

Introduction

Honbarger Site

Re-zone of +/-97 Acres at corner of Webb Road and I-85

Requested Zoning District: CBI-CD / CBI / IND

This proposed project will transform the Honbarger Site into a state-of-the-art, two-building, Class-A industrial development while also building out critical public infrastructure that will benefit the surrounding area for years. The project will include:

1. A 904,000 square-foot Class-A industrial building designed to accommodate one or two tenants
2. A 332,000 square-foot Class-A industrial building designed to accommodate one, two, three or four tenants
3. A 1/2 mile extension of Lane Parkway, which will provide important traffic connectivity between Peeler Road and Webb Road
4. Extension of a public sanitary sewer line to serve other properties east of I-85

The developer, RP Salisbury Partners LLC, is a partnership of Track West Partners and Rooker, two privately held development companies that have combined to develop more than 55,000,000 square feet of Class-A industrial, office and retail space across the Southeastern United States.

The developer plans to build the project on a speculative basis, which means it will be constructed without commitments from potential tenants or users. The type of tenant, size of tenant, and number of tenants will depend on the market in 2024 and 2025, when construction is expected to complete. For this reason, we are seeking approval as a multi tenant development per Section 21-56 (10) (a) in the Zoning Ordinance.

The total investment at full build-out is expected to be \$97,000,000, and the project is expected to generate 300-600 full time jobs in the logistics, distribution, or light manufacturing fields. Rowan EDC is excited about the project and looks forward to working with us to find job-creating businesses looking to expand and relocate in Rowan County.