EXHIBIT A

PowerPoint Presentation

Beaver Crossing

Existing Zoning: O/RM

Proposed Zoning: MPD-CZ

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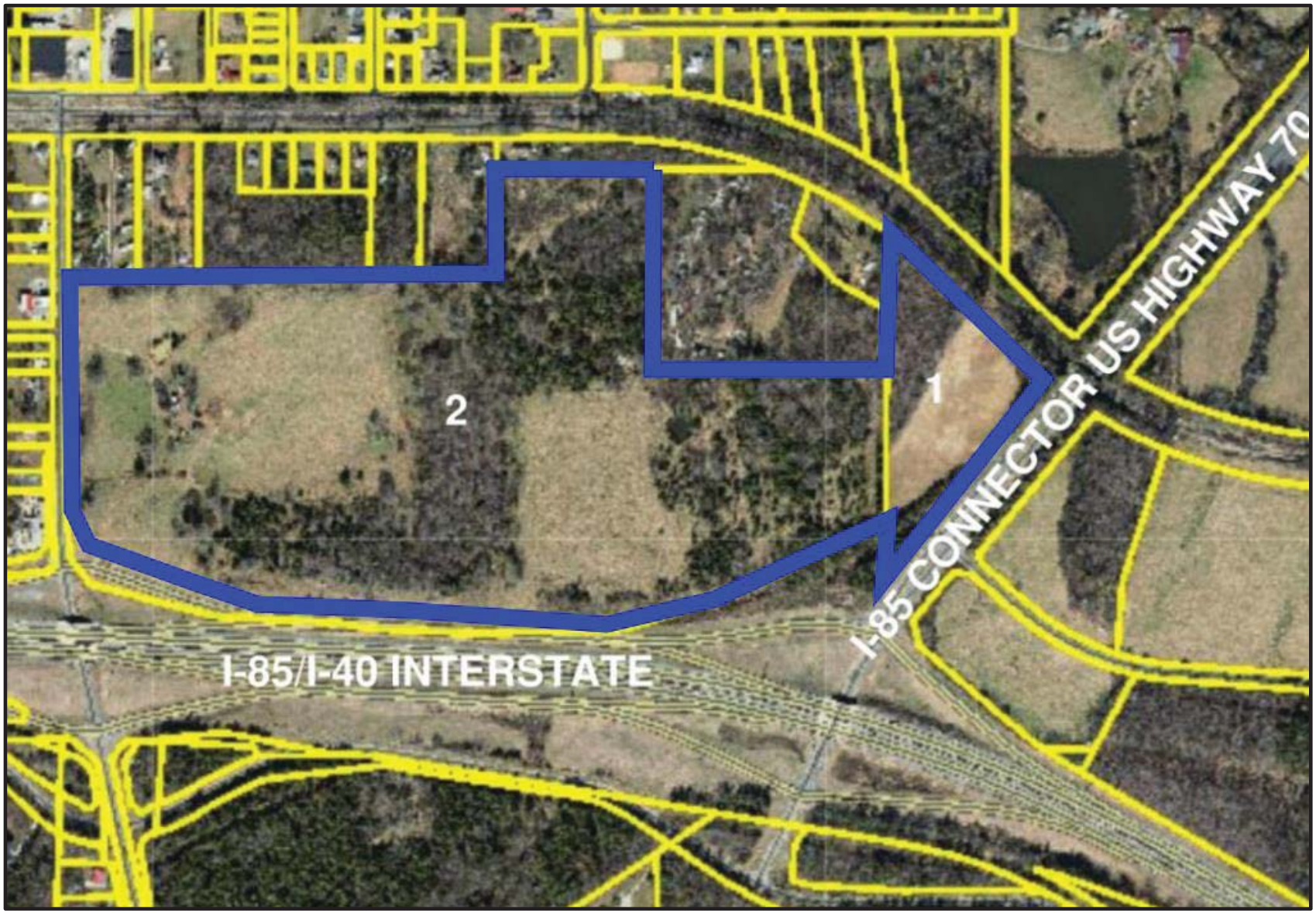
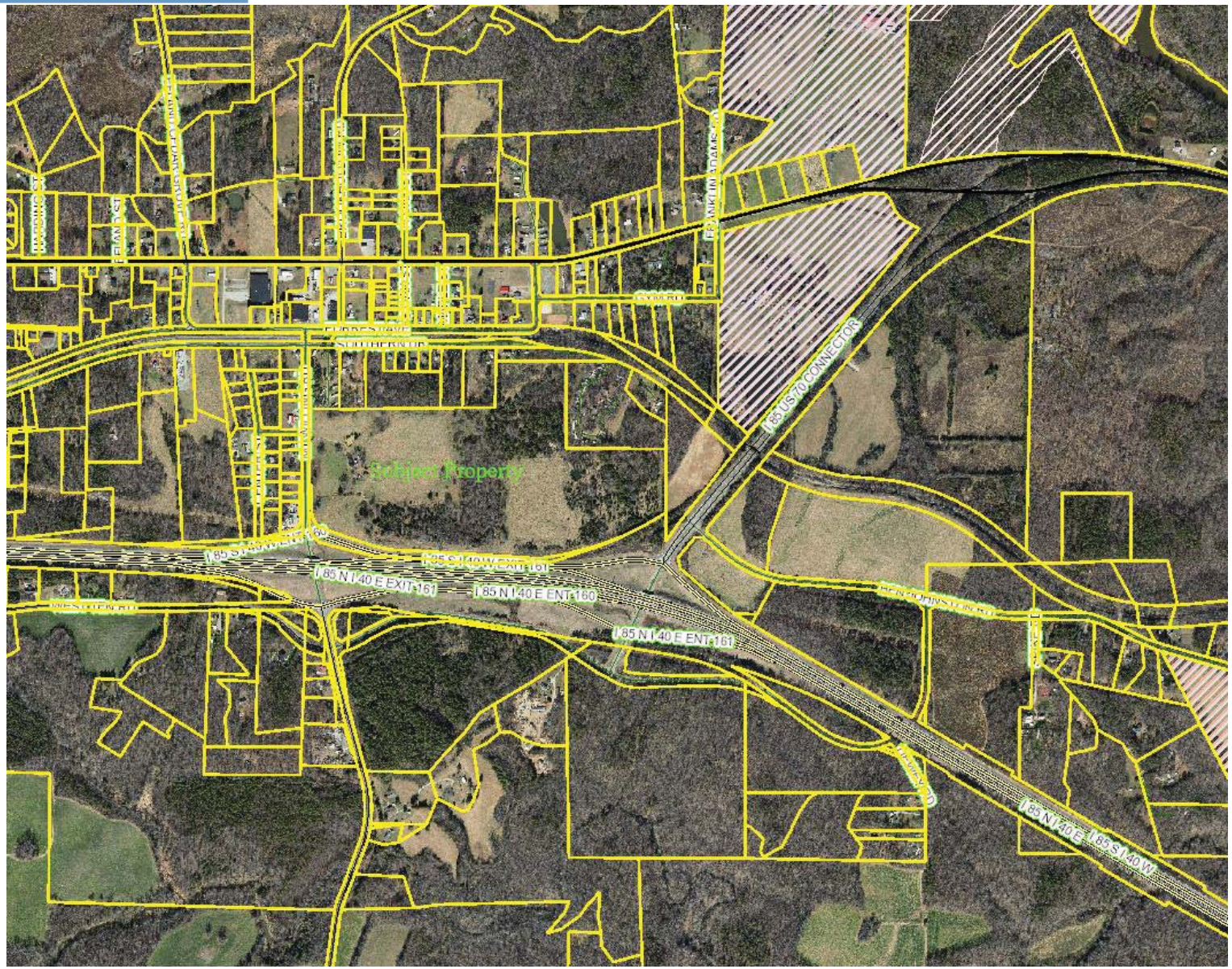
Two Parcels totaling 104.55± acres



