



FLETCHER TECHNOLOGY PARK

— APPLIED AGTECH INNOVATION CAMPUS —

OFFERING MEMORANDUM

Building the future of food and agriculture
through innovation, technology, and
sustainable growth.

INNOVATE. CULTIVATE. ELEVATE.



All building images are conceptual



TURNER
DEVELOPMENT

BUILDING VALUE. CREATING COMMUNITIES.



STRATEGIC LOCATION

Situated in the heart
of WNC's agricultural
and innovation corridor.



PURPOSE-BUILT CAMPUS

Designed for R&D,
technology development,
and light industrial use.



STRONG MARKET DEMAND

AgTech market projected
to reach \$36B
by 2030.



EXPERIENCED DEVELOPER

Proven track record of
successful commercial
developments.

INNOVATE.
COLLABORATE.
TRANSFORM.

BUILDING A WORLD-CLASS AgTech Ecosystem

A HUB FOR INNOVATION. A HOME FOR GROWTH.

A concentrated hub of related AgTech companies creates a **powerful network effect**.

When technology companies, researchers, investors, manufacturers, growers, and service providers locate near one another, collaboration becomes easier, innovation accelerates, and the exchange of ideas, talent, and capital creates opportunities that would be difficult to achieve independently.

Companies gain faster access to customers, strategic partners, skilled employees, demonstration sites, and investment capital—making the region a more attractive place to launch, grow, and commercialize new agricultural technologies.



COLLABORATE

Cross-sector partnerships fuel solutions that scale.



INNOVATE

Access to leading-edge research, technology, and real-world testing.



COMMERCIALIZE

Move faster from concept to market with greater impact.



FLETCHER AGTECH PARK
WESTERN NORTH CAROLINA'S APPLIED
AGTECH INNOVATION DISTRICT

WHY WESTERN NORTH CAROLINA?

EXCEPTIONAL QUALITY OF LIFE.
AN IDEAL PLACE TO INNOVATE AND GROW.

“ *A better quality of life.
A better place to build the future
of food and agriculture.* ”

Western North Carolina offers the perfect balance of natural beauty, vibrant communities, and a supportive business environment—making it easy to attract top talent and build a life well-lived.

From a mild four-season climate and abundant outdoor recreation to a thriving arts and culinary scene, the region delivers a lifestyle that inspires creativity and well-being.

With convenient access to Asheville Regional Airport, Interstate 26, leading universities, and a diverse agricultural landscape, this is a place where people and companies can thrive.



A THRIVING FOOD & AG REGION

Specialty crops, farms, and food producers drive a rich ecosystem.



ACCESS TO TOP TALENT

Proximity to top universities and a skilled, growing workforce.



INNOVATION ECOSYSTEM

Research, entrepreneurship, and supportive partners accelerate growth.



www.EatYourView.com

WHERE AN AGTECH STARTUP GOES TO BECOME A BUSINESS.

FROM INNOVATION TO COMMERCIALIZATION

Fletcher is positioned for the next stage after the lab: prototype, field validation, production, operations and scale.



**PROTOTYPE. TEST. DEMONSTRATE. MANUFACTURE. DISTRIBUTE.
SCALE.**

POSITIONING

Research campuses and incubators help AgTech companies discover and develop technology. Fletcher Technology Park is designed for the next real-estate need: the place where the company becomes operational.

Not just a research park — an applied commercialization campus.

APPLIED R&D

Finish the product outside the university or incubator setting.

REAL-WORLD TESTING

Use working farms, terrain, crops, livestock and customer demos.

COMMERCIAL OPERATIONS

House the people, equipment and inventory required to scale.

YOUR NEXT 20,000–100,000 SF.

Highly adaptable flex space at affordable rates.

A **SECOND-FACILITY STRATEGY** in proximity to field test sites and still close enough to the Research Triangle. We can help you to control costs with flexible space that allows for growth as you scale up.



“When your next step means 20,000 to 100,000 SF for commercialization, manufacturing, field testing, warehousing or distribution, we can build it for you in Fletcher.”

