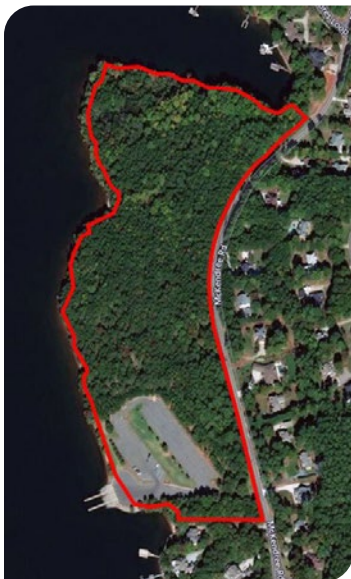




# Leasing and Development Opportunities: Hagers Creek Access Area on Lake Norman

Duke Energy is seeking qualified parties interested in obtaining a commercial lease to develop and manage the Hagers Creek Access Area on Lake Norman in Iredell County, N.C



Hagers Creek Access Property Outline

## Features:

Hagers Creek Access Area is located at 788 McKendree Road, Mooresville, N.C. 28117 and currently includes:

- 27.6 acres
- Fishing pier
- 4 single-lane boating ramps
- Vault toilet
- Courtesy docks
- Parking
- Picnic amenities
- Walking trail

## Conditions for lease:

Per Duke Energy's 2006 Comprehensive Relicensing Agreement (CRA):

- Lessee will be responsible for comprehensive site operations and management for the term of the Catawba-Wataree Federal Energy Regulatory Commission (FERC) License No. 2232 (expires on Oct. 31, 2055).
- Lessee will be responsible for additional site development, including permitting approvals for specific facilities as stipulated in the CRA.
- Any additional facilities proposed by the lessee must be reviewed and approved by Duke Energy, FERC and other stakeholders prior to construction and installation.
- All upland and shoreline development within the access area must be consistent with the Catawba-Wataree Recreation Management Plan and conform to Shoreline Management Guidelines.

All Duke Energy-owned access areas are located within the FERC Project Boundary and subject to federal rules and regulations defined in the Catawba-Wataree Hydroelectric Project FERC License.

Please submit questions and information requests to [RETransactions@duke-energy.com](mailto:RETransactions@duke-energy.com).



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