

EASTFIELD

A SMART MIXED-USE DEVELOPMENT

RALEIGH, NC MSA
JOHNSTON COUNTY
SELMA/SMITHFIELD

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



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NS New South
Properties
OF THE CAROLINAS, LLC

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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, welltrained 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.



Johnston County Population (2023): **234,284**; Projected Population (2028): **260,138**



#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

182,871

TOTAL LABOR FORCE

156,235

TOTAL EMPLOYED

2.3%

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**

Sysco

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 2024



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
from I-95



Smart City
Technology

PROJECT OVERVIEW

MARKET AERIAL



EASTFIELD CROSSING - RETAIL

OVERVIEW

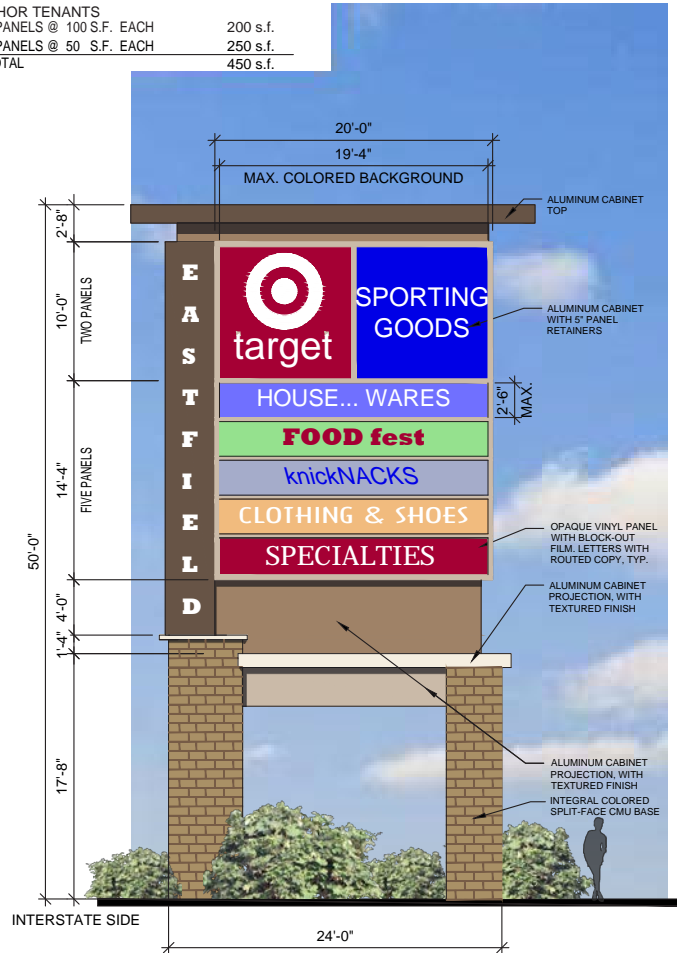


EASTFIELD CROSSING - RETAIL

PYLON AND MONUMENT SIGNS

AREA OF SIGN FACES

ANCHOR TENANTS	
2 PANELS @ 100 S.F. EACH	200 s.f.
5 PANELS @ 50 S.F. EACH	250 s.f.
TOTAL	450 s.f.

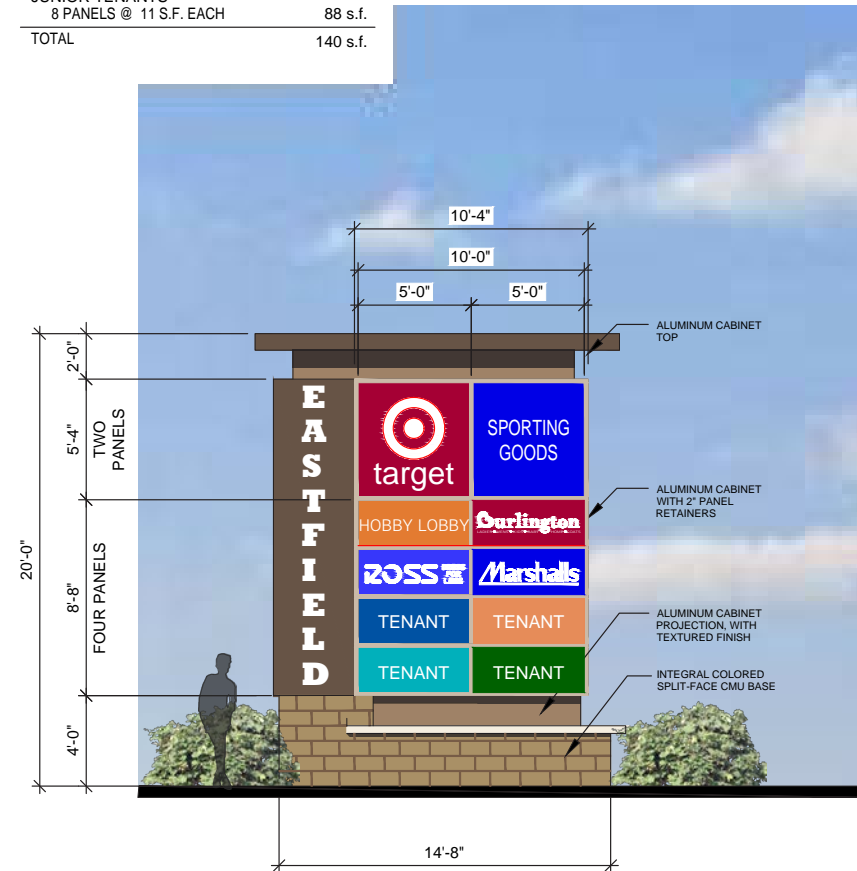


**PROPOSED EASTFIELD CROSSING MONUMENT
SIGN #1 - BLOCK C**

SCALE: 1/8 = 1'-0"