FLEXIBLE SPACE, WITH ROOM TO GROW.

FLEX INDUSTRIAL

Clear-span space, overhead doors, with room for production, storage and growth.

DEMONSTRATION

Customer-ready space where technology can be shown working.

LIGHT MANUFACTURING

Production capability without overbuilding expensive wet labs.

PROTOTYPE + ASSEMBLY

Workbench, equipment, robotics, sensor and hardware environments.

WAREHOUSE + DISTRIBUTION

Inventory, logistics and regional market access.

CORPORATE OFFICE

A professional base for operations, sales and management.

FROM THE LAB TO THE MARKET

Fletcher is the operational bridge.

INVESTMENT HIGHLIGHTS



HIGH-GROWTH SECTOR

AgTech market projected to reach \$74B+ by 2030 with strong long-term tailwinds.



PRIME LOCATION

Fletcher, NC offers superior access, infrastructure, and quality of life.



MODERN INFRASTRUCTURE

Best-in-class facilities with high-speed connectivity and sustainable design.



DEEP TALENT POOL

Access to universities, research institutions, and a skilled workforce.



SUSTAINABILITY FOCUS

Supporting the future of food, environmental stewardship, and resilience.



STRONG PARTNERSHIPS

Local and state partners aligned to support business growth and innovation.



INVESTOR ADVANTAGES

Tax incentives, depreciation benefits, and strong risk-adjusted returns.



STABLE CASH FLOW

NNN leases provide predictable income and minimal landlord expenses.

AT A GLANCE

TARGET LEASE RATE

\$20.00 / SF NNN

PROTOTYPE BUILDING SIZE

24,000 SF

GROSS ANNUAL REVENUE

\$480,000

NET OPERATING INCOME

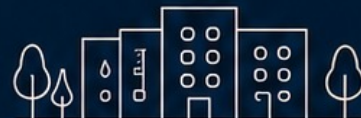
\$374,400

CAP RATE (UNDERWRITTEN)

8.0%

STABILIZED VALUE

\$4.68 MILLION



GLOBAL MARKET OPPORTUNITY

A MASSIVE AND ACCELERATING MARKET WITH STRONG LONG-TERM TRENDS.



\$27B

2024 MARKET SIZE

Global AgTech market valued at \$27B in 2024.



\$74B+

2030 MARKET SIZE

Projected to exceed \$74B by 2030.



13.5%

CAGR GROWTH

Strong compound annual growth rate through 2030.



9.7B

GLOBAL POPULATION BY 2050

Driving unprecedented demand for food.

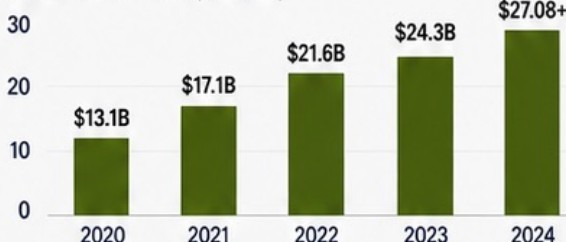


KEY GROWTH DRIVERS

- ✓ Increasing focus on food security and sovereignty
- ✓ Government and corporate sustainability commitments
- ✓ Rapid adoption of AI, robotics, and digital technologies
- ✓ Investment in biologicals and advanced crop sciences
- ✓ Growing demand for traceability and transparency

AGTECH INVESTMENT TRENDS

GLOBAL INVESTMENT (BILLIONS)



**INVESTING TODAY
INNOVATES TOMORROW'S
FOOD SYSTEM.**

AgTech is no longer emerging—it's essential.

FLETCHER TECHNOLOGY PARK IS POSITIONED AT THE CENTER OF THIS GLOBAL TRANSFORMATION.

EXECUTIVE SUMMARY

A PURPOSE-BUILT CAMPUS FOR THE NEXT GENERATION OF AGTECH.

Fletcher Technology Park is a strategically located, master-planned campus in Fletcher, North Carolina, designed to attract and support applied AgTech companies.

