



RiverStation  
Downtown New Bern



A UHF DEVELOPMENT PROPERTY

227 East Front Street  
New Bern, North Carolina 28560  
Tel: 252-638-4215 • Fax: 252-638-7456 • [www.uhfdevelopment.com](http://www.uhfdevelopment.com)





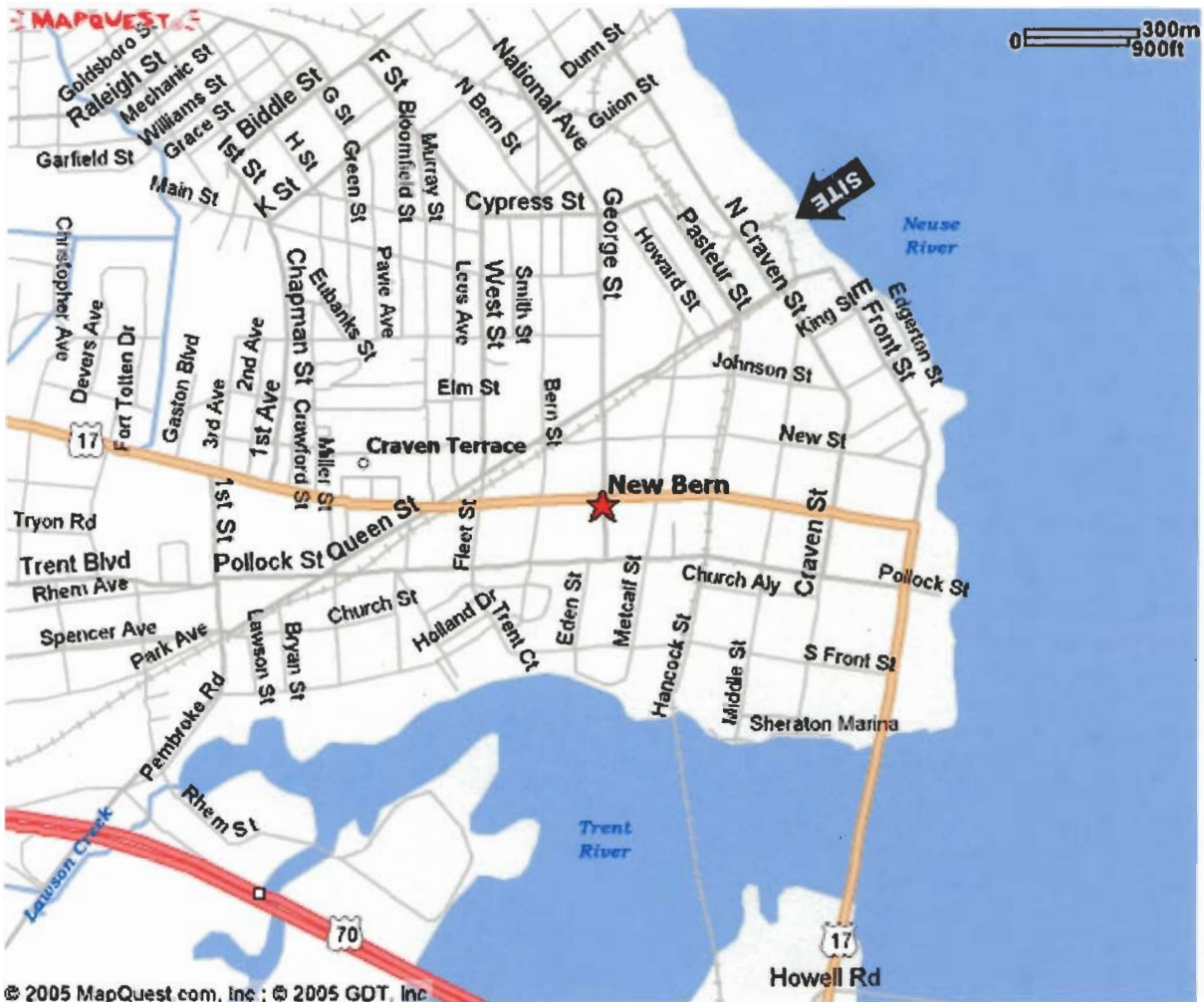
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New Bern NC

US

**Notes:**

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75' CANA LINE  
50' WATER QUALITY BUFFER

