MARTINSVILLE HUB

PROJECT INFORMATION PACKET

Proposed mixed-use roadside destination
Morton Avenue corridor • Martinsville, Indiana

WORKING DRAFT — NOVEMBER 1, 2026

Prepared for prospective investors, lenders, development partners, and professional advisers.

Status: Proposed concept. Not yet represented as acquired, fully permitted, financed, or under construction.

Local vision. Shared opportunity.

CONFIDENTIALITY NOTE: This packet is a preliminary discussion document. It contains estimates and concepts that require verification. It is not an offer to sell securities, a commitment to finance, a construction budget, or legal, tax, or investment advice.

1. Executive summary

Martinsville Hub is a proposed, coordinated destination intended to bring everyday retail, coffee, vehicle services, electric-vehicle charging, and community amenities together along the Morton Avenue corridor in Martinsville, Indiana. The working Phase 1 concept includes a BIGGBY Coffee location with a distinctive oversized coffee-cup / earthbag-inspired architectural concept; a convenience store; Mav's Corner Gas retro-styled EV charging; a car wash; a free dog park; a self-service dog wash; walking connections; and coordinated signage and marketing.

The project is at concept and predevelopment stage based on the available planning materials. Site control, parcel scope, city approvals, franchise approval, utility capacity, vendor pricing, financing, and operating economics remain to be confirmed in writing.

Phase 2 is a separate potential future wellness and behavioral-health destination associated with 1309 Morton Avenue. It is not included in the Phase 1 cost subtotal below and should proceed only under a separate feasibility, regulatory, operating, and funding plan.

Current planning markers

Item	Current planning marker
Phase 1 site corridor	1379 and 1389 Morton Avenue area; legal parcels and exact scope unverified.
Phase 1 property reference	$600,000 asking-price reference; verify parcel scope, included improvements, and seller terms.
Phase 2 property reference	$700,000 asking-price reference for 1309 Morton Avenue; separate from Phase 1.
Prior fundraising target	$2,000,000 previously discussed; not a validated all-in budget or committed capital stack.
Personal contribution	$5,000 previously discussed as a possibility; not treated as committed until confirmed.
EV charging concept	Six DC fast chargers rated up to 350 kW each; utility design must be based on load study and power management.
Battery storage	Excluded from initial Phase 1 base case; reconsider only after utility tariff and demand-charge analysis.

2. Current site and development status

Known from the current planning record: a concept plan has been developed for a Phase 1 destination in the 1379/1389 Morton Avenue corridor, with a separate Phase 2 idea at 1309 Morton Avenue. The project has concept renderings and preliminary business/program assumptions. These materials establish a vision, not proof of site control or approvals.

Workstream	Status for investor review	Next evidence needed
Property/site control	Not confirmed in available materials	Purchase/option/lease terms, parcel IDs, title, survey, access and easements.
Zoning / planning	Approval status not confirmed	Written city pre-application feedback; zoning/use and site-plan pathway.
BIGGBY / franchise	Concept only; approval not confirmed	Written franchise requirements, site/design acceptance, fees and schedule.
Utility / EV charging	No utility study confirmed	Duke Energy Indiana service study, tariffs, demand charges, upgrade scope and timing.
Engineering / permits	No final plans or permits confirmed	Civil, traffic, drainage, architectural, structural, electrical and fire-code reviews.
Vendor bids / budget	Planning allowances only	Itemized written bids and reconciled scope / contingency.
Financing / investors	No commitments or approvals confirmed	Verified capital stack, lender indications, investor documents and closing conditions.

3. Itemized preliminary uses of funds — Phase 1

The following are order-of-magnitude planning allowances from the current working master plan. They are not contractor bids, appraisals, guaranteed costs, or an all-in budget. Scope overlap is possible and must be reconciled after plans and quotes are received.