The campus will deliver modern facilities, flexible spaces, and a collaborative environment that accelerates innovation and drives measurable impact.



Phase One Location

The location of Phase 1 of the Fletcher AgTech Park.

Two acres have already been acquired and cleared, ready to build. Over 1 million square feet of commercial space already exists along this corridor.

Why Western North Carolina?

Western North Carolina is a nationally recognized food-centric region

Strong local and sustainable food culture

Dogwood Health Trust identified agrifood tech as a regional opportunity (Nov 2023)

Alignment with environmental health, human health, and community resilience goals



OUR VISION

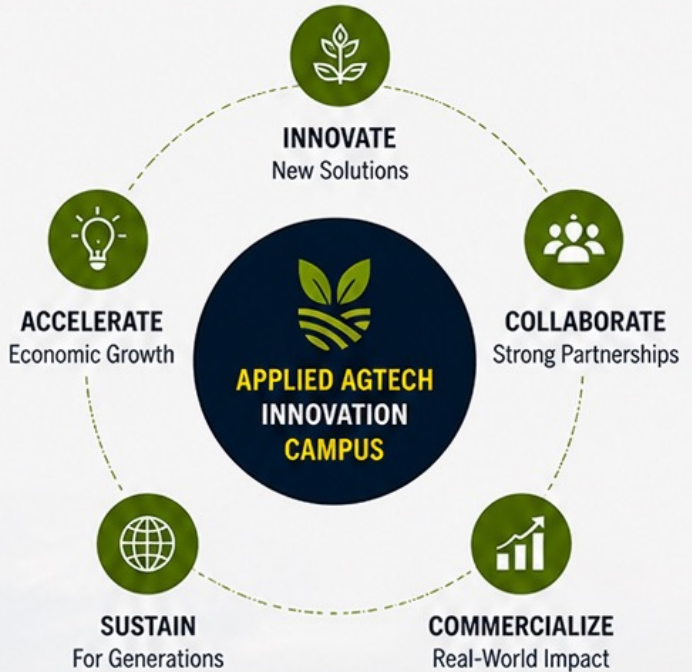
LEADING THE FUTURE OF FOOD, FARM
AND TECHNOLOGY.

Our Next Project

The Applied AgTech Innovation Campus will be the Southeast's premier Applied AgTech Innovation Campus—where technology, research, and industry converge to drive productivity, sustainability and food system resilience.

Scalability

The AgTech Park concept is scalable and can be reproduced in other regions around the country and the world, including prime locations we've identified in The Netherlands.



MODERN FLEX / R&D
AND INNOVATION SPACE

100K+
SF PLANNED



HIGH-SKILLED
WORKFORCE ACCESS

500K+
WITHIN 60 MILES



STRATEGIC LOCATION
IN WNC

I-26
AT THE CROSSROADS



LONG-TERM VALUE
AND IMPACT

SUSTAINABLE
GROWTH

WHERE AGRICULTURE MEETS TECHNOLOGY. WHERE IDEAS BECOME IMPACT.

MARKET MOMENTUM

POWERFUL TAILWINDS FOR AGTECH INNOVATION.

AgTech is one of the fastest-growing sectors in the global economy. Fletcher Technology Park positions your business at the center of opportunity.



RAPID MARKET GROWTH

The global AgTech market is projected to exceed \$74B by 2030, growing at a double-digit CAGR.



GLOBAL FOOD DEMAND

Population growth and changing diets are driving demand for more food, sustainably.



TECHNOLOGY ACCELERATION

AI, robotics, biotechnology, and data analytics are transforming agriculture and food systems.



