

Capital Meadows

14101 CAPITAL BLVD, YOUNGSVILLE, NC

CONFIDENTIAL OFFERING MEMORANDUM

JUNE 2026

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**If you would like
more information
please get in touch.**

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01 Executive summary

Project overview

Capital Meadows presents a premier opportunity designed to bring a thoughtfully planned, multifamily community to life along the thriving Capital Boulevard Corridor.

Spanning 35 acres with site plan approvals in place, the site is positioned to accommodate a vibrant blend of multifamily residences and active lifestyle amenities. This project is strategically tailored to meet the growing demand for multi-generational housing in one of the region’s fastest-growing markets.

Project Summary

Property Name	Capital Meadows
Address	14101 Capital Boulevard Youngsville, NC
Land Acreage	34.9
Zoning	Commercial & Residential
Office/Retail Space	±171,000 SF
Multifamily Space	±274,529 SF
Townhome Space	±72,696 SF
Proposed Residential units	350



Capital Meadows conceptual site plan

Note: This plan configuration is illustrative and can be re-designed pending municipal approvals.

SITE DATA

ACRES: 1842-15-9337, 1842-15-9892, 1842-25-5562
PIN:
EXISTING ZONING: R-8/GB CONDITIONAL

LEGEND

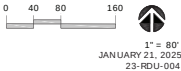
- COMMERCIAL
- MULTIFAMILY
- TOWNHOMES
- INDUSTRIAL
- OFFICE

LOT TABLE

Lot #	Area
1A	2.53 AC
1C	5.19 AC
1D	4.72 AC
1B	0.47 AC
2	1.05 AC
3	1.02 AC
4	2.88 AC
5	2.66 AC
6	1.74 AC
7	3.60 AC
8	1.49 AC
9	1.39 AC
10	1.83 AC
11	2.42 AC
12	1.95 AC

NOTES

- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
- THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
- THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
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Location overview

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Location overview

Youngsville is a small but growing town in Franklin County offering a strong value proposition: growth momentum, relatively affordable land/housing compared to larger metro areas, young population with commuting capacity, and proximity to economic hubs throughout the Triangle region.

YOUNGVILLE, NORTH CAROLINA

Economy & Employment

Key sectors of employment include educational services, manufacturing, and retail trade. The town's proximity to the larger Raleigh-Wake Forest area gives it potential to benefit from spillover growth appealing to businesses looking for lower-cost land or lower overhead but still reasonably close to larger labor pools and infrastructure may find Youngsville attractive.

Quality of Life & Opportunity

Youngsville retains a small-town, community-oriented vibe, with increasing services, development along major roads (especially US-1 corridor) and infrastructure improvements. For people relocating, Youngsville offers more affordable housing compared to metro area prices, lower cost of living, and a younger demographic, encouraging a vibrant community potential and demand for new amenities. For businesses, there's opportunity in retail, light industrial, services, real estate development, and serving the growing residential base.

DEMOGRAPHICS



68,604
5 MILE POPULATION



40
MEDIAN AGE



26,942
HOUSEHOLDS



\$153,450
AVERAGE HH INCOME



\$454,871
MEDIAN HOME VALUE

Triangle region overview

The Raleigh-Durham region, more commonly referred to as the Triangle, spans seven counties and includes two metro areas – the Durham-Chapel Hill MSA and the Raleigh-Cary MSA. The region is anchored by three research universities – North Carolina State University in Raleigh, Duke University in Durham, and the University of North Carolina at Chapel Hill. Located in the heart of the Triangle, the world-renowned Research Triangle Park is one of the largest R&D parks in the world and serves as a major economic driver for the region.

Home to advanced industries and rich opportunities, the Triangle is a vibrant collection of diverse communities working together to create one of the best places in the world to live, work and play. Residents are drawn to the Triangle from across the U.S. and the globe. The region consistently earns accolades for its outstanding quality of life, business environment, job opportunities, and its rich talent pool.

World class resources and industry-driven training thrives in Wake County

AREA SNAPSHOT



Top 3

Wake County is one of the top 3 labor markets in the US.



100+

Region is growing by 100 people per day creating 28% growth in the employment over the last 5 years.



85.8%

of Wake County residents have a bachelor's degree or higher with over 12 collegiate institutions 3 of which are top-tier research universities - NC State, Duke, and UNC.



300+

Raleigh-Durham region is home to over 300 medical and health-related companies and practices.

Economic drivers

Major industries

The Triangle's favorable business climate and rich talent pool have led new and expanding businesses to announce jobs at a record-setting pace in recent years. The Triangle continues to experience robust population and job growth. Tech heavyweights such as Google and Apple have announced thousands of new jobs, and the region will be home to North Carolina's first automotive manufacturing facility with the construction of a new EV plant for VinFast in Chatham County.

The combined MSA unemployment rate in the Triangle totaled 2.9% in December 2024. At 110 basis points below the national average, Raleigh-Durham has one of the lowest unemployment rates in the Southeast.* Strong regional fundamentals have enabled a job growth of 15.5% over the past 5 years.



