

EASTFIELD

A SMART MIXED-USE DEVELOPMENT

RALEIGH, NC MSA
JOHNSTON COUNTY
SELMA/SMITHFIELD

LOCATED AT I-95 & I-42/HWY 70



DALE HALL
704.927.2880
dhall@newsouthprop.com

PAULA SAUNDERS
704.927.2892
psaunders@newsouthprop.com

NS New South
Properties
OF THE CAROLINAS, LLC

EASTFIELD

A SMART MIXED-USE DEVELOPMENT



JOHNSTON COUNTY AT A GLANCE

Johnston County is the fastest growing county in North Carolina, with a strong economy fueled by its proximity to Raleigh's Research Triangle and a highly educated, well-trained workforce. Known as the Triangle East Region, Johnston County benefits from a diverse business base including major industries such as Healthcare, Pharmaceutical, Life Sciences, Advanced Manufacturing, Research & Development, Food Services and Business Services.

Eastfield Master Planned Development is a 3 million square foot mixed-use development located on over 400 acres in Johnston County, known as the Triangle East Region of the greater Raleigh Metro area. Eastfield is conveniently located at the intersection of I-95 and I-42/Hwy 70 (NE Quadrant), at I-95 interchanges 97 and 98, enjoying high traffic counts and strong visibility from



Johnston County Population (2021): **225,000**; Projected Population (2026): **248,581**



#6 Residential growth in North Carolina



Fastest growing county in North Carolina



I-95 is the main north-south corridor on the East Coast serving **110 million people**



Trade Area Population (2021): **218,918**



50+ Miles of new freeways have been added since 2000

LABOR FORCE

JOHNSTON AREA

159,648

TOTAL LABOR FORCE

156,235

TOTAL EMPLOYED

2.1%

UNEMPLOYMENT RATE

TRIANGLE EAST TRADE AREA

219,642

TOTAL LABOR FORCE

214,288

TOTAL EMPLOYED

2.4%

UNEMPLOYMENT RATE

JOHNSTON COUNTY MAJOR EMPLOYERS

amazon



ASPLUNDH

CATERPILLAR



**JOHNSTON
UNC HEALTH CARE**

GRIFOLS



AAF | Flanders

**Principle
Itc**

SyscoTM

Precision Air

PROJECT OVERVIEW

PROPERTY OVERVIEW

Eastfield, a smart mixed-use planned development, will include Retail, Hospitality, Entertainment, Class A Office/Industrial Business Park and a Residential Community that will feature trails for walking, jogging and bicycling. Centrally located, Eastfield offers great connections to history, entertainment, dining, lodging and outlet shopping with over 7 million visitors per year due to its strategic location as the half-way point along I-95 connecting Portland, ME to Miami, FL.

When complete, the planned development will include a town center design with over 500,000 SF of retail, restaurants; hospitality (300 rooms); a residential community comprised of 280 single family units and 350 multi-family units; and 1.5 million SF of industrial space at Eastfield Business Park.

DEVELOPER OVERVIEW

AdVenture Development, founded in 2005 by Kevin Dougherty, is an established developer of commercial real estate assets in the Mid-Atlantic region with projects in Pennsylvania, Ohio, West Virginia, Virginia and North Carolina.

Recently completed project, McCandless Crossing is a 1.2 million SF mixed-use development in the North Hills of Pittsburgh, PA. Located on approximately 135 acres, McCandless Crossing includes retail, medical hospitality, office, entertainment, residential and senior living. National retailers include Lowe's Home Improvement, Dick's Sporting Goods, Home Goods, Old Navy, Trader Joe's, Cinemark, LA Fitness and CVS.