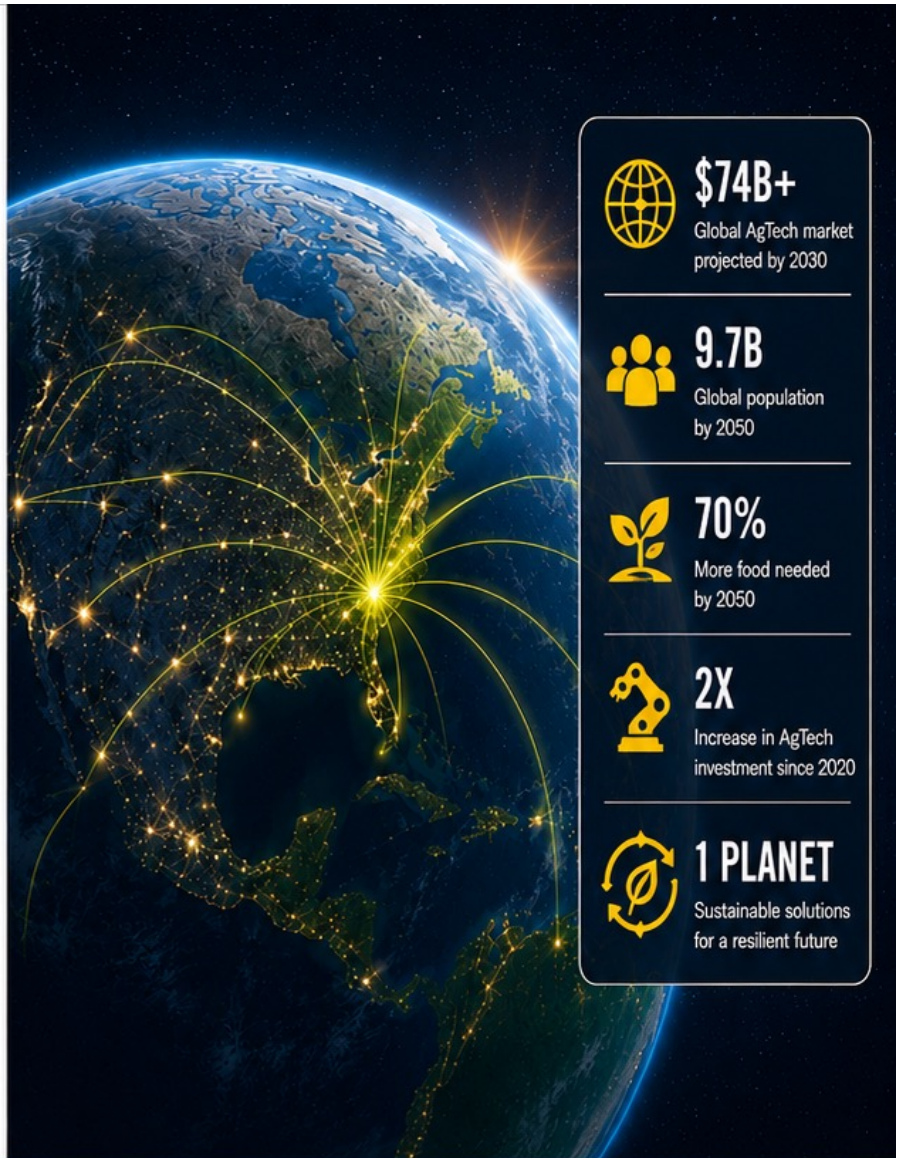
STRONG POLICY SUPPORT

Government initiatives and funding are fueling innovation and adoption worldwide.



SUSTAINABILITY DRIVES VALUE

Sustainable solutions are creating long-term value for businesses, communities, and the planet.



\$74B+

Global AgTech market projected by 2030



9.7B

Global population by 2050



70%

More food needed by 2050



2X

Increase in AgTech investment since 2020



1 PLANET

Sustainable solutions for a resilient future

Developer and Sponsor Robert Turner has extensive knowledge in farming and food production, much of it gained from his own experiences on his farm in Arden, NC. He is the author of two books related to the subject.



Why is the Food System Changing?

Deteriorating public health from poor diets of processed foods

Rapidly rising healthcare costs

Mounting environmental pressure

Creates jobs in a circular economy

The Dogwood Health Trust Report: A Benchmark Study.

This report, commissioned by Dogwood and prepared by RTI International in 2023, is foundational research for our projects. Download it at EatYourView.com

This moment in time presents exciting AgriFood Tech innovations and trends that provide additional options for experimentation and accelerated progress in WNC.