General Area



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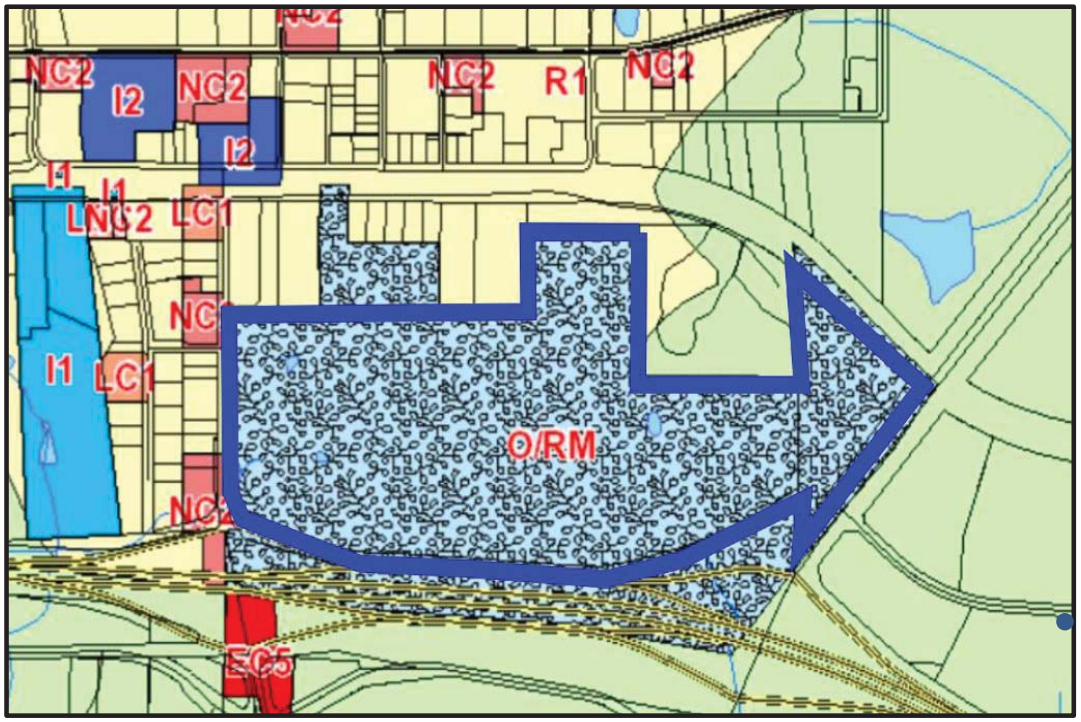
Existing Zoning



- Office/Research Manufacturing (O/RM) with the following overlays: Upper Eno Protected Watershed Protection Overlay District; Major Transportation Corridor Overlay District; Efland Interstate Overlay District

