



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.



FLETCHER TECHNOLOGY PARK

APPLIED AGTECH INNOVATION CAMPUS

**INNOVATING
AGRICULTURE.
BUILDING THE FUTURE.**

A PREMIER DESTINATION FOR AGRICULTURAL
TECHNOLOGY, RESEARCH AND INNOVATION
IN THE SOUTHEAST.



**ADVANCING
AGTECH**



**DRIVING
INNOVATION**



**BUILDING
PARTNERSHIPS**



**CREATING
VALUE**

INVEST IN THE FUTURE OF FOOD. INVEST IN FLETCHER.

Fletcher Technology Park is a purpose-built AgTech innovation campus positioned at the intersection of agriculture and technology—where groundbreaking ideas become real-world impact and exceptional returns.



All building images are conceptual

THE OPPORTUNITY



Large and growing global market with powerful long-term tailwinds



Prime location in the heart of the Southeast AgTech corridor



Purpose-built campus with best-in-class infrastructure



Attractive risk-adjusted returns with multiple value creation drivers



Proven development leadership with deep AgTech expertise

INVESTOR BENEFITS



STRONG CASH FLOW



VALUE APPRECIATION



DIVERSIFICATION



SOCIAL IMPACT



ATTRACTIVE EXIT



PARTNER WITH US TO BUILD WHAT MATTERS.

We invite forward-thinking investors to join us in developing a world-class AgTech innovation campus that will shape the future of food and deliver compelling returns.

**JOIN US IN
BUILDING THE
FUTURE.**

WHERE AGRICULTURE MEETS TECHNOLOGY. WHERE IDEAS BECOME IMPACT.

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

As an Investment Sponsor

we are creating a **specialized investment platform** that brings together the **real estate, the tenant pipeline, and the investor capital.**

We understand that institutional investors are looking for experienced sponsors who can originate deals that they cannot easily find themselves. We are uniquely qualified with deep experience in agricultural technologies, commercial development, farming and food production.

What we do:

- Find the land
- Create the vision
- Obtain zoning and incentives
- Recruit AgTech tenants
- Assemble the investment group
- Develop and manage the project

The investors provide the equity and share in the rewards of a secure investment backed by real property.

"We identify the opportunity, secure the land, recruit the tenants, and assemble the capital."

THE INVESTMENT OPPORTUNITY

INVEST IN THE FUTURE OF FOOD & AGRICULTURE.

Fletcher Technology Park offers investors the rare opportunity to invest in a purpose-built campus positioned at the intersection of agriculture, technology, and innovation.



100

ACRES

Strategic
Master-planned
campus



\$100M+

**TOTAL PROJECT
COST**

Purpose-built
campus



8.0%+

**TARGET STABILIZED
CASH-ON-CASH
RETURN**

At stabilization



2.0x+

**PROJECTED EQUITY
MULTIPLE**

Over 7–10 year
hold period

The Five-Year Plan



A Note on Investment Risk

This is not a proposal for investment in AgTech companies, it is an investment in real estate that will support the industry and become a home for AgTech innovators.

The underlying asset value of the investment is in land and buildings in a very strong commercial real estate market. Turner Development built and manages 18 commercial buildings and has held an almost 100% occupancy rate in this market location for over a decade. If an AgTech tenant struggles financially, they can be replaced with another tenant, and the underlying value of the asset remains.



We Build Ecosystems

Companies rarely relocate because of a building—they relocate because an entire environment helps them grow faster. That's our offer, a **living laboratory**.

We have partner farms across Western North Carolina that will agree to evaluate new technologies, including our own 50-acre farm just 15 minutes away, Creekside Farm in Arden, NC. A company relocating to Fletcher wouldn't just lease space—it would immediately gain access to demonstration farms, specialty crop growers, livestock operations, greenhouse operators, vineyards, orchards, performance data, and farmer feedback. That shortens the path from prototype to commercial product. We can make Fletcher the easiest place in the Southeast to develop, test, validate, and launch agricultural technologies, and that gives us a value proposition that's difficult for competing regions to match.



EXECUTIVE SUMMARY

A UNIQUE OPPORTUNITY TO INVEST IN THE FUTURE OF AGRICULTURE AND INNOVATION.

Fletcher Technology Park is a purpose-built innovation campus designed to attract and accelerate the next generation of agricultural technology companies. Strategically located in the heart of Western North Carolina, the Park combines best-in-class infrastructure, pro-business environment, and a deep agricultural heritage to create long-term value for investors and the region.