PROPERTY HIGHLIGHTS



Now Pre-Leasing
+/- 500,000 SF Retail;
Phase I Opening Q3 2023



Anchor/Jr Anchor
space available



I-95 is the main north-south corridor on the East Coast serving 110 million people



Traffic count at
I-95 at US 70:
46,581 VPD



0.5 - 1.5 acre Outparcels
Available for Lease



+/- 30,000 SF of
inline restaurant/
retail space available



Excellent visibility with
3,400 feet of frontage
on I-95



Smart City
Technology

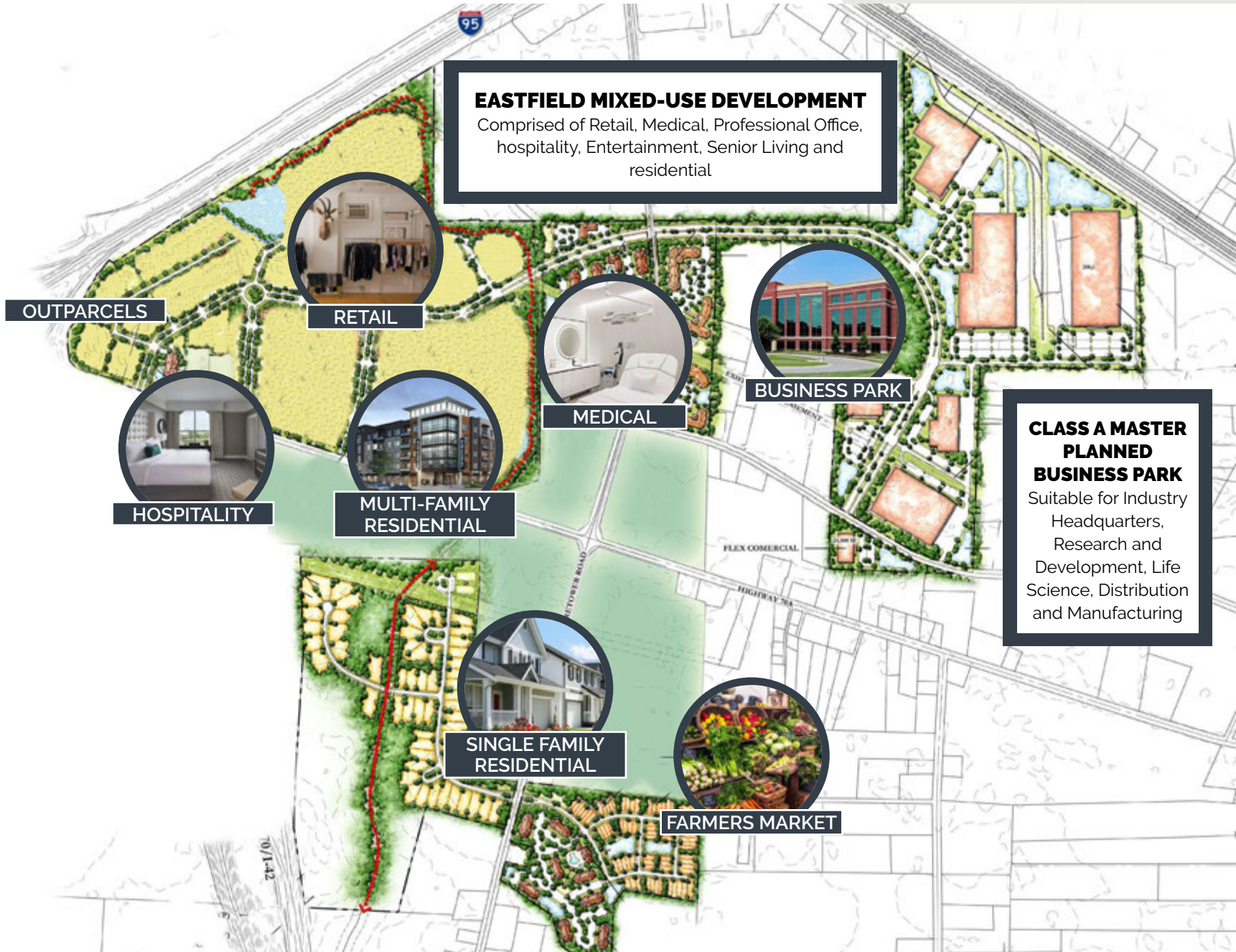
PROJECT OVERVIEW

MARKET AERIAL

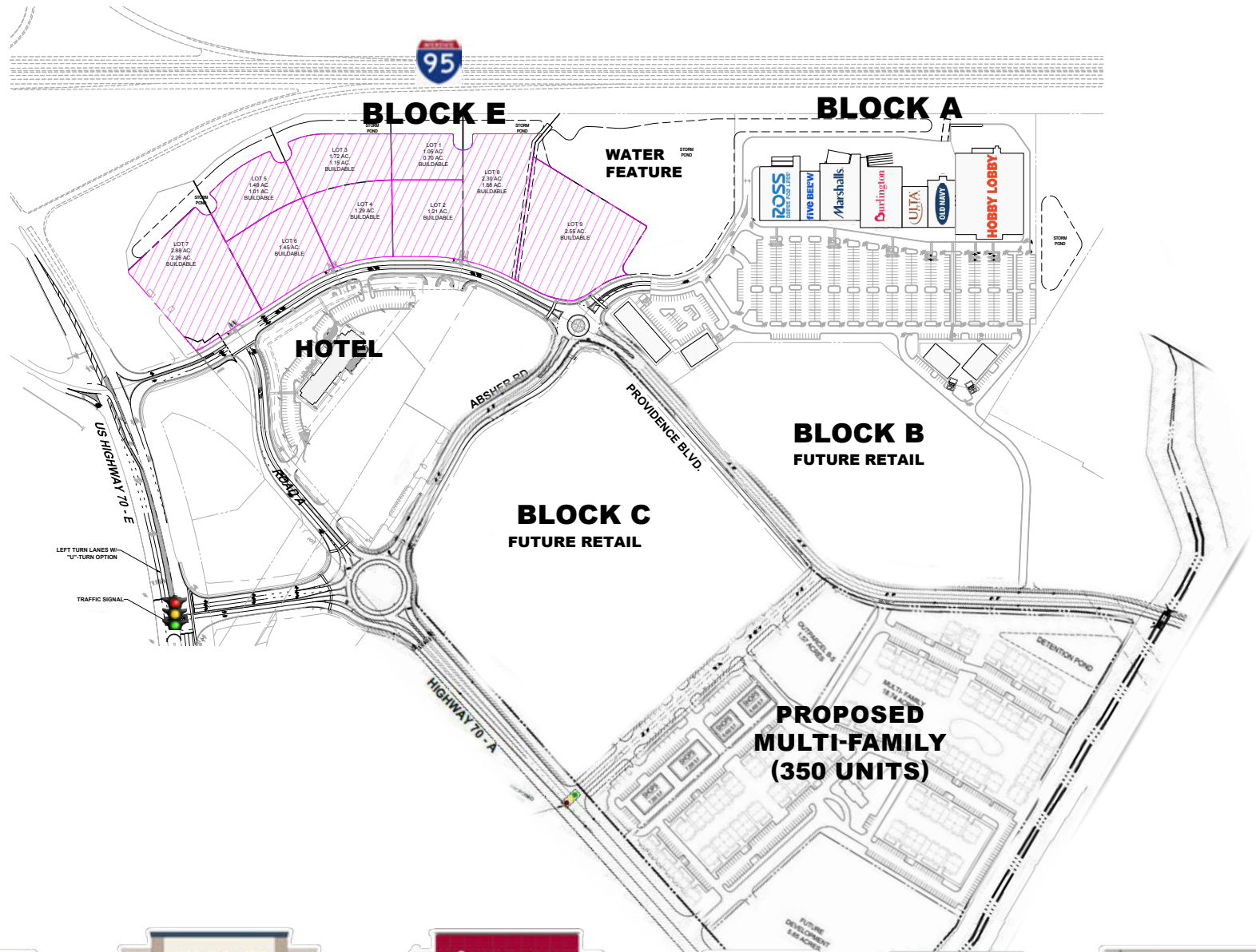


PROJECT OVERVIEW

SITE PLAN



EASTFIELD CROSSING - PHASE I RETAIL OVERVIEW



EASTFIELD CROSSING - PHASE I RETAIL

BLOCK A SITE PLAN

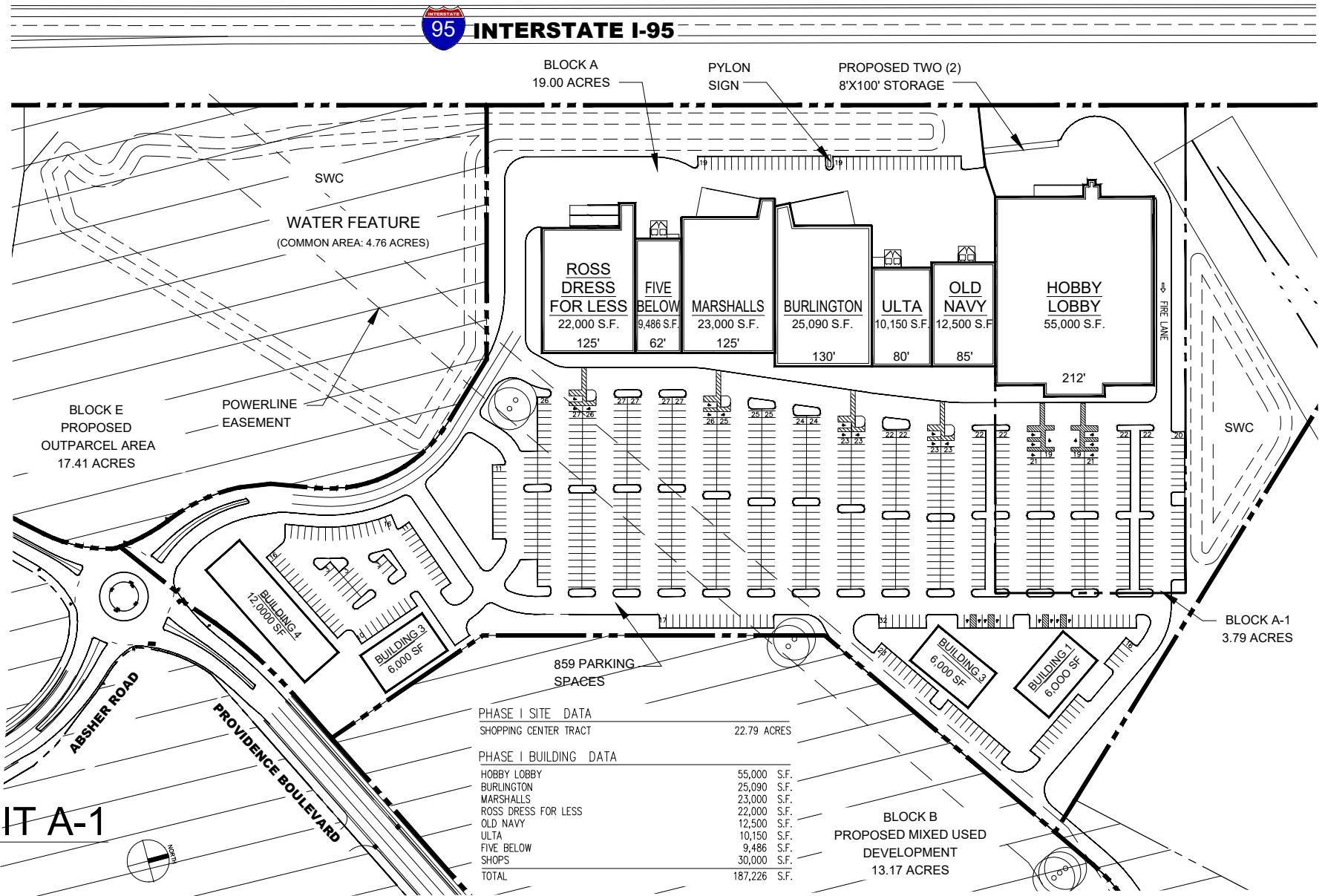


EXHIBIT A-1

BLOCK A
 DATE: 6-1-21
 (Subject to Change)

EASTFIELD CROSSING - PHASE I RETAIL ELEVATIONS



PARTIAL FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PARTIAL FRONT ELEVATION

SCALE: 1/8" = 1'-0"



INLINE SHOPS ELEVATION

EASTFIELD

A SMART MIXED-USE DEVELOPMENT



**New South
Properties**
OF THE CAROLINAS, LLC

DALE HALL

704.927.2880

DHALL@NEWSOUTHPROP.COM

PAULA SAUNDERS

704.927.2892

PSAUNDERS@NEWSOUTHPROP.COM