



third&wood

MEBANE, NC

Retail, dining,
residences & more

shopping & dining & office & residential & live & work & play & stay

A new mixed-use development will seamlessly blend modern amenities & small town charm.



welcome to
mebane, nc

SLOW LIVING IN
HIGH DEMAND

#1

FASTEST-GROWING
CITY IN THE TRIAD

10.87%

POPULATION GROWTH

City of Mebane
2020 – 2023

6K+

NEW & PLANNED
RESIDENTIAL UNITS

\$95,114

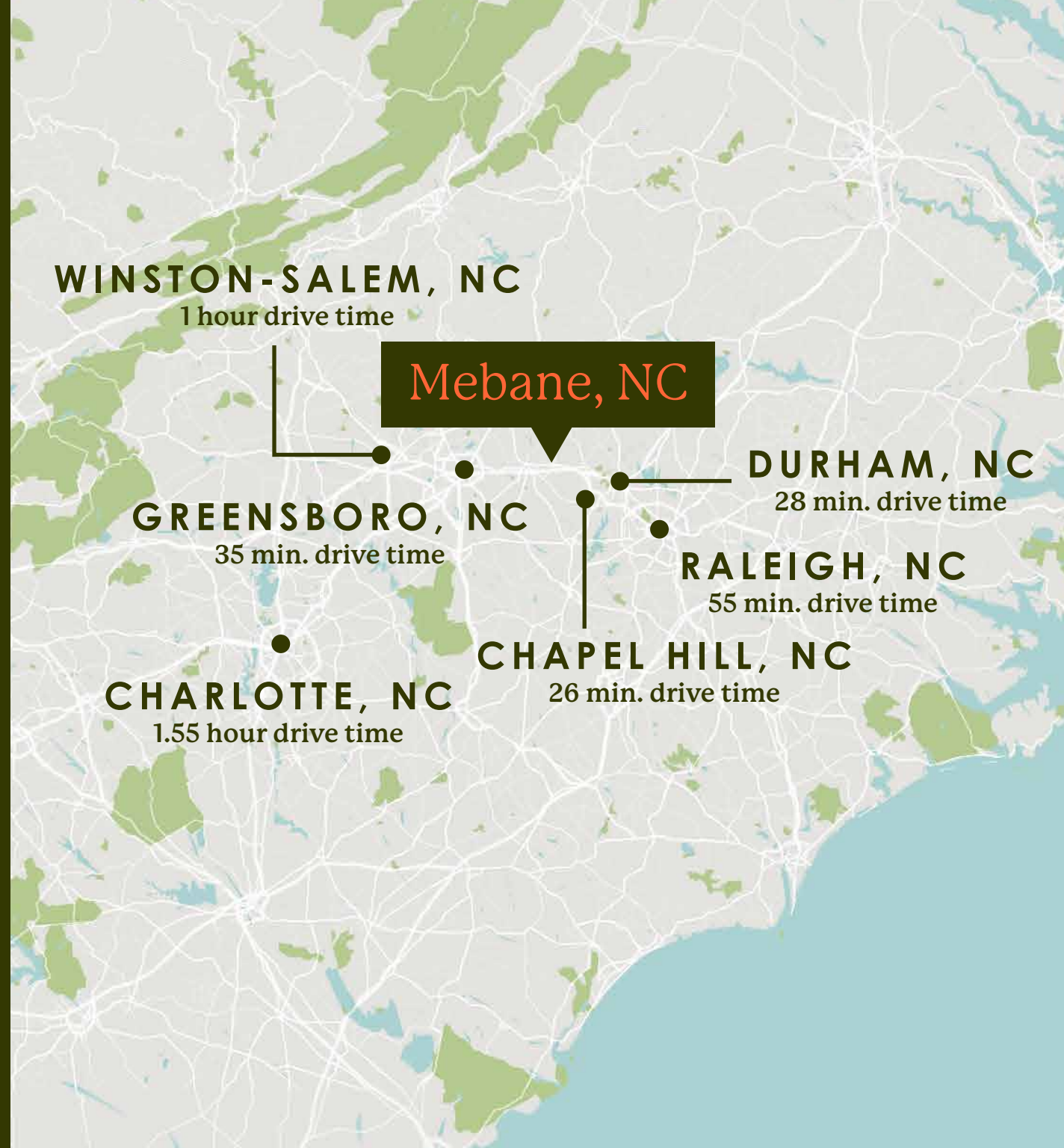
AVERAGE HHI

ideally
located

BETWEEN THE TRIAD
& THE TRIANGLE

MAJOR UNIVERSITIES
WITHIN 20 MILES:

- Duke
- UNC Chapel Hill
- North Carolina Central
- Elon



enhancing
the retail mix



the vision

THOUGHTFUL & CRAFTED

Third & Wood will enhance Mebane’s small town charm by offering modern conveniences in a warm, inviting atmosphere.