STRONG MARKET FUNDAMENTALS

AgTech is one of the fastest growing sectors globally, driven by food security and sustainability.



STRATEGIC LOCATION

Situated in Fletcher, NC—between Asheville and Hendersonville—with easy access to I-26, airports, and a skilled workforce.



PURPOSE-BUILT CAMPUS

Flexible buildings for R&D, office, light industrial, and collaboration in a beautifully planned innovation environment.



ATTRACTIVE RETURNS

Institutional-quality investment with strong cash flow, long-term appreciation and an 8% cap rate underwriting.

BUILDING A RESILIENT FOOD SYSTEM. CREATING LONG-TERM VALUE.

WHY APPLIED AGTECH?

SOLVING BIG CHALLENGES WITH INNOVATIVE SOLUTIONS.



FEEDING A GROWING WORLD

Global population expected to reach 9.7 billion by 2050, increasing food demand by 70%.



LABOR AND EFFICIENCY

Aging workforce and labor shortages demand automation and smarter operations.



RESOURCE PRESSURES

Water scarcity, soil health, and climate change require sustainable, data-driven solutions.



TECHNOLOGY CONVERGENCE

AI, robotics, biology, and data analytics are transforming agriculture at every level.



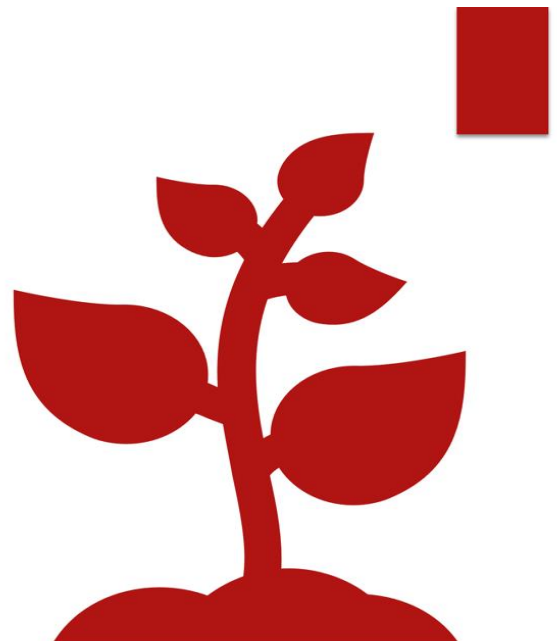
APPLIED AGTECH DRIVES PRODUCTIVITY, PROFITABILITY, AND SUSTAINABILITY ACROSS THE ENTIRE FOOD AND AGRICULTURE VALUE CHAIN.



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

Saving the Rain Forests: A big downstream potential. Making farmers more efficient and productive reduces the need for "farm sprawl" around the world (in places like the Amazon and Africa) and may even allow us to 'rewild' nature in some regions of the world.

► We invest in companies that are reducing the use of harmful pesticides, improving soil quality, sequestering carbon and reducing the environmental impact of animal food production by offering new and improved alternatives,



TURNER
DEVELOPMENT
— BUILDING VALUE. CREATING COMMUNITIES. —

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

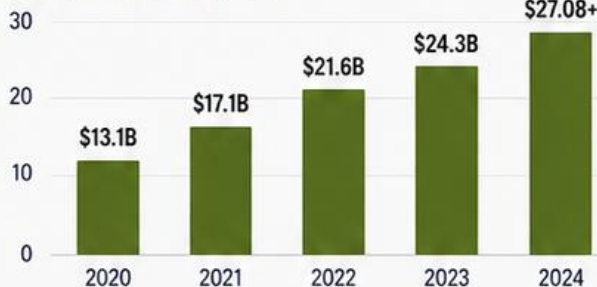
Driving unprecedented demand for food.

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.

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.



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



Use of Funds (example)

Use	Amount
Land acquisition	\$1,000,000
Site preparation & grading	\$ 200,000
Roads & parking	\$ 260,000
Utilities & stormwater	\$ 300,000
Building construction	\$2,300,000
Architecture & engineering	\$ 100,000
Legal, permits & insurance	\$ 75,000
Leasing & marketing	\$ 60,000
Financing costs & interest reserve	\$ 200,000
Contingency	\$ 500,000
Total Uses	\$5,000,000

Source of Funds

Source	Amount
Construction loan	\$2,000,000
Institutional equity partner	\$2,000,000
Sponsor equity (cash or land value)	\$1,500,000
Public infrastructure grant	\$ 500,000
Total Sources	\$5,000,000

A detailed construction plan, budget and contractor quotes will be provided, along with prospective tenant lease agreements, before an investor enters into any investment offering.