Use of funds	Low	High	Notes / exclusions
Phase 1 property acquisition	$600,000	$600,000	Asking-price reference; parcel scope and seller terms unverified.
Six 350 kW DC fast chargers + installation	$1,000,000	$1,000,000	Very preliminary allowance; seek equipment and installation bids.
Utility service / transformers / grid upgrades	$250,000	$1,000,000	Highly site-dependent; requires utility service study.
Convenience store construction + equipment	$500,000	$1,000,000	Depends on footprint, fit-out, refrigeration, POS and site work.
Custom BIGGBY building + equipment	$500,000	$1,000,000	Custom cup / earthbag-inspired design requires franchisor and professional review.
Engineering, permits, soft costs + contingency	$400,000	$800,000	Allowance to be refined; avoid double-counting with construction bids.
Indicative subtotal	**$3,250,000**	**$5,400,000**	Does not include every likely cost category.
Car wash-specific equipment / site costs	TBD	TBD	Not separately priced in subtotal unless already included in other scopes.
Dog wash + dog park improvements	TBD	TBD	Dog-wash early planning budget $15k–$25k; park costs still require quotes.
Opening inventory, deposits, hiring, training, launch	TBD	TBD	Needs business-level operating plans and vendor terms.
Working capital / debt service / financing fees	TBD	TBD	Must be modeled; not included in subtotal.
Environmental remediation / extraordinary site work	TBD	TBD	Unknown until diligence, testing and engineering.

Phase 2 exclusion: the separate $700,000 asking-price reference for 1309 Morton Avenue is not included above. Do not combine Phase 2 with Phase 1 unless the sponsor explicitly chooses a combined acquisition and prepares a separate, fully costed plan.

4. Preliminary sources-and-uses schedule

Because no binding financing or investor commitments have been confirmed, the sources below are planning placeholders—not available funds. The prior $2 million fundraising target should not be represented as sufficient to complete Phase 1.

Sources (illustrative; uncommitted unless documented)	Amount	Current treatment
Outside equity / private capital	Target up to $2,000,000	Prior fundraising target only; no commitments assumed.
Sponsor contribution	Up to $5,000 discussed	Not counted as committed until confirmed and documented.
Commercial construction / real estate debt	TBD	Requires lender review, underwriting, collateral, equity and terms.
Grants / incentives / tax credits	$0 assumed	No award or eligibility presumed; count only after written confirmation.
Seller financing / vendor financing	$0 assumed	Not assumed unless agreed in signed documents.

Uses summary	Low case	High case
Current Phase 1 indicative subtotal	$3,250,000	$5,400,000
Less prior $2m fundraising target (not committed)	($2,000,000)	($2,000,000)
Indicative gap before TBD costs and financing	**$1,250,000**	**$3,400,000**

This gap is a simple comparison of the current preliminary subtotal against the prior fundraising target. It is not a financing plan. The final gap may be materially higher after car wash costs, dog-park work, working capital, financing costs, and other omitted items are priced.

5. Construction and execution assumptions

The current working schedule has described Phase 1 as approximately 15–18 months or longer after serious project work begins. This is an indicative planning window only—not a promised opening date. Custom design, franchise review, utility work, permitting, financing, procurement, weather, and site conditions can extend it.

Stage	Indicative work	Gate before advancing
1. Validate	Confirm parcels, seller terms, city pre-application feedback, franchise contact, utility inquiry and consultant scope.	Written constraints and diligence list; site control path identified.
2. Feasibility	Concept site plan, traffic and parking, drainage, utilities, building concept, load profile, cost estimates and conservative operating model.	Credible scope, reconciled budget and initial capital strategy.
3. Design / approvals	Architecture, civil and MEP engineering, franchise review, zoning/site plan, building/fire/health/environmental reviews as applicable.	Required approvals and permit path documented.
4. Financing / procurement	Finalize capital stack, lender documents, contracts, equipment orders, utility coordination and construction schedule.	Committed financing, contingency and executable contracts.
5. Construction / commissioning	Site work, buildings, chargers, car wash, store equipment, safety inspections, testing, hiring and training.	Inspections passed and operators approve opening readiness.
6. Coordinated opening	Open operating components in a coordinated sequence; activate amenities when safe and approved.	Working capital, staffing, insurance, licenses and opening checklist complete.

Core construction assumptions

• Utility-grid connection is the Phase 1 base case; battery storage is excluded initially. Six 350 kW charger nameplates total up to 2.1 MW, but actual service design must be based on load profile, charger power sharing and all other site loads.
• The custom BIGGBY cup-shaped / earthbag-inspired concept is subject to franchisor, architect, structural, fire, energy, accessibility and building-code review; no assumption of approval should be made.
• Car wash format, throughput, water/sewer needs, recycling system and equipment are unfinalized and unpriced in the current Phase 1 subtotal.
• Site plan must coordinate drive-through queues, store traffic, charger bays, car wash queue, deliveries, pedestrian routes, accessible facilities, emergency access, drainage, lighting and snow storage.
• No grant, tax credit, lender approval, seller financing, vendor financing or investor commitment should be counted until confirmed in writing.