Multiple global AgriFood Tech trends hold future market potential in WNC when combined with regional assets. These specific AgriFood Tech trends should not be considered in isolation; specific AgriFood technologies reap benefits when integrated with creative business models, good management practices, productive market channels, and other key resources.



Climate-Smart Farming & Forestry: reduced emissions, increased nutrient efficiency and carbon sequestration, building viable carbon markets



eGrocery, eCommerce: online channels, marketing, and delivery models for the digital shopper including open-source and scalable platforms



Data-enabled Management Suite: integrated software platforms that bundle farmer and forester needs for data-driven decision-making, support, and business management



Alternative Protein: microbial fermentation of waste feedstocks to manufacturer protein and specialty food ingredients



Controlled-Environment Farming: indoor vertical farming and greenhouse technology to extend growing season, diversify, and increase efficiency



Robotics and Mechanization: manufacturing and adoption of agriculture and food processing equipment that combat issues of labor shortages



Ag Biotechnology: genetic modification of crops, microorganism-derived sustainable natural fertilizer and other innovations to strengthen food supply



Climate Modeling: Data and analytics to enable future-oriented planning and management (e.g., adjusting crop selection and practices amidst climatic shifts)

Solving Global Challenges: Why AgTech Matters The Top 10 Problems Agriculture Must Solve

1. Economic Problems: Farmers are struggling, food costs are rising
2. Biodiversity: Birds, Bees and Butterflies are vanishing in a “Bug Apocalypse”
3. Farmland Sprawl and Deforestation: Saving the Rain Forest
4. Climate Change: heat, drought and flood
5. Growing World Population
6. Soil Erosion, Soil Degradation: We are degrading the land we depend on
7. Food Waste: About 32% of all food produced is wasted.
8. Farm Labor Shortages and Rising Labor Costs
9. Inefficient Use of Fertilizer and Chemicals are affecting Ecosystems
10. Insect and Plant Resistance to Pesticides; Antimicrobial Resistance in Farm Animals (includes the loss of antibiotics for human use.)



Other Important Factors in the news: Food Safety and Traceability

**We're not the Lab. We're the Workshop
where companies come to fix the Big Problems.**

Executive Summary:

The Fletcher AgTech Park

A Western North Carolina AgTech Corridor

AgTech is about using precision agriculture to improve farm efficiency. It can greatly reduce input costs, including labor, and improve farmer profits, ensuring a strong agriculture sector for the future. AgTech also improves access to healthy, whole foods and reduces food costs. AgTech is attracting interest and investment because it addresses important societal concerns: Rising food costs, Deteriorating health conditions due to poor diets of highly processed foods, Rising health care and health insurance costs. Rising farmer input costs, including fertilizers, chemical inputs and diesel fuel that are stressing the business of farming.

The Western North Carolina AgTech Corridor is a phased, mixed-use office/R&D and light industrial development in Fletcher, NC, designed to attract and scale agricultural technology companies focused on sustainability, precision agriculture, AI, robotics, biologicals, climate science, and food system resilience. The project leverages the region's agricultural heritage, growing innovation ecosystem, food-centric culture, research universities, and strategic location to create a nationally recognized AgTech hub.

AgTech is about efficiency. It's a way to "grow more with less".
Less inputs, less labor, less damage to the environment.

The Fletcher AgTech Park

A first step on the Fletcher Technology Corridor

The innovation district can improve farmer profitability and keep them on their land, improve environmental outcomes, local food security, and economic resilience. This is a **very strong, achievable, and politically supportable concept** for Western North Carolina. We're not trying to "import Silicon Valley" — we're formalizing what WNC already *is*, then giving it infrastructure, identity, and political support.

This is **not** speculative tech. It is:

- Climate-aligned, Workforce-relevant, Place-authentic, Public benefit driven
- That combination matters enormously in North Carolina.**

AgTech Innovators can connect with real world farmers in the region. (Creekside Farm, Arden, NC.)



