

Rare Residential and Commercial Property Investment Opportunity

Lexington, NC



Presented by Calypso
Properties, LLC
And
Bee Home Solutions, LLC



Calypso Properties, LLC of Lexington, NC and Bee Home Solutions, LLC of Charlotte, NC are pleased to present this rare real estate investment opportunity combining an incredible 8,292 square foot residential estate property combined with over 20,000 square feet of warehouse or commercial facilities all on 7.4 acres of land located on the outskirts of Lexington, NC. Lexington is located in the heart of North Carolina in what is identified as the Triad Region of the State. The Triad area is formed by the confluence of the three vibrant cities of Greensboro, Winston-Salem and High Point.

The Triad Area represents the heart of North Carolina's strongest transportation links at the crossroads of Interstate 85, Interstate 40 and Interstate 73 and is poised to become the centerpiece of North Carolina's new expanding rail transportation systems. Greensboro, NC is best known for its high national profile as the home of the Atlantic Coast Conference (ACC) basketball tournament, but is also home to The University of North Carolina at Greensboro, North Carolina A&T University and the new cutting edge School of Nanotechnology among many other cultural and entertainment offerings.

Winston-Salem, NC is best known for its long history as a primary home of North Carolina's tobacco fortunes but is now better known for being the home of Wake Forest University and some of the best medical facilities in the State.

High Point, NC is world renown as the home of the International Furniture Market but is also home to High Point University and is the focal point of the Triad areas rapidly growing aviation industry anchored by Honda Jet, TIMCO, Guilford County Community College and The Piedmont Triad International Airport. Ralph Lauren and many other diversified businesses also call High Point home.

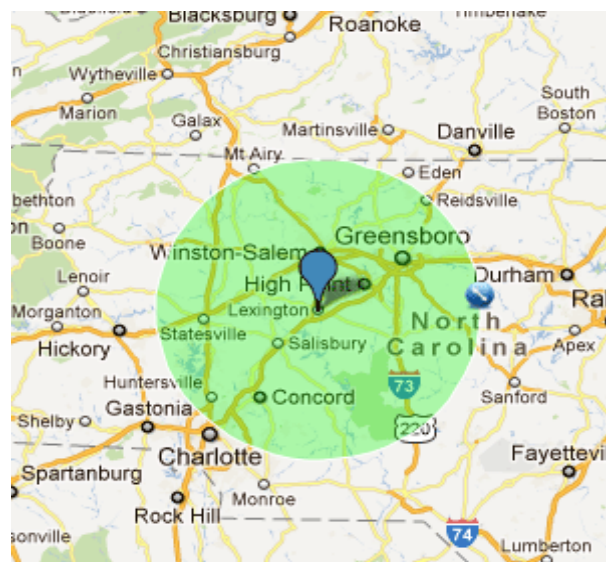
Lexington, NC adjacent to High Rock lake at the southern end of the Triad Area is located between old Business Interstate 85 which is now known as Highways 29 and 70 and the new Interstate 85 that is the primary artery between Charlotte, NC (about 45 minutes away) and the Triangle Area of North Carolina (about an hour away) consisting of the cities of Raleigh, Durham and Chapel Hill.

The Triangle Area is, of course, internationally known for its universities (Duke University, NC State University and UNC-Chapel Hill) and as one of the premier research and development centers in the world. Lexington is widely known as the barbeque capital of North Carolina and for annually hosting one of the largest festivals in the State. It is also home to a growing number of Yadkin Valley wineries.

But Lexington is also poised for growth due to an already approved major renovation and expansion of the rail terminal area serving the city and the expectation of a new Industrial Park to be located not far from this property. The rail terminal project will include a number of new commercial locations for restaurants, boutique shops, and entertainment. The industrial park would be expected to attract a number of businesses supporting the variety of existing industries in the Triad area along with potential new anchor businesses.

Charlotte, NC is the largest city in North Carolina and the second largest banking center in the United States. It is also home to The University of North Carolina at Charlotte, NASCAR and a booming and prosperous International Airport, Convention Center, the Carolina Panthers NFL Franchise, the Charlotte Hornets NBA Franchise and a wide variety of other arts, entertainment and cultural activities.

An overview map of the Triad Area showing the location of Lexington, NC is below:



On the outskirts of Lexington, NC between Lexington and High Rock Lake lies a one-of-a-kind gem of a property at 529 JM Penninger Road. If you are looking for an incredible investment opportunity where you can combine your residential requirements in an **8,292** sq. ft. estate property with innumerable amenities and your business interests in over **20,000** sq. ft. of warehouse or commercial space, then you have hit the jack pot! And, the price is something you will find hard to believe. Because this is a distressed property, Calypso Properties, LLC and Bee Home Solutions, LLC has an exclusive right to offer this property at the unimaginable price of **\$525, 000!** This property was listed at over **\$1.4 million** just a couple of years ago!