ECONOMIC ANNOUNCEMENTS IN TRIANGLE REGION



Coriolis Pharma announced plans to invest \$10 million in the establishment of a state-of-the-art research laboratory in Morrisville, North Carolina.

50 jobs | Jul 2025



BuildOps has selected Raleigh as its third North American hub of operations, joining Los Angeles and Toronto. The total economic impact for Raleigh is estimated to be over \$87.6 million.

300 jobs | Mar 2025



Genentech, a member of the Roche Group based in Switzerland has announced plans to invest \$700 million in Holly Springs to establish a new high-volume fill/finish manufacturing facility.

4,578 jobs | May 2025



Ralliant Corporation plans establish its global headquarters in Wake County, investing \$2.1 million in Raleigh's North Hills area. **180 jobs | Mar 2025**



Amgen announces \$1 Billion Expansion to Holly Springs, NC Facility bringing the total site investment to over \$1.5 billion, with employment reaching 725 by 2032. **370 jobs | Dec 2024**



Weatherby Healthcare, a CHG Company, announced today that it plans to invest more than \$7M in Raleigh, occupying 46,000 square feet in One North Hills Tower. **148 jobs | Oct 2024**

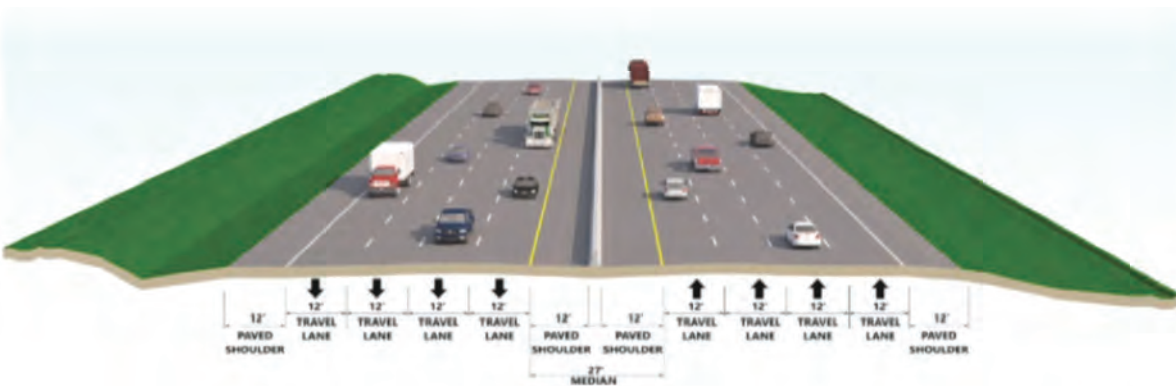
Capital Boulevard North Upgrade

\$1.3B budget | Expected to start in 2026

The Capital Boulevard North expansion project aims to transform the stretch of U.S. 1 between I-540 in Raleigh and Wake Forest into a modern, limited-access freeway to improve traffic flow and safety.

This long-anticipated upgrade, led by the North Carolina Department of Transportation (NCDOT) and the Capital Area Metropolitan Planning Organization (CAMPO), targets one of the region's most congested corridors. The project proposes converting the existing roadway into a controlled-access highway, eliminating traffic signals and driveways, and potentially implementing tolling to fund construction and maintenance. The goal is to reduce travel times, enhance regional connectivity, and accommodate future growth in northern Wake County.

The project has completed the environmental documentation phase and is now moving into final design. This includes detailed engineering work and preparation for right-of-way acquisition and construction. Currently, right-of-way acquisition is scheduled for spring 2028, with construction set to begin summer 2031.



