowell and Cox Road exists in Gastonia, North Carolina is uniquely situated for multiple development uses. It is rare to find a tract of that magnitude in such a location that has the relevant utilities for development.

There clearly are opportunities for residential, multi-family, office, medical and retail uses for the tract. However, any development will require significant improvements for access to the property. It appears to me that work outlined in the TIGER Grant submission to DOT would address the access issues. Once these are addressed, active development should follow in a very timely fashion.

Our firm has been active for over 50 years in all facets of development in this region. Currently we are active in Gaston County with three residential projects. Please keep us apprised of the status of the TIGER Grant.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "H. T. Webb, III".

H. T. Webb, III  
President



May 11, 2018

Anna L. Stanley  
4108 Pomfret Lane  
Charlotte, NC 28211

**Re: Lineberger Gaston County Land Acreage**

Dear Anna,

I am writing you regarding the 450 acres of undeveloped land along I-85 between the Main Street, Lowell and the Cox Road, Gastonia exits. As you know, the land is very well located in the path of growth as a part of the Charlotte MSA. There has been explosive growth within the Charlotte MSA over the past 25 years and trends point towards more growth moving forward. Even though the land acreage is very well located, it currently suffers from a lack of quality access infrastructure. This lack of accessibility limits the acreage from reaching its highest and best use.

We believe that with better access and infrastructure the property shows great promise for a mix of uses to potentially include civic, retail, office, single family housing, multifamily housing, industrial/warehouse distribution and hospitality. We do believe a mix of those land uses will thrive in the location creating jobs and tax base revenue for the surrounding communities. We also believe connectivity through the land acreage may relieve traffic pressure along I-85 in and around the site.

We believe in the viability of commercial development and investment throughout the acreage. With improved access infrastructure, we would welcome the opportunity to become more involved with the future prospects of the land.

Please reach out to me with any questions.

Best regards,

Brian Richards  
Managing Director – Capital Markets  
brian@beacondevelopment.com  
704-926-1410



May 14, 2018

Mrs. Anna Stanley  
4108 Pomfret Lane  
Charlotte, North Carolina 28211

RE: Lineberger Connector Network

Dear Anna:

Please accept this letter as an indication of Childress Klein's interest in the development of the approximately 450 acres of undeveloped land owned by the Lineberger Trust and located along I-85 between the Main Street, Lowell and Cox Road exits in Gastonia, North Carolina. Our interest is subject to the availability of a Federal TIGER or BUILD grant sufficient to provide access from the eastern and western I-85 exits as well as a flyover to Franklin Square to the south.

Childress Klein has been active in the region for over 40 years and has developed over 50 million square feet of office, industrial, retail, apartment and self-storage properties across the Southeast. I hope that your efforts to obtain this grant are successful, and we look forward to talking with you further.

Sincerely,

CHILDRESS KLEIN

A handwritten signature in blue ink, appearing to read 'L. Wyatt, III'.

Landon R. Wyatt, III  
Partner



JLL | Carolinas  
4201 Congress Street, Suite 300, Charlotte NC 28204

06/19/2018

Arch Lineberger  
203 N Main St  
Belmont, NC 29012

Dear Mr. Lineberger:

I have had 35 years of experience in the commercial real estate field and have enjoyed working for the Stowe family and Belmont Abbey. I still think it is amazing that I can be in downtown Charlotte in fifteen minutes from Belmont Abbey.

I have always been intrigued with your 297 acres located adjacent to I-85 and would hope that the state would grant you I-85 access in order for the land to be developed.

Mecklenburg County is at a loss of good industrial land tract of this size and I believe your land would be developed if the I-85 access was improved.

Please let me know if you have any interest in discussing this further or if you improve the access.

Thank you for your consideration.

Very truly yours,

A handwritten signature in cursive script that reads "Louis C. Stephens".

Louis Stephens, CCIM, SIOR  
Managing Director, JLL  
4201 Congress Street, Suite 300  
Charlotte, NC 28209