The retail component will house national brands alongside local shops, giving fresh concepts a foundation to flourish.

Surrounding medical and multifamily will integrate seamlessly into the property, providing a true live, work, play environment.

82.9 ACRES	4 OUTPARCELS
304.8k sf RETAIL & RESTAURANT	26.7k sf RESTAURANT
112.5k sf MEDICAL	683 MULTIFAMILY UNITS



strategic merchandising

FRESH & FAMILIAR

Third & Wood is focused on curating a tenant mix that blends convenience with community.

- Fast-Casual Dining
- Full-Service Dining
- Daytime Eatery
- Craft Brewery
- Retail
- Pet Supply
- Craft & Hobby
- Coffee Shop
- Health & Wellness
- Financial Services



site plan



LEGEND

- Restaurant/retail space available
- Retail space available
- LOI
- At lease

SQUARE FOOTAGE

- a – 126,780 sf
- b – 22,910 sf
- c – 20,001 sf
- d – 8,591 sf
- e – 5,861 sf
- f – 5,261sf
- g – 22,135 sf
- h – 15,278 sf
- i – 23,058 sf
- j – 16,535 sf
- k - 12,282 sf
- l - 5,352 sf
- m - 5,186 sf
- n - 5,191 sf
- o - 5,221 sf
- p - 5,164 sf