SCALING

Scaling UP after Completion of Phase 1: We have already identified 30 prime acres for the next phase of development that is part of two tracts of property owned and earmarked for commercial development by Fletcher and Henderson County. We are working with city and county officials to try to reserve those tracts for the next phase of our AgTech ecosystem, a potential \$100 million dollar project.



“Climate change will create more risk in our already fragile food supply chains, which will require a dramatic shift in the way we look at food in the future”

Pasture raised beef at Creekside Farm

OUR VISION

LEADING THE FUTURE OF FOOD, FARM
AND TECHNOLOGY.

Our Next Project

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.

FINANCIAL SNAPSHOT

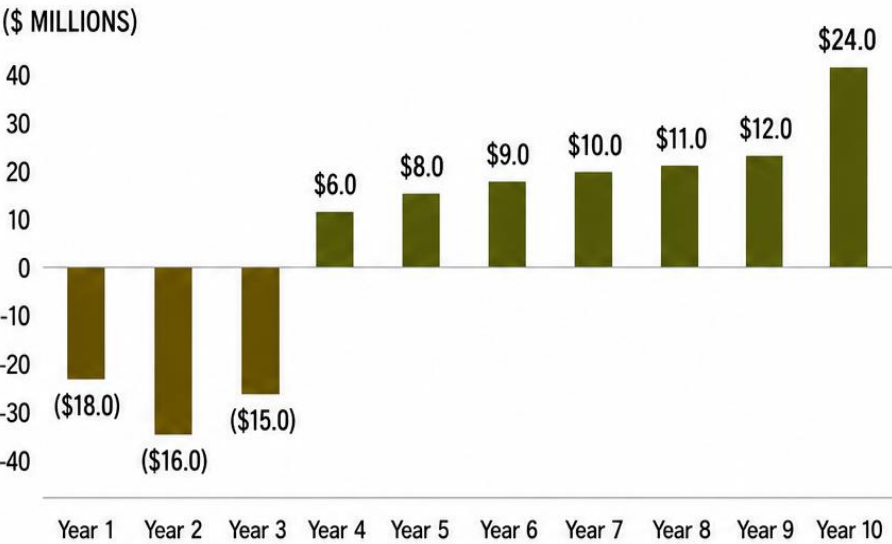
STRONG RETURNS.
BUILT TO PERFORM.

PROJECT OVERVIEW	
Total Project Cost	\$100M+
Total Project Site	100 Acres
Rentable Square Feet	~250,000 SF
Development Period	3 Years
Stabilization	Year 4

PROJECTED RETURNS	
Stabilized Occupancy	90%+
Average Rent Per SF (NNN)	\$18.50 / SF
Stabilized NOI	\$16.8M+
Target Cash-on-Cash Return	8.0%+
Projected Equity Multiple	2.0x+
IRR (10-Year Hold)	18%+

Projections are based on current market conditions and assumptions.
Actual results may vary.

10-YEAR CASH FLOW SUMMARY
(UNLEVERED)



8.0%+
TARGET CASH-ON-CASH
RETURN AT STABILIZATION

18%+
PROJECTED IRR
(10-YEAR HOLD)

2.0x+
PROJECTED EQUITY
MULTIPLE

“Billions of dollars have been pouring into the AgTech sector from large investment firms.”



► We invest holistically across the food chain and create collaborative partnerships that spur innovation.

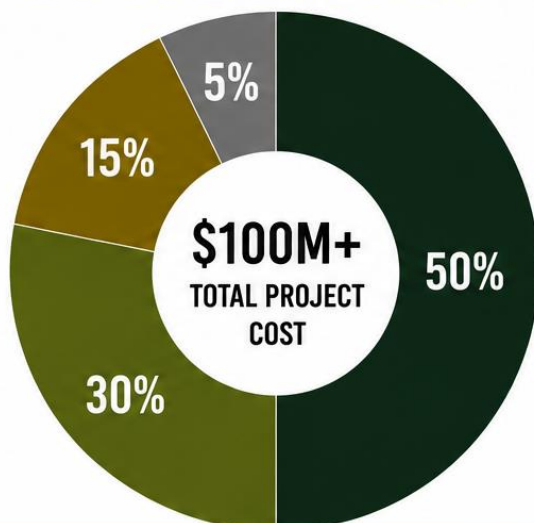
FARMERS ARE HURTING

RIISING INPUT COSTS
SHRINKING COMMODITY PRICES

An Incidental Benefit from your investment: Save Farmland, Feed People

CAPITAL STACK

A DISCIPLINED APPROACH TO CAPITALIZATION.



