

# Capeton

Jim Broemer

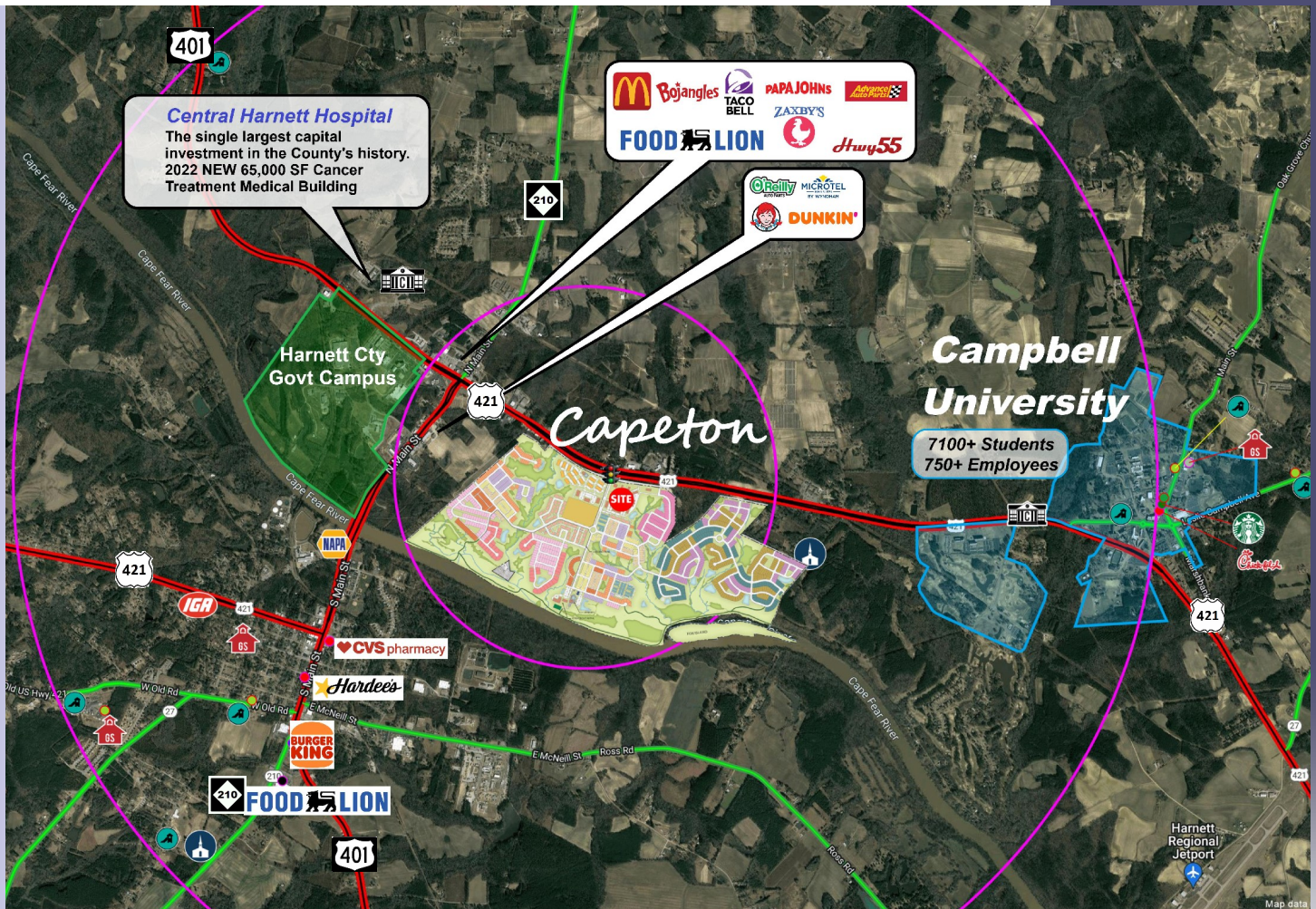
(919) 379-9288

LILLINGTON | NORTH CAROLINA

- Capeton is an 820-acre MU master planned development with construction beginning 1Q2023
- 500,000 SF of commercial with a Grocery anchored shopping center
- 2,250 units SFR | TH | MF
- 2.5-mile Cape Fear River greenway with future riverfront retail