6. Key risk factors and mitigation

Risk	Potential impact	Mitigation / diligence
Site control / title	Purchase may not include required parcels, access or improvements; easements or title issues may delay the project.	Verify parcel IDs, title, survey, access, easements, appraisal as appropriate, environmental review and contingent purchase terms.
Zoning / permits	Uses, signage, traffic layout or construction method may not be approved as envisioned.	Obtain written city guidance; confirm permitted uses, access, stormwater, health, fire, building and signage requirements.
Franchise / custom design	BIGGBY may require design changes or may not accept the custom concept or site.	Obtain written franchise development requirements and design review before committing to bespoke construction.
Utility capacity / demand charges	Upgrades can be costly or slow; EV utilization and demand charges can materially affect economics.	Obtain utility study and tariff analysis; model power sharing, utilization and sensitivity cases.
Cost escalation / omissions	Current range excludes or does not separately price important costs; budget may rise materially.	Secure trade bids, scope reconciliation, owner contingency, independent cost review and explicit working capital reserve.
Financing gap	Prior $2m target may not cover Phase 1; project may stall after site acquisition or deposits.	Build verified sources-and-uses, obtain lender indications and stage commitments to milestone gates.

Risk	Potential impact	Mitigation / diligence
Demand / operating performance	Coffee, retail, car wash and charger revenue may be below projections; no validated operating history exists for this site.	Local market study, conservative traffic and utilization cases, experienced operators, phased procurement and adequate reserves.
Safety / liability / insurance	Vehicle-pedestrian conflicts, dog-park incidents, equipment failures or property claims.	Professional site design, accessibility, clear rules, inspections, operator training and insurance review.
Schedule / procurement	Permits, long-lead chargers, electrical gear, franchise approvals or weather may delay opening.	Critical-path schedule, lead-time verification, contract milestones and contingency time.
Investment / securities law	Improper solicitation, unclear investor rights or noncompliant offering could create legal exposure.	Securities counsel to select exemption, review communications, investor qualification, filings and definitive documents before solicitation or accepting funds.

7. Proposed legal and ownership structure

The following is a discussion framework for qualified legal, tax, accounting and lending advisers—not a final structure or legal recommendation.

Potential structure to evaluate: Maverick Shireman LLC remains the project sponsor/manager during predevelopment. Subject to counsel and tax review, a new project-specific limited liability company could own or lease the Phase 1 real estate and contract for development. Operating businesses may be placed in separate subsidiaries or affiliated entities where commercially, legally and operationally appropriate—for example, a property-holding entity and separate operating entities for convenience retail, car wash, or EV charging. Any BIGGBY franchise relationship would need to comply with the franchisor's approved ownership and operating requirements.

Phase 2 separation: Keep the proposed 1309 Morton Avenue wellness/behavioral-health concept outside the Phase 1 budget and entity unless a deliberate, separately underwritten transaction is approved. Any healthcare-related operation would require separate clinical, licensing, privacy, insurance and regulatory analysis.

Ownership concept discussed to date: the investor website has described exploring a founder-retained interest of at least 51% and outside investors collectively holding up to 49%. This is a preliminary target only—not a promised allocation, valuation, governance arrangement or investor right. It may be unsuitable or need to change depending on the capital required, lender covenants, investor negotiations, securities compliance and tax advice.

Documents normally required before accepting funds: entity formation and operating agreement; cap table and fully diluted ownership model; subscription or investment agreement; disclosure package / private placement memorandum if advised; investor qualification records; risk acknowledgments; capital call, distribution and transfer rules; conflicts and related-party policy; manager authority and removal provisions; reporting cadence; tax allocation provisions; and escrow / closing instructions if applicable.

Counsel should decide whether any offering relies on Regulation D or another valid exemption, whether general solicitation is permitted, whether investors must be accredited or otherwise eligible, and what federal and Indiana notices, filings, bad-actor checks, disclosures and deadlines apply. Do not advertise a specific securities offering or accept money before securities counsel approves the path.

8. Proposed investor eligibility criteria

Eligibility must be finalized by securities counsel based on the offering exemption and final documents. The following are prudent screening topics, not a declaration that any person currently qualifies.