We are positioning the AgTech corridor as:

A health, resilience, and food security intervention

An economic development engine that also supports our agricultural heritage and a workforce opportunity that will attract young students to STEM education.

1. Market Opportunity

Industry trends

Rapid growth in:

- Precision agriculture & improved farm efficiency
- Robotics, drones and automation
- Field sensors and satellite imaging
- Biologicals
- Food waste reduction systems

Increasing regulatory and consumer pressure to reduce intensive applications of harmful chemicals. Increasing pressure to reduce farm input costs and improve farmer profitability. Growing public concern around food security and climate resilience

Regional gap

No dedicated AgTech district in the Southeast
Limited purpose-built space for applied AgTech
Opportunity to lead instead of follow
Raleigh/Durham

Regional alignment

WNC's strong identity around:

- Local & sustainable food
- Environmental stewardship
- Farm-to-table ecosystem

Presence of:

- Small farms
- Specialty crop producers
- Organic and regenerative practices



We have partner farms across the region that can test and evaluate new technologies, including our own 50-acre farm in Arden, NC.

Strategic advantage

This project is Applied AgTech — not lab-only, not software-only — but real-world deployment in a complex terrain, including specialty crops in environmentally sensitive regions. That differentiates us nationally.

2. Competitive Advantage

Location advantage

- Lower cost of office, lab and production space
- Proximity to farms and specialty crops
- Quality of life
- Airport + interstate access

Intellectual leadership

Vast collective food and farming knowledge and experience in this region, including organic and Controlled Environment Agriculture (greenhouse production).

- Home of NCSU Mountain Horticulture Research Station and the NOAA Climate Data Center
- Developer's nationally recognized AgTech expertise and published thought leadership

Authentic ecosystem

- Food-centric culture
- Sustainability-first region
- Existing agricultural base

3. Economic & Community Impact

- Improved Diets of healthy whole foods
- High-wage job creation
- Reduced environmental impact
- Improved local food security
- Workforce development



Biological input
developers
Ohalo Genetics



Ag robotics and
automation
Gaia Herbs



Food preservation and
waste reduction
innovators- several
organizations in WNC



Precision agriculture
WNC farms are using
drones, GPS tractors,
remote sensors



**National Centers for
Environmental Information**
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION

**WNC is home to the NOAA national
climate & weather information data
center located in Asheville, NC**

We're not trying to "import Silicon Valley" —
we're formalizing what WNC already *is*, then
giving it infrastructure, identity, and political
support.