● SENIOR DEBT	50% \$50M+
● EQUITY INVESTORS	30% \$30M+
● MEZZANINE FINANCING	15% \$15M+
● DEVELOPER EQUITY	5% \$5M+

*For reference only; any deal can be structured differently.



CONSERVATIVE LEVERAGE

Maintaining strong
financial stability



RISK-MITIGATED STRUCTURE

Balanced capital stack
to manage risk



OPTIMIZED RETURNS

Designed to maximize
investor returns



ALIGNED BY INTERESTS

Developer and investors
aligned for success

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.



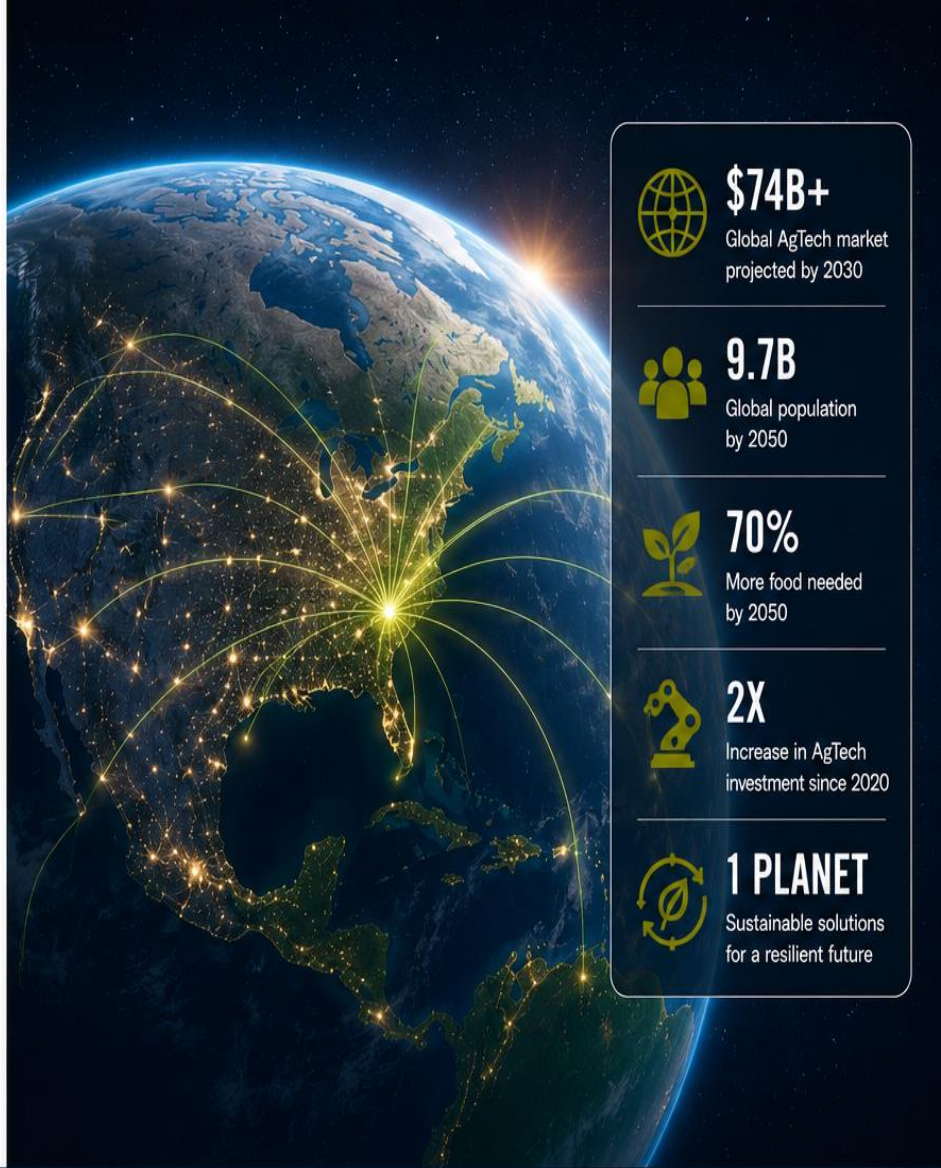
STRONG POLICY SUPPORT

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

PREMIUM FACILITIES

BUILT FOR INNOVATION. DESIGNED FOR SUCCESS.