Topic	Proposed screening / documentation
Legal capacity	Investor is legally able to enter a binding investment agreement and provide identity, entity, beneficial-owner and tax documentation as required.
Offering-specific eligibility	Meet the investor qualification requirements of the chosen exemption and offering. If the exemption requires accredited investors, verify status using a counsel-approved process before acceptance.
Risk tolerance	Understand that this is a proposed development with material execution risk and that all or part of invested capital could be lost.
Liquidity horizon	Can tolerate a long holding period and limited or no liquidity; no public market, redemption right, buyback or exit date is assumed.
Independent advice	Encouraged to obtain independent legal, tax and financial advice; no investment should be made based only on renderings, forecasts or verbal statements.
Source of funds / compliance	Provide source-of-funds and anti-fraud / anti-money-laundering information where required; no funds from unlawful sources accepted.
Written acknowledgment	Review final disclosures, conflicts, fees, related-party arrangements, voting/consent rights, distribution priorities and transfer restrictions before signing.

Proposed investment tiers shown on the investor website are discussion placeholders: Anchor Investor $500,000; Founding Investor $50,000; Community Investor $25,000; Local Supporter $10,000; Community Member Investor $5,000. They are not approved minimums, securities terms, promised benefits, or a commitment that units at these amounts will be offered. Counsel must confirm whether tiers are appropriate and how they map to ownership, voting, economics and eligibility.

9. Governance, reporting and use-of-funds controls

Before closing any investment, establish a written budget and reporting protocol. Recommended controls for adviser review include:

- Dedicated project bank account(s) and documented separation of project and personal funds.
- Board/manager-approved budget, dual-approval thresholds for material payments, and monthly cash reconciliation.
- Contracts, invoices, lien waivers and draw documentation for construction payments.
- Monthly or quarterly investor updates covering budget-to-actual, schedule, permits, capital remaining, key risks and material changes.
- Written rules for related-party transactions, sponsor fees, reimbursements, conflicts, capital calls, distributions and additional financing.
- No investor distribution forecast until a defensible operating model, debt terms, reserve policy and legal distribution limits are established.

10. Immediate diligence priorities

1. Confirm exact parcels, asking prices, included improvements, ownership, seller terms and site-control strategy.
2. Commission title/survey review, environmental assessment as appropriate, property/building inspections and preliminary appraisal support.
3. Hold a city pre-application meeting; obtain written guidance on zoning, site access, signage, drive-through, fire access, accessibility, drainage, dog park, car wash and proposed construction method.
4. Request Duke Energy Indiana service study, tariff options, demand charges, upgrade scope and schedule.
5. Obtain BIGGBY franchise requirements and written feedback on site/design concept before custom design commitments.
6. Obtain separate written bids for EV chargers, convenience store, car wash, dog wash/park, site work, signs, billboards and major utility work.
7. Prepare a reconciled project budget with soft costs, contingency, opening costs, working capital, financing fees and downside scenarios.
8. Have securities counsel and tax/accounting advisers design the offering, eligibility criteria, governance, investor documents and disclosure process.
9. Obtain lender indications and evidence of committed equity before signing non-refundable contracts or beginning construction.

11. Preliminary investor-facing summary

Opportunity: a proposed local destination combining coffee, convenience retail, vehicle services, EV charging and community amenities.
Stage: concept / predevelopment; site control, permits, franchise, utility, construction pricing and financing remain unconfirmed.
Preliminary Phase 1 cost marker: $3.25 million–$5.4 million for the currently priced categories, with meaningful exclusions and possible overlap.
Prior capital target: $2 million, not a complete or committed funding plan; simple comparison leaves an indicative $1.25 million–$3.4 million gap before unpriced costs.
Return profile: not established. No return, distribution, repayment, appreciation, liquidity or opening date is promised.
Next decision: fund a limited, milestone-based predevelopment effort (illustratively $25,000–$75,000) to validate site, utilities, franchise requirements, design, bids and capital stack before full project capitalization.

12. Important legal and investment notice

This packet is for informational and discussion purposes only. It is not an offer to sell or a solicitation of an offer to buy any security, membership interest, debt instrument or other investment product. No offer may be made except through definitive offering documents and in compliance with applicable federal and state law. All costs, investment tiers, ownership concepts, project features, schedules and financing assumptions are preliminary and may change. No investor commitment, lender approval, franchise approval, permit, grant, incentive, revenue, return, distribution or exit is guaranteed. Development investments are speculative and may result in partial or total loss of capital. Consult independent legal, tax, financial, engineering and real-estate professionals.

Prepared from the Martinsville Hub Updated Complete Two-Phase Master Plan dated October 30, 2026, the current investor website draft, and the dog park / dog wash planning addendum. Figures are reproduced as planning assumptions and have not been independently verified.