**WNC is already an AgTech Hub with
several companies using new technologies
in a real-world commercial setting.**



PACKAGING &
DISTRIBUTION
FLAVOR FIRST



FOOD
PROCESSING
CITY BAKERY



RESEARCH
NCSU MOUNTAIN
RESEARCH
STATION



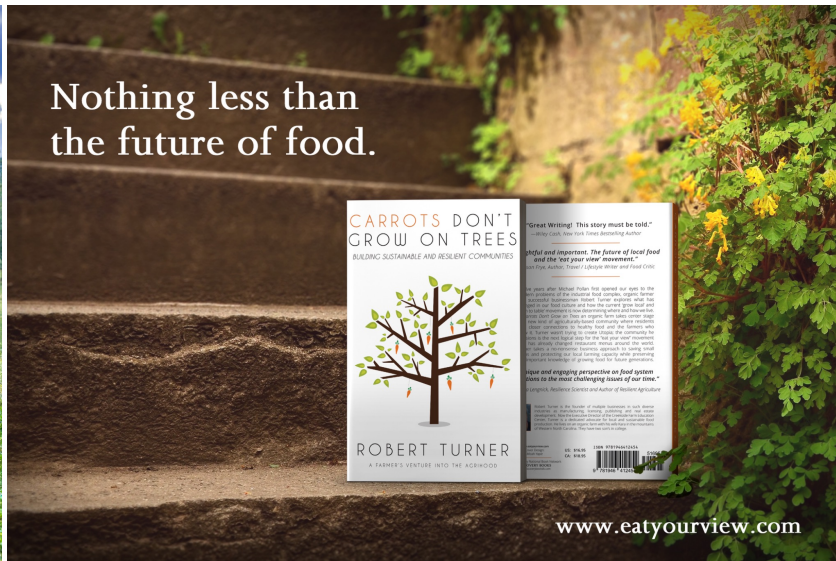
FIELD TESTING
MANY AVAILABLE
FARMS



AUTOMATION
SIERA NEVADA



CEA
(GREENHOUSE)
VAN WINGERDEN



www.eatyourview.com

Leadership & Credibility

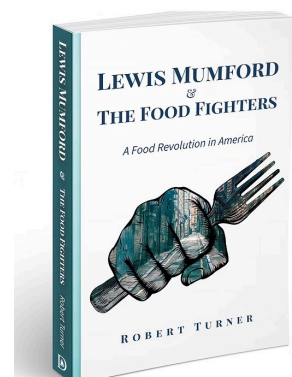
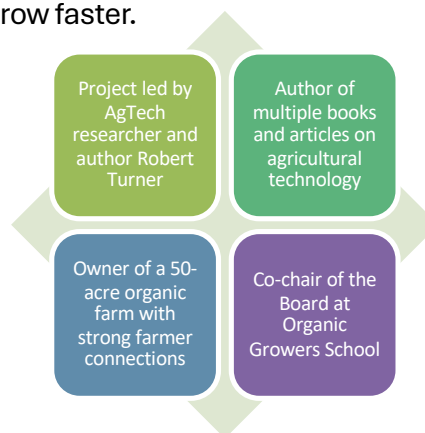
About the Sponsor

The developer, Robert Turner is a science writer and author of numerous books and articles about new technologies in agriculture (AgTech). He's a columnist for Mother Earth News magazine. Turner is also a successful developer of commercial property, and the owner of an organic vegetable farm and pasture raised beef operation in Arden, NC. He is also past Co-chair of the Board of Directors at Organic Growers School, a leading source of organic education in the Southeast.

The AgTech park is not our first crossing at the intersection of food and real estate. Mr. Turner developed one of the first "AgriHood" communities in the Southeast, where food and farming become a central feature of a new residential neighborhood.

About the Farm

Creekside Farm is a 50-acre farm that operates a successful CSA (community supported agriculture) program and grows organic vegetables, corn, soybeans, pasture raised chickens and grass-fed beef. The farm is a living laboratory where companies can meet and collaborate in a real-world setting, and that can help them grow faster.



Creekside Farm, Arden, NC.
www.RobertETurner.com

WHY IT MATTERS

SOLVING THE WORLD'S MOST IMPORTANT CHALLENGES.

AgTech plays a critical role in increasing productivity, reducing sustainability risks and ensuring food security for a growing global population.



INCREASE PRODUCTION

Advanced technologies maximize yields and strengthen food systems.



IMPROVE SUSTAINABILITY

Data-driven solutions reduce environmental impact and conserve resources.



CREATE FOOD SECURITY

Diversified agriculture ensures a more secure and equitable food supply.



DRIVE GLOBAL IMPACT

Solutions grown in Western NC can change communities and strengthen economies worldwide.



BUILD A HEALTHIER FUTURE

Better food, better lives, and a stronger next generation.



PRECISION AGRICULTURE



GPS
GUIDANCE



FIELD
ANALYTICS



VARIABLE
RATE

SOIL & CROP ANALYTICS



SOIL
HEALTH



NUTRIENT
DATA



YIELD
INSIGHTS

This is the Future of Food In America



FLETCHER TECHNOLOGY PARK

APPLIED AGTECH INNOVATION CAMPUS

**BUILDING A RESILIENT FOOD SYSTEM.
CREATING LASTING VALUE.**



INNOVATION

Driving Applied
AgTech Solutions



SUSTAINABILITY

Advancing a Resilient
Food Future



COMMUNITY

Building Prosperity
Together



GROWTH

Delivering Strong
Long-Term Returns

DEVELOPED BY



LEADERSHIP

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AT THE CENTER OF AGRICULTURE. AT THE FOREFRONT OF INNOVATION.