- Master Plan Development Conditional Zoning (MPD-CZ) retaining all overlays

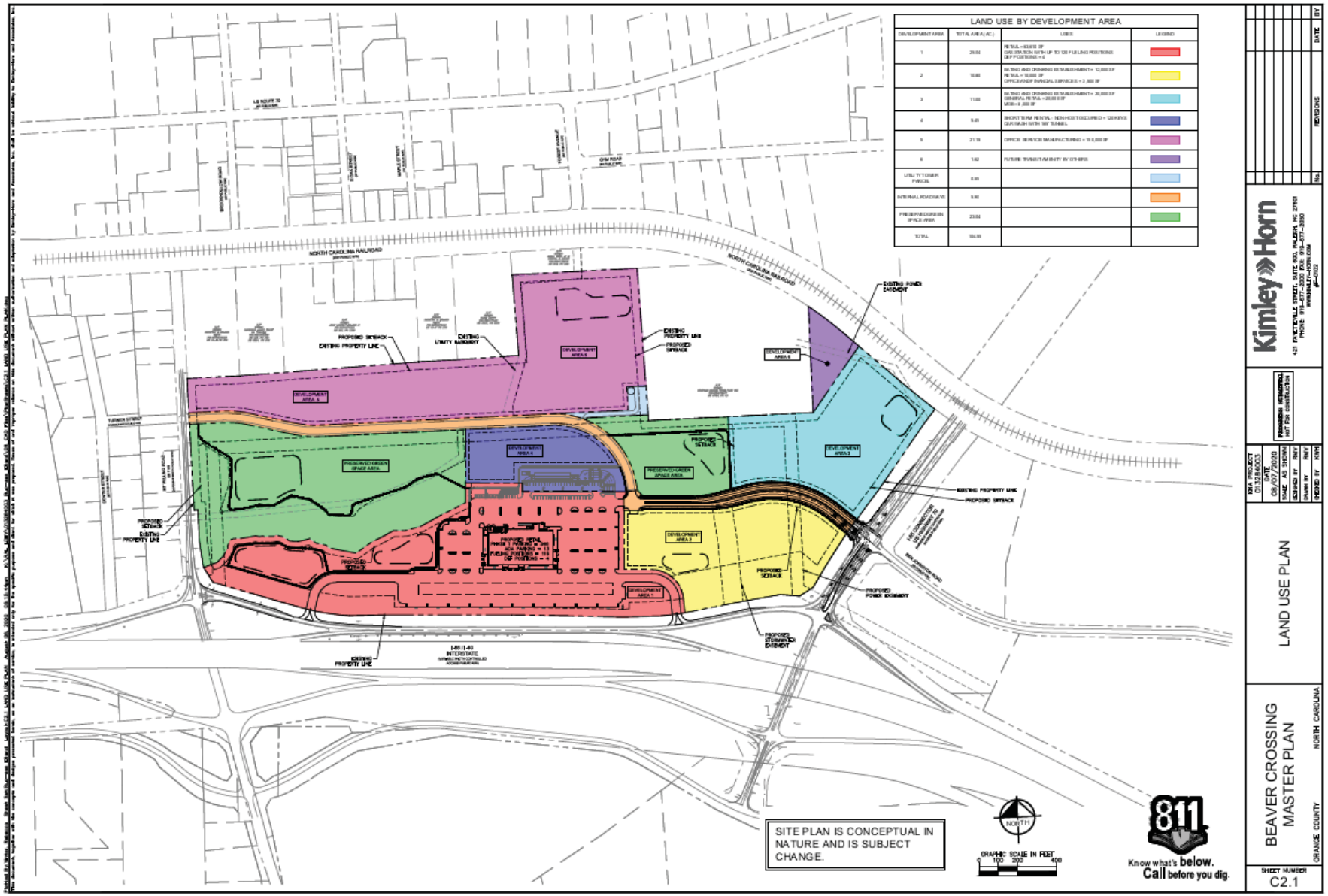
Comprehensive Plan - Commercial-Industrial Transition Activity Node

Commercial-Industrial Transition Activity Node: Land near major transportation routes that could be provided with public water and wastewater services and is appropriate for retail and other commercial uses; manufacturing and other industrial uses; office and limited (not to exceed 25% of any Node) higher density residential uses."

Efland-Mebane Small Area Plan

- The Property is located within the Southeast portion of the planning area of the Efland-Mebane Small Area Plan, a portion of the planning area that "*enjoys access to major transportation facilities including Interstate 40/85 and the US 70 Connector. Because of this, development potential for the area is high*."
- *The southeast portion of the planning area should be considered for "Mixed Use" designation to be developed only when public water and sewer systems area available to the area.*