What we build

features state-of-the-art facilities designed to support AgTech companies at every stage of growth.



MODERN FLEX SPACES

High-quality office, lab, and light industrial spaces that adapt to your needs.



HIGH CLEAR HEIGHTS

Spacious interiors with clearance for equipment, storage, and future growth.



POWER & CONNECTIVITY

Reliable high-speed internet and robust power infrastructure.



SUSTAINABLE DESIGN

Energy-efficient buildings with sustainable materials and smart site planning.



BUILT FOR INNOVATION

Facilities designed for R&D, testing, prototyping, and advanced technology development.



FLEXIBLE SPACES

Spaces designed to evolve with your business today and tomorrow.



BUILT TO PERFORM

High-quality construction with the durability and infrastructure your business demands.



CONNECTED

High-speed fiber internet and robust utilities keep you ahead of the curve.



SUSTAINABLE

Smart design and efficient systems for a greener, better future.



SECURE & ACCESSIBLE

Safe, secure, and strategically located for your success and peace of mind.



FACILITIES THAT EMPOWER INNOVATION.

What we do



PARTNER WITH
CITIES &
COUNTIES TO
LEAD APPLIED
AGTECH IN WNC



ATTRACT
ANCHOR
TENANTS AND
INNOVATION
PARTNERS



BUILD A LONG-
TERM REGIONAL
ASSET WITH
NATIONAL
RELEVANCE



► We can invest in solutions that build ecosystem resilience, optimize the use of land resources, and meet consumer demand for humane and healthy food choices.

The Dogwood Health Trust Report: A Benchmark Study.

Group Principal Robert Turner has been researching and writing about AgTech for over a decade, but it was this report, commissioned by Dogwood and prepared by RTI International in 2023, that is foundational research for our work as a sponsor for investors looking to change the world.

The Vision

A vibrant and community-led AgriFood Tech system that safeguards the region's natural resources; reflects community values of hard work, self-sufficiency, and creativity; and proves resilient amid climate change and other disruptions, thus enabling rural communities and farm families to thrive for generations to come.

Three integrated innovation opportunities embody this vision. The opportunities are rooted in regional assets and realities, yet they are purposefully aspirational to spark collective reimagination of the region's AgriFood Tech system future. The three opportunities cover the full AgriFood Tech value chain, from upstream on-farm innovations to midstream value-added products and businesses to downstream waste and resource recovery.

Climate Resilient

Enable farmers to proactively manage risks and grow farm-based income amid the uncertainty of climate change

Value Added

Diversify and grow the regional value-added market; build high-quality jobs in food value addition

Closed Loop

Catalyze a regional AgriFood Tech system that models the principles of a circular economy

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 manufacture 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)

OUR VISION

A GLOBAL LEADER IN APPLIED AGTECH INNOVATION.

Fletcher Technology Park will be the premier purpose-built campus where agricultural technology companies, researchers, and innovators come together to solve the world's most important food and agriculture challenges.

By combining advanced technology with real-world application, we create solutions that improve productivity, sustainability, and food security for a growing global population.



A First of it's Kind... In the right place, at the right time.

Target Tenants



Ag robotics and
automation
companies



Precision agriculture
and remote sensing
firms



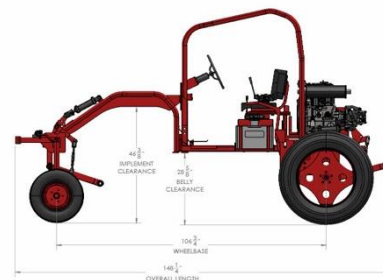
Biological input
developers



Food preservation
and waste reduction
innovators



Scaling AgTech
startups (10–100
employees)



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

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, and strategic location to create a nationally recognized AgTech hub.

WNC has been in the national news recently because of the devastation from Hurricane Helene. RESILIENCE is not just the ability to bounce back, but to bounce forward. AgTech improves climate resilience and the health of our soils, enabling the ground beneath us to absorb more water, reduce runoff and soil erosion, and resist drought. The new AgTech corridor will show the world how WNC can bounce forward.

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 at Creekside Farm, just 15 minutes away.



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 believe a healthier food system is critical in the face of global challenges like climate change, healthcare and nutrition.