## Proximity Information:

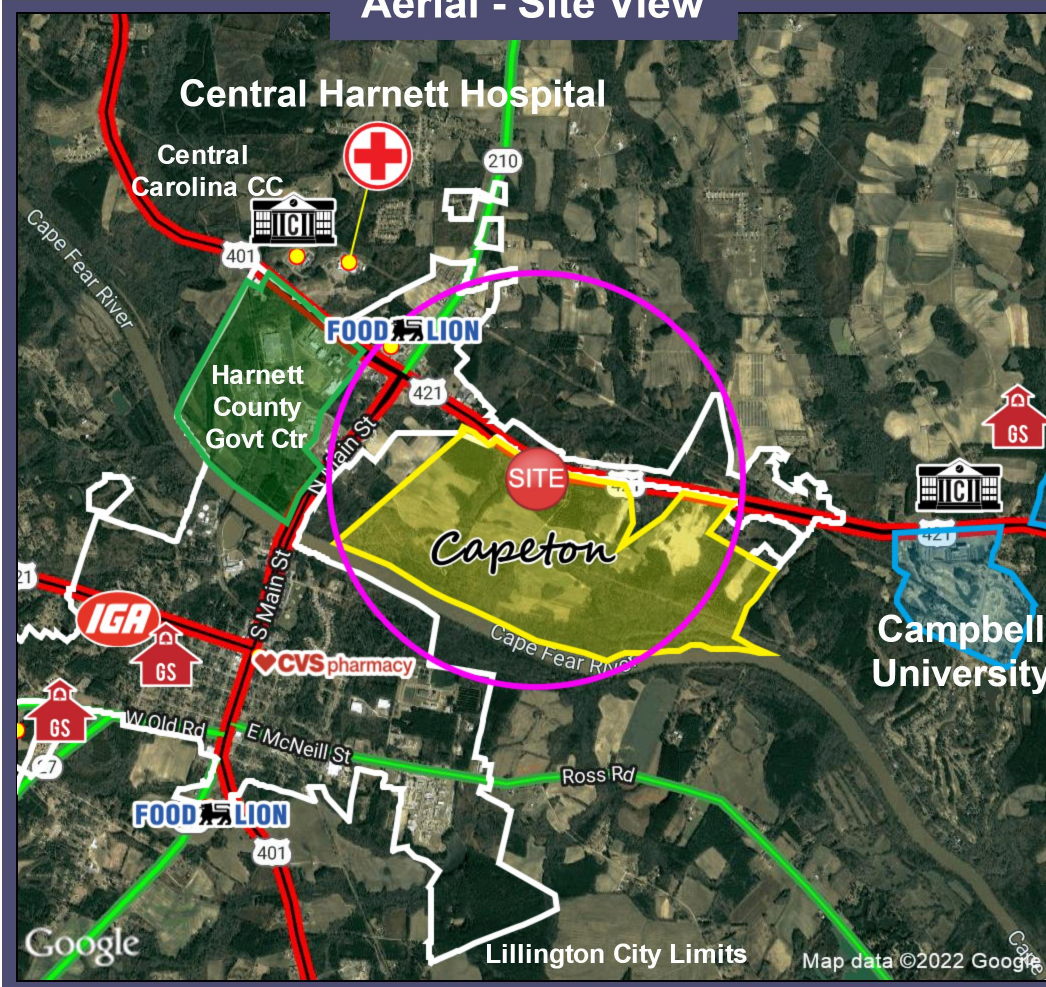
- 12,317 additional new units under construction and/or in approval process within 10 min DT of Capeton
- Campbell University, CCCC, Central Harnett Hospital, Harnett Govt Campus with in 1-2 miles
- Located off the intersection of the three major routes through Harnett County