Site Plan



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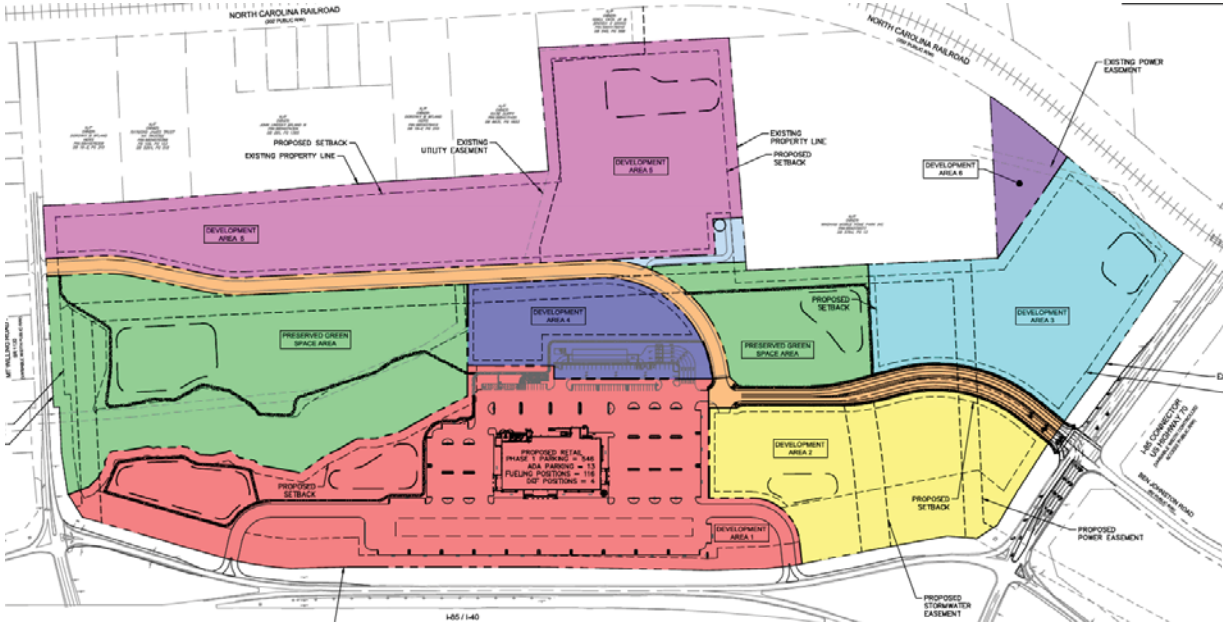
Site Plan



LAND USE BY DEVELOPMENT AREA			
DEVELOPMENT AREA	TOTAL AREA (AC.)	USES	LEGEND
1	25.04	RETAIL = 63,610 SF GAS STATION WITH UP TO 120 FUELING POSITIONS DEF POSITIONS = 4	
2	10.80	EATING AND DRINKING ESTABLISHMENT = 12,000 SF RETAIL = 10,000 SF OFFICE AND FINANCIAL SERVICES = 3,500 SF	
3	11.00	EATING AND DRINKING ESTABLISHMENT = 20,000 SF GENERAL RETAIL = 20,000 SF MOB = 8,000 SF	
4	5.45	SHORT TERM RENTAL - NON-HOST OCCUPIED = 120 KEYS CAR WASH WITH 185' TUNNEL	
5	21.15	OFFICE/ SERVICE/ MANUFACTURING = 150,000 SF	
6	1.62	FUTURE TRANSIT AMENITY BY OTHERS	
UTILITY TOWER PARCEL	0.55		
INTERNAL ROADWAYS	5.90		
PRESERVED GREEN SPACE AREA	23.04		
TOTAL	104.55		

Mixed Use Project - Retail, Services, hotel, dining, office flex space/light industrial