Food should be produced in a way that considers both human and environmental health and we look for the big ideas to help solve difficult problems.



Our mission is to back the best entrepreneurs that are improving the overall health and sustainability of the food system.

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
- Regional branding as an AgTech leader

Current Turner Development tenants in Agri-food related businesses.



VILLAGE FOOD TRUCK
PARK AND
COMMISSARY
KITCHEN



CITY BAKERY – FOR
CLOSED LOOP LOCAL
FOOD SUPPLY CHAINS



SILVER MOON–
DEVELOPING
CONTROLLED
ENVIRONMENT
AGRICULTURE



CREEKSIDE FARM FOR
FIELD TESTING



THIRSTY MONK
MICROBREWERY



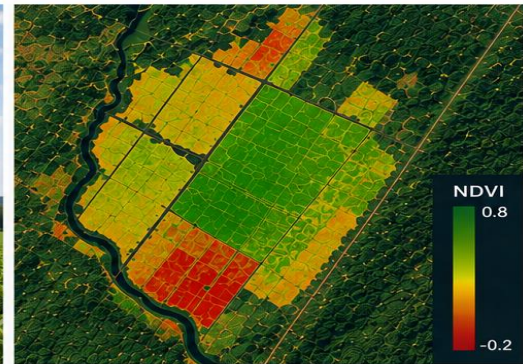
ECOMMERCE FOOD
DISTRIBUTOR



Autonomous tractor



Drone Technology



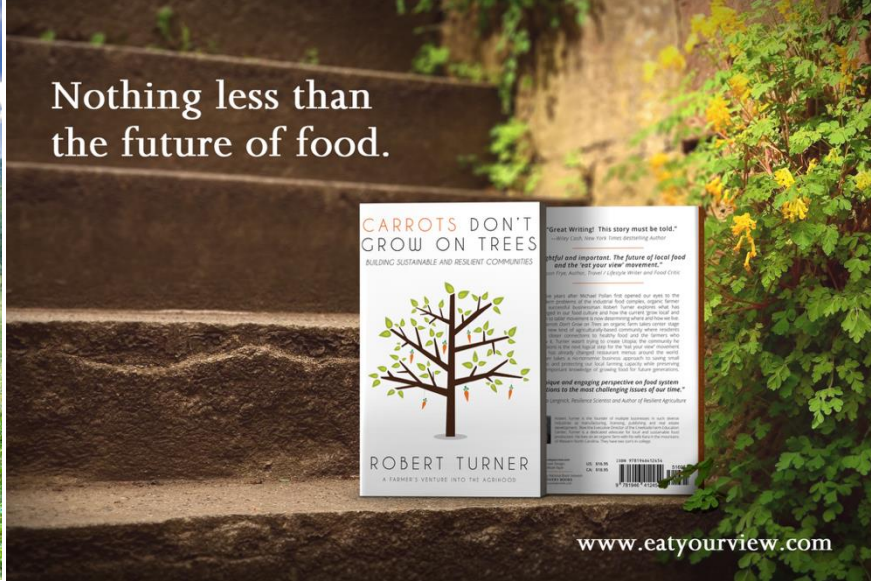
Satellite NDVI-style imagery



Crop Science



Farmers + technology in use



Leadership & Credibility

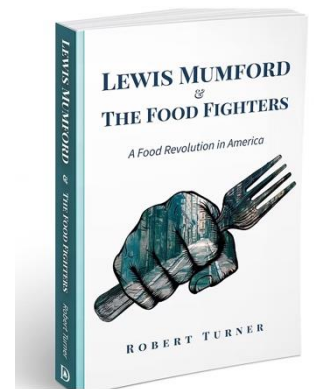
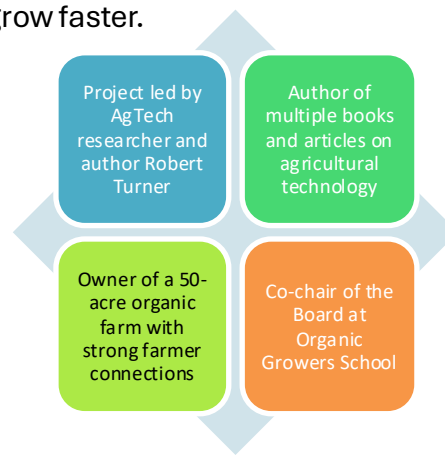
About the Sponsor

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" projects 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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