Take a look at the list of features included with this property:

- An large in-ground swimming pool with pool house
- 7.40 +/- acres of land
- Formal living and dining rooms
- Three bedrooms suites with full baths
- A gourmet kitchen with sub-zero refrigerator, smooth cook top, stainless steel exhaust hood, abundant solid wood cabinetry, ceramic tile countertops, a large pantry and built-in marble top for baking.
- Family recreation room on the lower level
- Den on the lower level
- Two car basement level garage
- A sauna room on the lower level
- Central vacuum, intercom and security system
- Multi-level living offering privacy as desired and ample separation for entertaining
- A large rear deck with multiple levels
- A terraced back yard with a Koi pond
- Large rock fireplaces in the master bedroom, living room and den
- Office and/or study on the main area
- Up to 1,577 sq. ft. of unfinished storage

- **Your own wine cellar**
- **Your own arts and crafts room**
- **Abundant commercial or storage buildings for operating your own business directly from your own property**
- **Home built in 1982 with many current-state amenities**
- **Fenced property with entrance gate**
- **Horse stables and tack room (or convertible for other uses)**
- **Fenced horse corral area**

The accessory or commercial buildings included with this property are as follows:

- **Warehouse #1: A wood framed building of approximately 1,152 sq.ft. with sixteen (16) foot ceiling height.**
- **Warehouse #2: A steel frame building with sloped sides of approximately 2,812 sq.ft. and an addition or annex of approximately 1,258 sq.ft. for a total of approximately 4,070 sq. ft.**
- **Warehouse #3: A wood framed on concrete block building of approximately 1,904 sq.ft.**
- **Warehouse #4: Approximately 8,910 sq.ft. plus an attached annex of approximately 1,125 sq.ft. including a loading dock area with over-hanging roof.**
- **Horse stables of approximately 2,847 sq.ft. plus a 252 sq.ft. storage room on one end.**

Have you ever dreamed of operating your own business from your own home?

Have you ever wanted to have room for your own horses complete with stables and a fenced corral area?

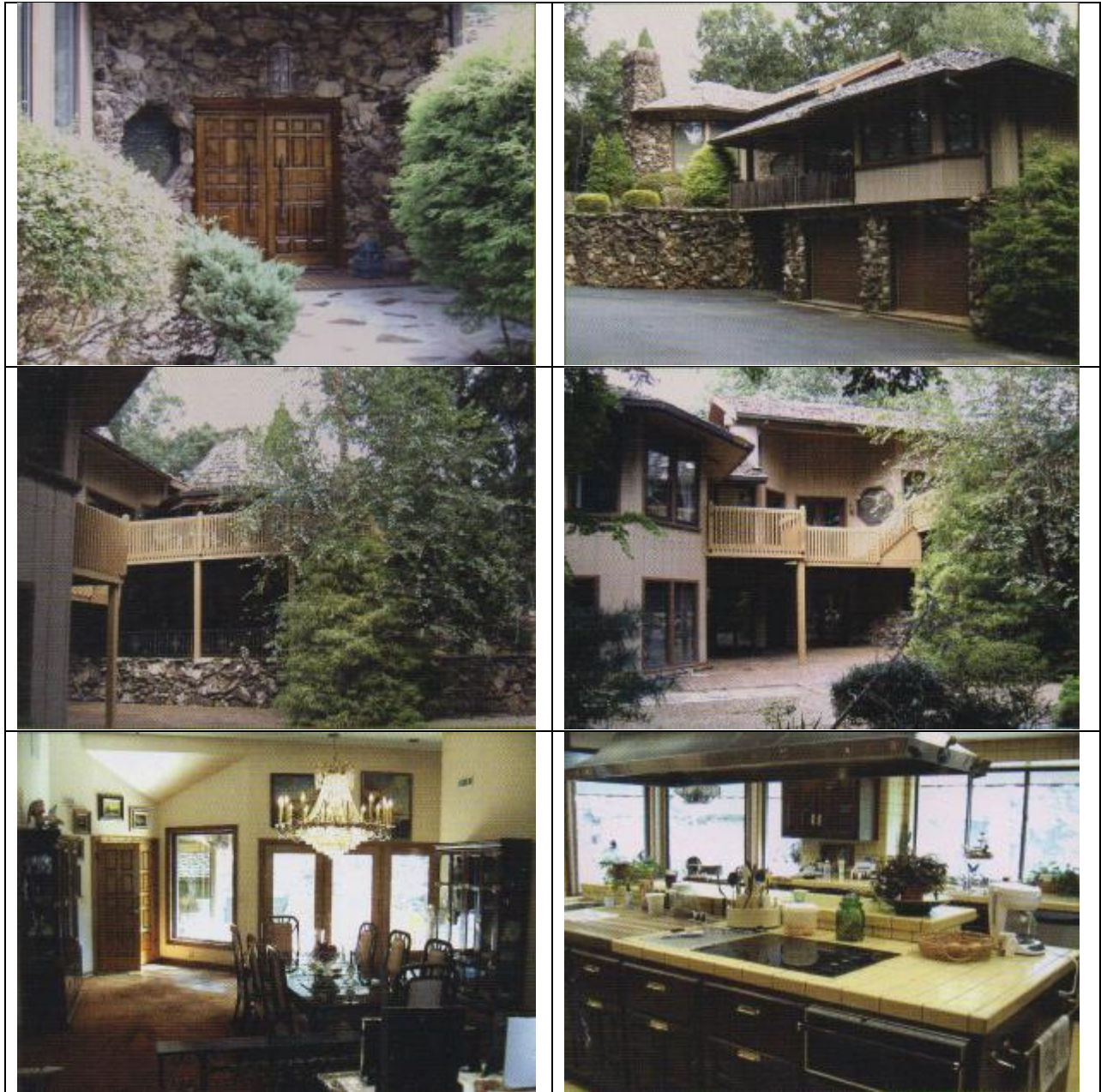
Imagine the possibilities with this property!

- **Income producing storage units**
- **Packaging, shipping and distribution**
- **Build and operate your race team operations**

- Start your own club facility

The possibilities are almost endless. The only prohibition would be any business that created offensive environmental or pollution issues of any kind for your neighbors.

Check-out this photo gallery of this amazing residential property:







And, in addition to this fabulous residence, the property comes with over 20,000 sq. ft. of warehouse / commercial facilities as shown below:









For additional information or to discuss your interest in this property, please contact either of the following:

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