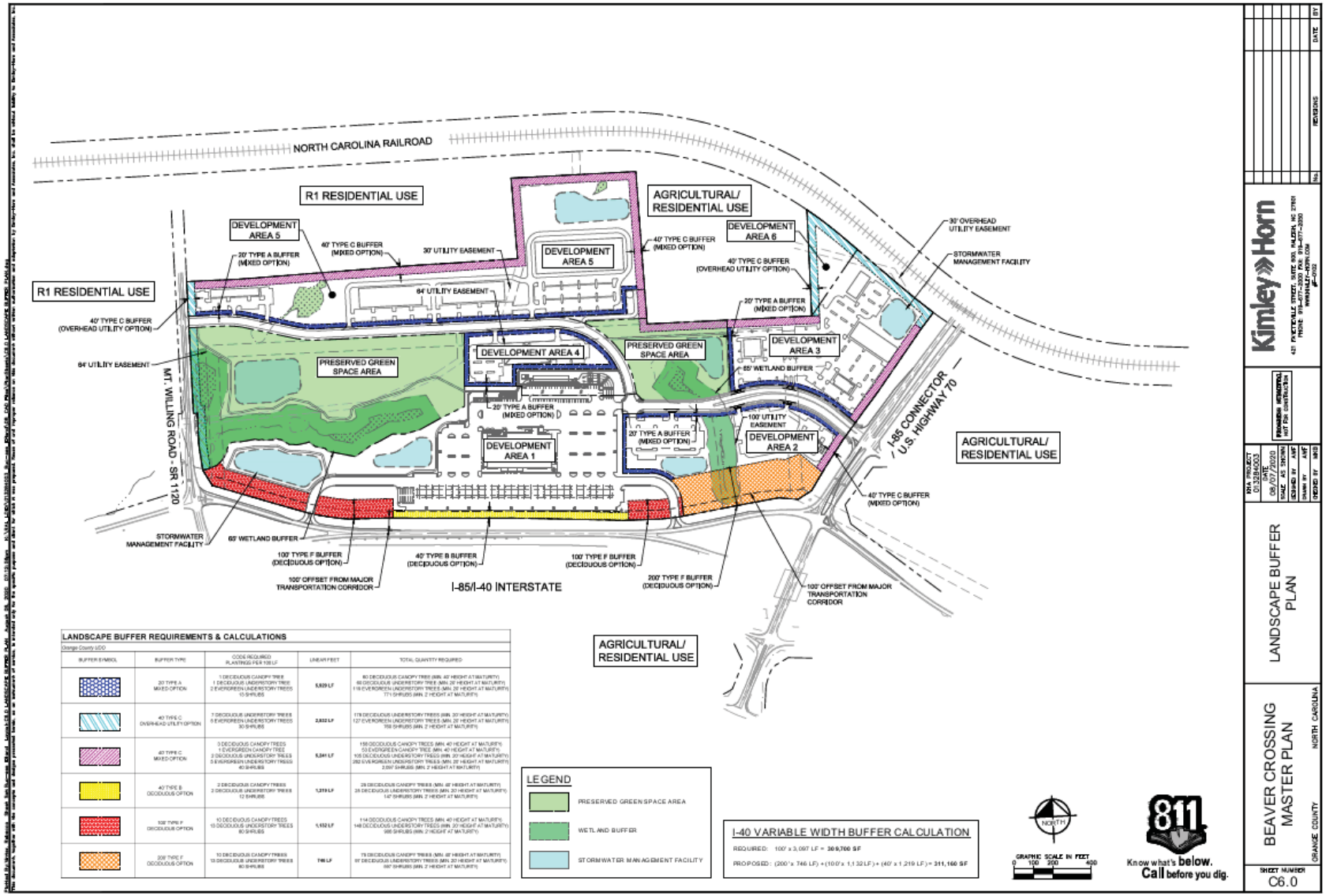
- Phase I - Buc-ee's Travel Center:
  - Fueling Stations
  - Car Wash
  - Retail Store
    - Plentiful and Famously Clean Bathrooms
    - Family-friendly
    - No tractor-trailers allowed
    - Homemade BBQ and sandwiches

Mixed Use Project - Retail, Services, hotel, dining, office flex space/light industrial

Phase II:

- Retail shops;
- Restaurants;
- Hotel with no more than 120 rooms;
- Offices and Financial Services;
- Medical Uses;
- Select Manufacturing Uses; and
- Utilities and Telecommunications Uses.

