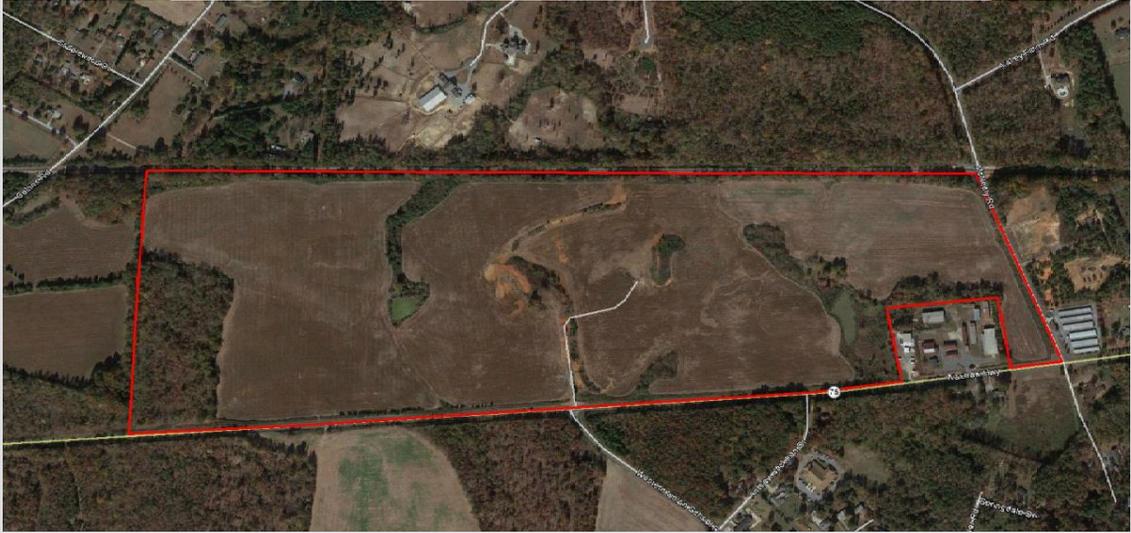




# Shannon Farm Site

6912 Waxhaw Hwy  
Waxhaw, NC 28173

This site has been evaluated as part of  
Duke Energy's Site Readiness Program



## Prime Rail Site

### Location

- 30 miles southeast of Charlotte
- 23 miles east of I-77
- 184 miles west of the Port of Wilmington
- 195 miles north of the Port of Charleston
- 34 miles southeast of Charlotte Douglas International Airport

### Features

- 141 total acres, 138 developable acres
- Light industrial zoning
- 24 KV electric line adjacent to the southern boundary
- 12 inch water line adjacent to the southern boundary with 150,000 gpd capacity
- 0.73 mgd wastewater capacity
- 4 inch natural gas line 3000' from property

### Contacts

Jim Van Derzee  
CSX Manager Industrial Development  
1610 Forest Avenue, Suite 120  
Richmond, VA 23229  
Office: 804-226-7504  
Mobile: 904-910-5079