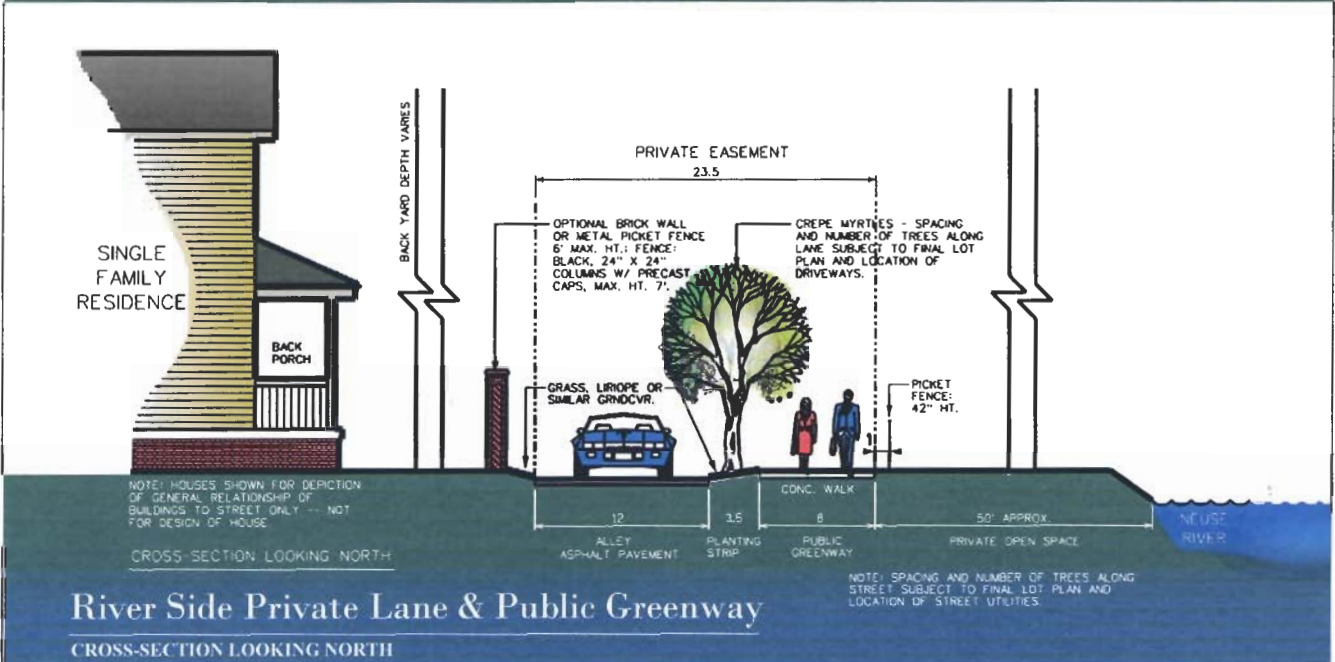
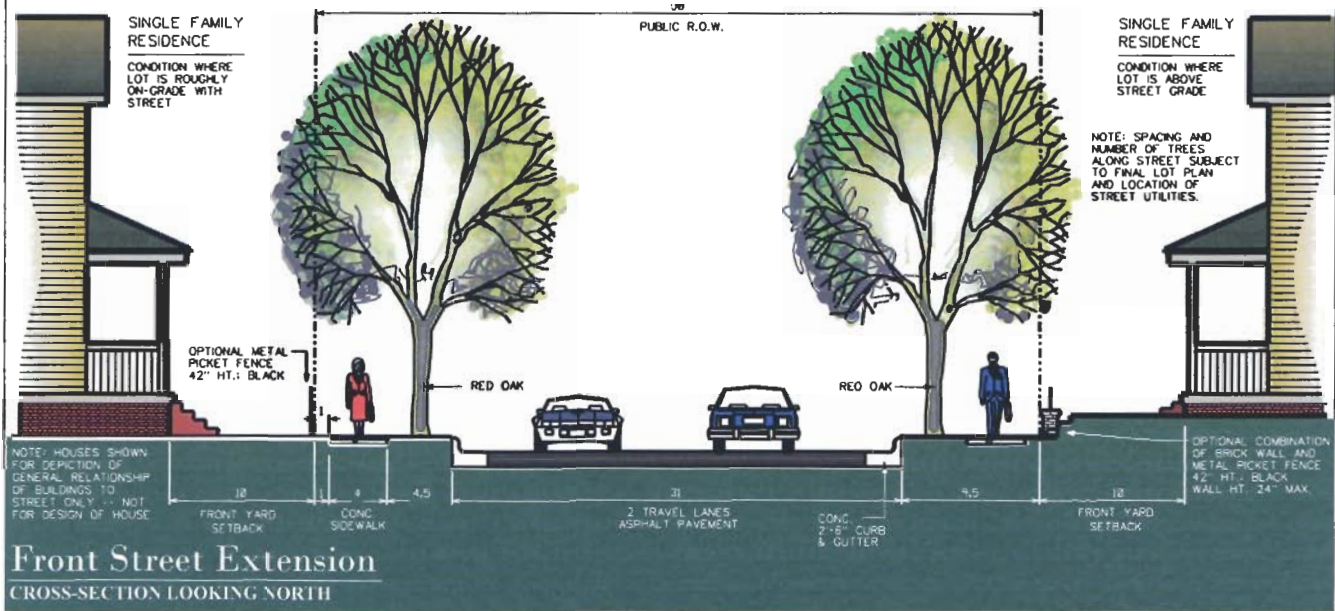


**River Station**

Owner: UHF Development  
New Bern, North Carolina

HagerSmith Design PA  
Date: 9-13-01  
Scale: 1" = 20'

New Bern, North Carolina



**UHF Development Group, LLC.**  
www.UHFDevelopmentGroup.com

UHF Development Group, LLC is owned and operated by Hubert G. Tolson, III and R. Edwin Coleman, Jr. (CCIM) and has numerous partners who participate in various projects with them.