Landscape Buffers and Open Space



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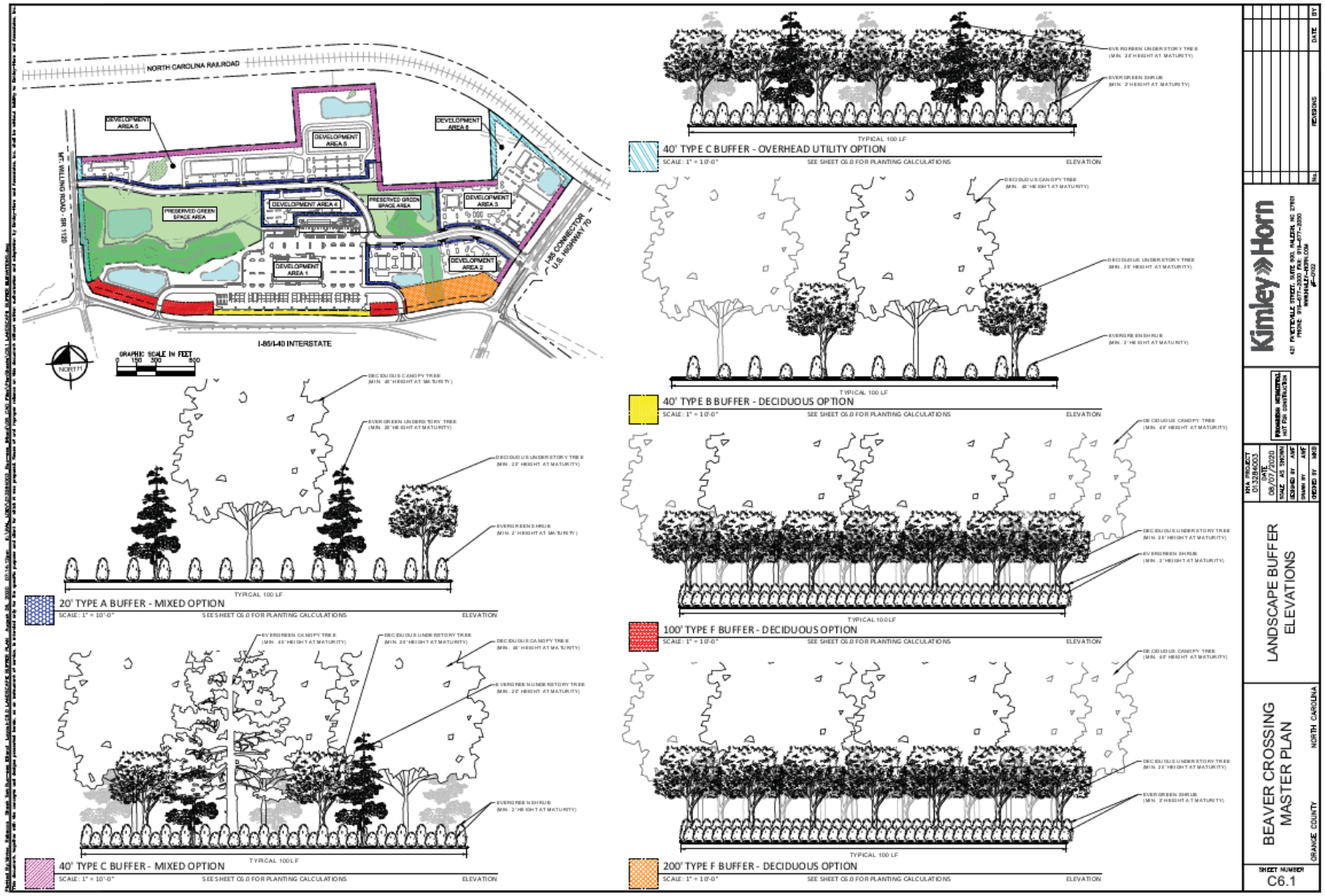
Landscape Buffers and Open Space



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Economic Development Benefits

- Quality Jobs
  - Buc-ee's pays a living wage plus benefits
  - Low barrier to entry
  - Office, medical, manufacturing, hospitality jobs also available
- Ad valorem and Sales Taxes
  - Phase I - in excess of $1,000,000
  - At full build out, in excess of $2,000,000

Thank you. Any questions?

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