AREA OF SIGN FACES

ANCHOR TENANTS	
2 PANELS @ 26 S.F. EACH	52 s.f.
JUNIOR TENANTS	
8 PANELS @ 11 S.F. EACH	88 s.f.
TOTAL	140 s.f.

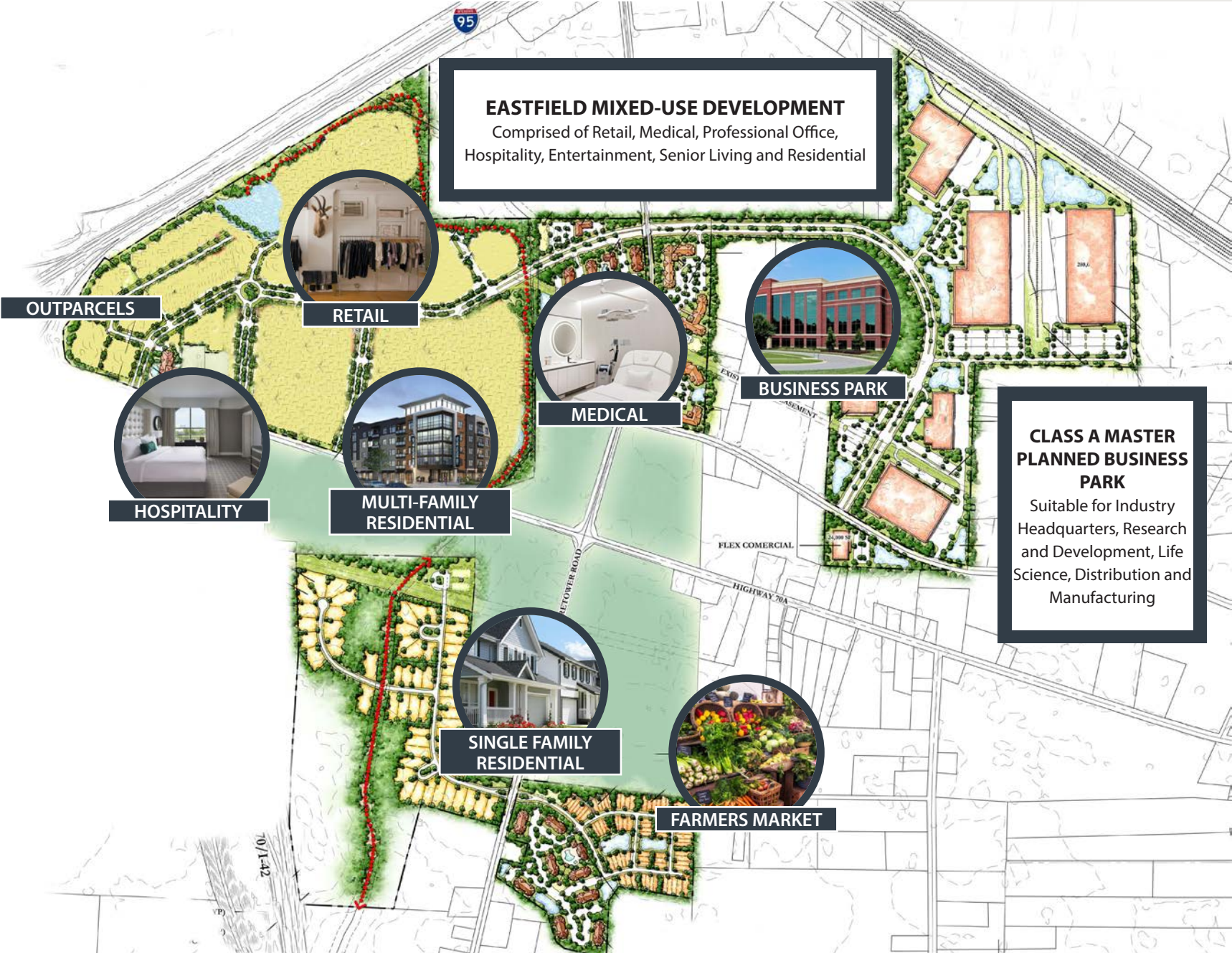


**PROPOSED EASTFIELD CROSSING MONUMENT
SIGN #2 - BLOCK C**

SCALE: 1/8 = 1'-0"

PROJECT OVERVIEW

SITE PLAN



EASTFIELD CROSSING - PHASE I RETAIL ELEVATIONS



PARTIAL FRONT ELEVATION

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



PARTIAL FRONT ELEVATION

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



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