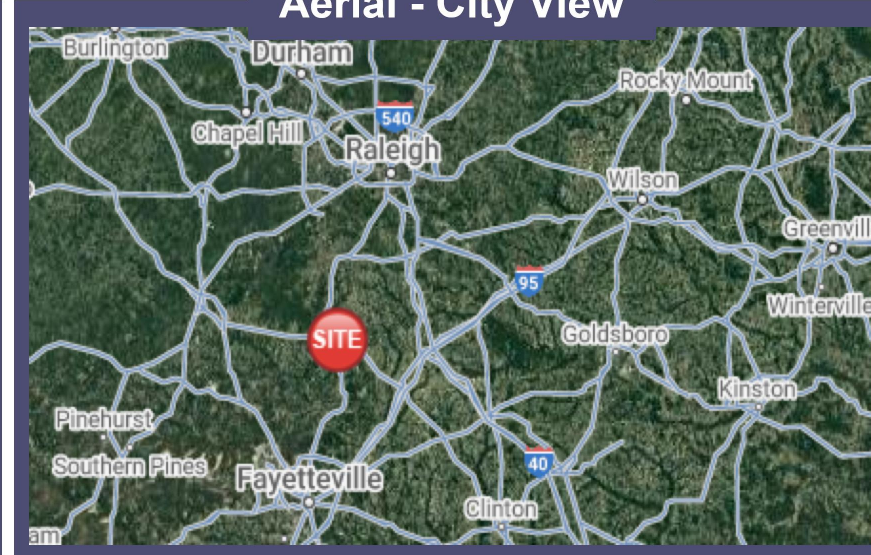
## Traffic Counts NCDOT 2020:

NC 210 South of US 421	29,000 VPD
US 421 East of NC 210	16,000 VPD
US 421 West of SR 2084	14,500 VPD

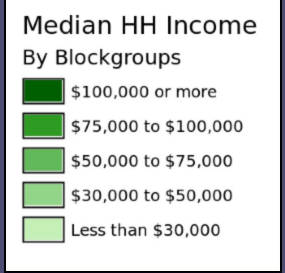
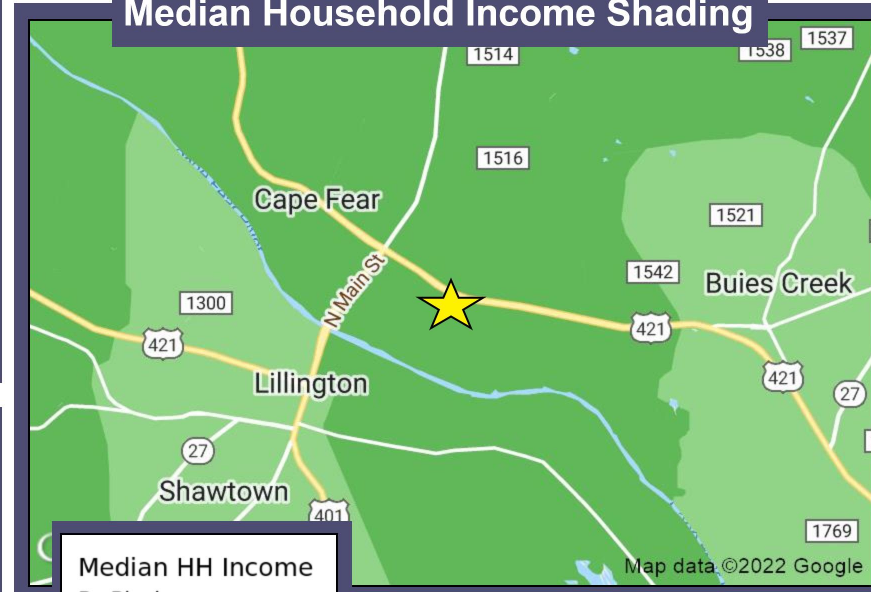
### Aerial - Site View



### Aerial - City View



### Median Household Income Shading



Demographic Data	3 mi radius	10 min drivetime	12 min drivetime
Population (2021)	8,366	26,572	40,221
Households (2021)	2,628	9,368	14,783
Households w/MHHI > \$70,000 (2021)	911 (34%)	3,498 (37%)	5,387 (36%)
Total Employees	3,942	9,271	11,951
Total Establishments	238	500	731