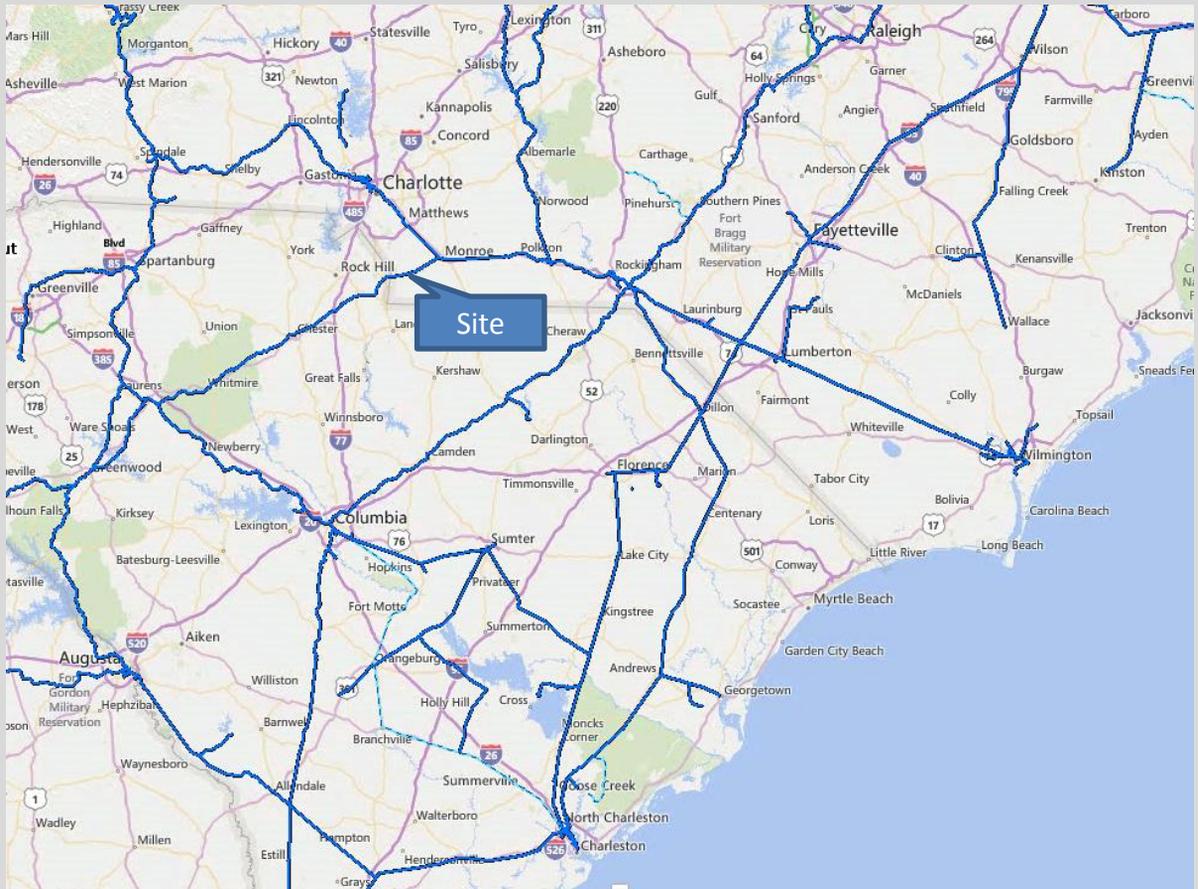




# Shannon Farm Site

6912 Waxhaw Hwy  
Waxhaw, NC 28173

## Geographic Location



This site has been evaluated as part of  
Duke Energy's Site Readiness Program



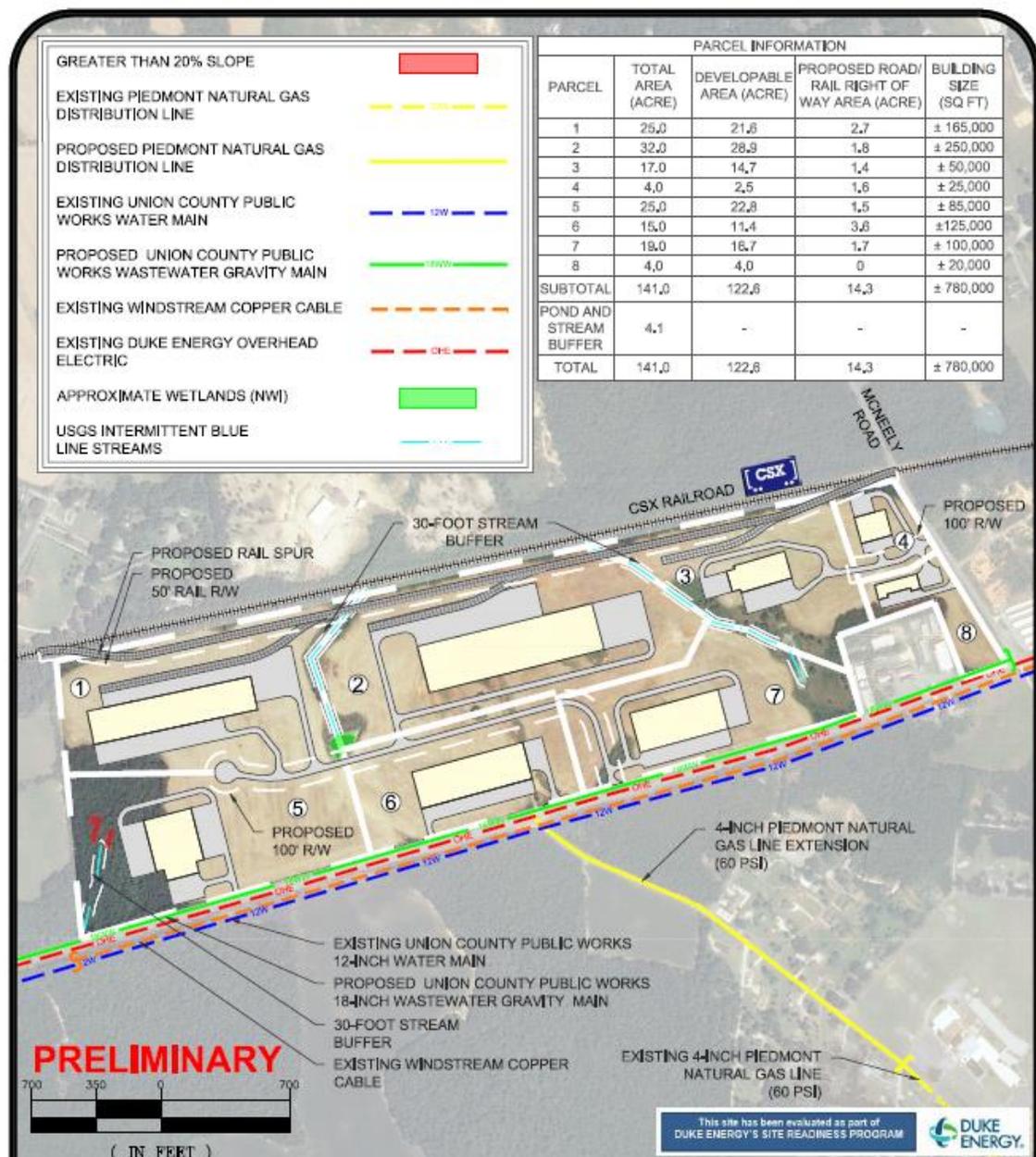




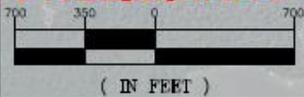
# Shannon Farm Site

6912 Waxhaw Hwy  
Waxhaw, NC 28173

## Conceptual Plan



**PRELIMINARY**



Master Development Plan  
Option #2 for the ± 141-Acre Shannon Farm Site  
Union County, North Carolina

**EXHIBIT N**

PROJECT NO. 14127-1090  
November 24, 2014



PREPARED BY:  
ALLIANCE CONSULTING  
ENGINEERS, INC

This site has been evaluated as part of  
DUKE ENERGY'S SITE READINESS PROGRAM