Since its establishment in 1995, the company has sought out development and re-development opportunities in North Carolina and key markets in the southeast U.S. (Richmond, VA, Nashville, TN, Jacksonville, FL, etc.). In this process, the company has developed a particular expertise in restoration/renovation of historic properties and developments/construction in and about historic districts. A partial list of projects developed by UHF Development Group is attached.

**Development Team**

**Hubert G. Tolson, III** – In late 1995, Tolson met R. Edwin Coleman, Jr., CCIM, of Coleman Associates. Coleman's firm was representing Staples in seeking a store location in the New Bern, NC market. After discussion and analysis, Tolson developed a "build-to-suit" property for Staples, which was delivered early and under budget. As a result of this mutually satisfactory development project, Mr. Tolson was invited, by representatives of Staples, Inc., to pursue other possible development opportunities on their behalf.

During the course of the New Bern development, Tolson and Coleman became friends. They also became partners focused on the location, evaluation and acquisition of other retail, residential and commercial development sites.

**R. Edwin (Ed) Coleman, Jr., CCIM – The Coleman Group, Inc., and Coleman & Associates Retail Real Estate Services:** Ed Coleman assists with the overall development coordination of UHF projects. Coleman, who has been active in the Commercial Real Estate business since 1983, is Past President and Director of the Triangle Commercial Association of Realtors (Raleigh, Durham, and Chapel Hill, NC). In addition, Coleman is Past President of the Wake County Apartment Association and Past Chairman of Independent Rental Owners Council and a member of the Board of Directors of the Triangle Apartment Association. Coleman was awarded the prestigious CCIM designation by the Commercial Investment Real Estate Institute in 1988, and has served on the Board of Directors of the North Carolina CCIM chapter. His company, Coleman & Associates, provides an array of services for regional and national retailers and retail real estate developers. Their primary focus is in the area of site location, evaluation and acquisition. In addition, Coleman & Associates often assists with coordination and oversight throughout the predevelopment, marketing, leasing, financing and construction processes.

Other Key Professionals associated with the Team include:

**C. Shane Hensley – Hensley Associates, LLC:** Shane Hensley recently joined the team and provides expertise in the financing and equity markets. Mr. Hensley's 25 years of banking and financial brokerage experience contribute invaluable to the team in terms of structuring financial transactions to meet the requirements of the various projects.

**David Maurer, Lead Architect, Maurer Architecture**

**Jimmy Thiem, Land Planner/Landscape Architecture, Hager Smith Design**

## **Projects Include:**

The following partial list exemplifies the variety and quality of UHF Development Group projects.

- Berkeley Plaza Shopping Center – UHF adapted and redeveloped an 110,000 square foot shopping center in Goldsboro, NC. Local, regional and national tenants include Staples, Goody's Family Clothing, Books A Million, Golds Gym, Cingular Cellular and others.
- Staples Office Super Stores – UHF developed stores for this national tenant in New Bern, NC, Mooresville, NC, Wilkesboro, NC, Nashville, TN and Boone, NC.
- Wier Plaza – UHF is completing a retail development begun by Lowes Home Improvements in Chester, VA.
- West Gate Plaza – UHF adapted and redeveloped an 11 acre retail site in Kinston, NC. The former Lowes Home Improvement location will be home to local, regional and national tenants including Staples Office Super Store, Aldi Foods and others.
- Florence Street Condominiums – UHF is building an “in fill” development of eight luxury craftsman style condominium homes compatibly designed to fit within the Boylan Heights historic district in downtown Raleigh.
- The Arbors of Beaux Catcher Mountain – UHF is developing 12 luxury craftsman style condominium homes built on the west face of Beaux Catcher Mountain near downtown Asheville, NC.
- Unique Historic Apartments – UHF refurbished, owns and manages 150 apartments in historic districts in downtown, Winston Salem, NC, Raleigh, NC and New Bern, NC.
- River Station – UHF is developing 3+ acres of Neuse River Front property in Historic downtown New Bern. This traditional neighborhood development will consist of 17 historically compatible luxury homes with a public “greenway” – a nearly ½ acre neighborhood common and a neighborhood marina.
- University Village – UHF is co-developing a 576 bedroom state of the art, student housing development in Salisbury, MD. The project will include a fitness center, a study center, an events center, an Olympic size pool and volleyball courts.
- The William Duncan Estate – UHF is restoring the 275 year old home on the waterfront in downtown Beaufort, NC. The home, complete with sleeping accommodations for 20, two gourmet kitchens, two family rooms, a billiard parlor and double porches overlooking Beaufort Inlet and Gallant's Channel. It will be rented for corporate retreats, vacation rentals, large family reunions, special events and weddings.