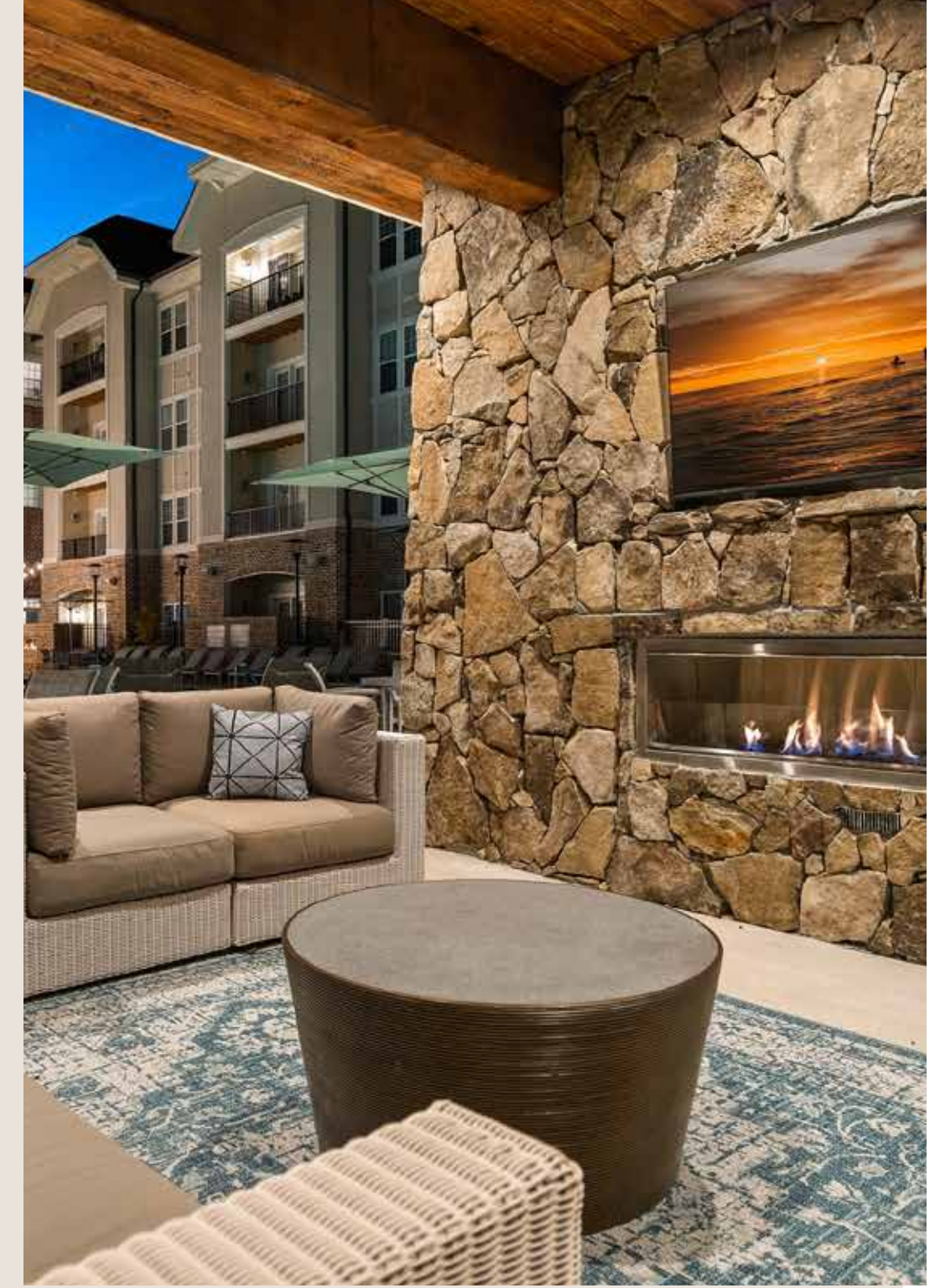


multifamily

COMFORT & CONVENIENCE

Townhomes, mid-rise and garden style apartments will deliver a built-in customer base.

The residences at Third & Wood will offer a crafted lifestyle with premium amenities such as a state-of-the-art clubhouse and fitness center, and scenic walking paths.



the people

FAMILY-FOCUSED &
VALUE CONSCIOUS

Meet the current target audiences for shopping, dining and living at Third & Wood.

DEMOGRAPHIC AND INCOME PROFILE FROM ESRI 2024:

Drive Time	Population	Avg. HH Income
5 min	6,240	\$104,502
10 min	48,584	\$101,882
15 min	121,050	\$98,965



salt of the earth	charm seekers	rising family
<p>Traditional, dependable locals focused on community</p> <p>MEDIAN AGE: 36</p> <p>MEDIAN HHI: \$60,000</p> <p>AVG HH SIZE: 2.75</p> <p>FAVORITE BRANDS: Budget shopping, prefer to buy American</p> <p>INTO: Semi-rural living and traditional values</p>	<p>Professional, family-oriented commuters searching for peace in small-town living</p> <p>MEDIAN AGE: 37</p> <p>MEDIAN HHI: \$90,000</p> <p>AVG HH SIZE: 2.97</p> <p>FAVORITE BRANDS: The local craft brewery, family owned coffee shop</p> <p>INTO: Local charm, slow weekends, trading longer commutes for quality of life</p>	<p>Up-and-coming, hard-working, optimistic young families</p> <p>MEDIAN AGE: 31</p> <p>MEDIAN HHI: \$72,000</p> <p>AVG HH SIZE: 3.12</p> <p>FAVORITE BRANDS: Target, Chipotle and anything sporting goods related</p> <p>INTO: Local family activities, outdoor fun, budget dining and finding deals</p>

early pioneer & modern-day innovator

Local and family-owned since 1952, Koury Corporation has transformed the landscape of Greensboro, North Carolina, evolving from a prolific homebuilder into a leader in real estate development. Founded by the late Joseph Koury, we have pioneered many of the region's most significant projects.

Today, Koury Corporation owns and manages three and a half million square feet of commercial space, fourteen hundred hotel rooms with three hundred thousand square feet of meeting space, and fourteen hundred apartments in six communities. Our portfolio also includes two championship golf courses and upscale single-family attached and detached communities at Grandover, along with hundreds of acres of land for future development.



2275 Vanstory St., Greensboro, NC
kourycorp.com | 336.299.9200

MIKE LONGMORE

704.749.4880

mlongmore@kourycorp.com

TRAVIS CARTER, CCIM

336.255.4693

tcarter@kourycorp.com

BREANNA LUSK

336.690.3415

blusk@kourycorp.com