Rendering of potential upgrades



Study Area



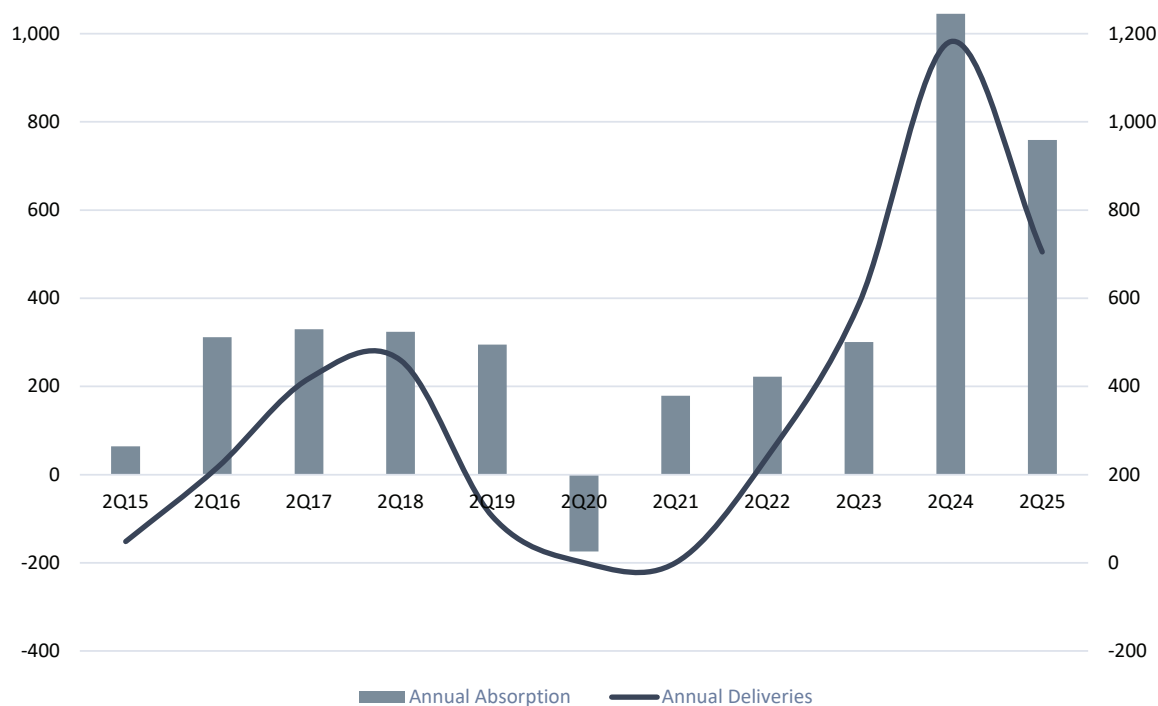
03

Market analysis

Multifamily insights

Multifamily Supply and Demand in Far North Raleigh

Source: RealPage



2Q 2025 Multifamily Insights FAR NORTH RALEIGH SUBMARKET



\$1,457
market asking rent/
unit (monthly)



13,438
units



484
units under
construction



705
units annual
deliveries



6.0%
vacancy rate



12.5
average new
lease term (mos)

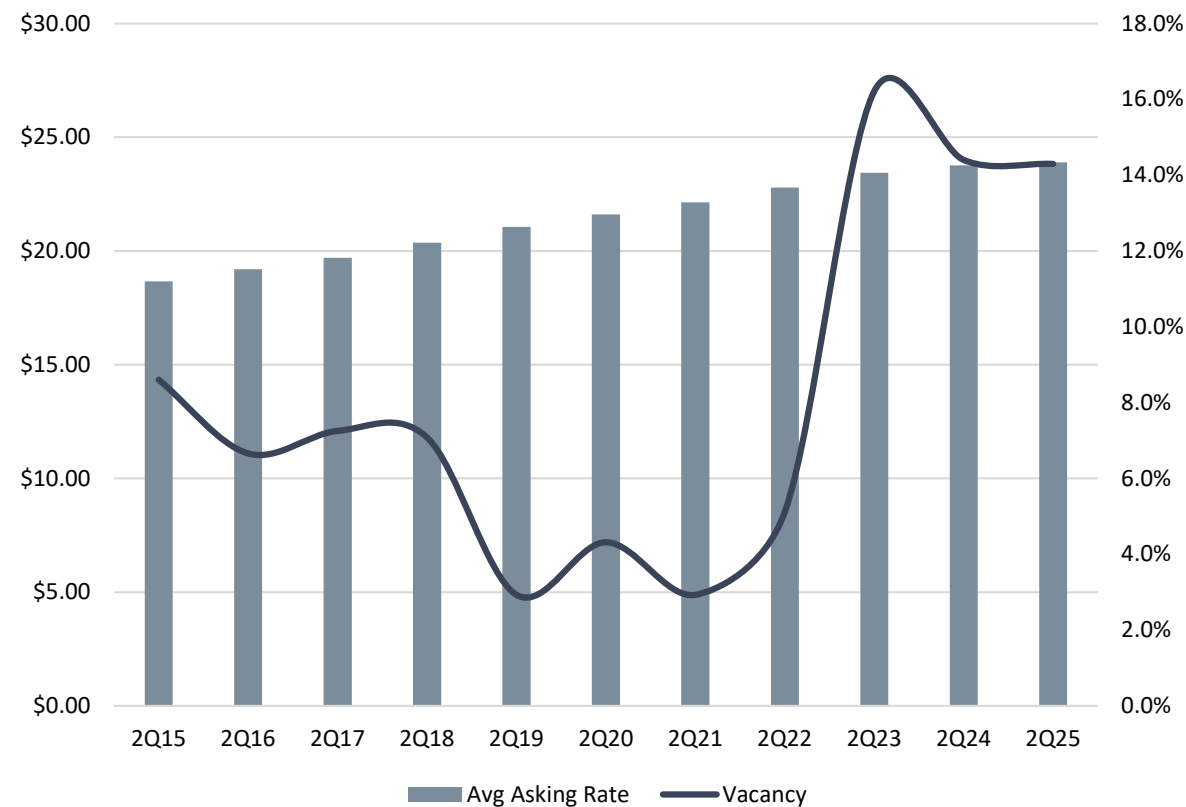


759
units annual
absorption

Office insights

Office Market Vacancy and Asking Rates in Franklin County

Source: CoStar



2Q 2025 Office Insights FRANKLIN COUNTY



\$23.89
market asking rent/
sf



501,459
sf of inventory



0
sf under
construction



11,540
sf leasing total



14.3%
vacancy rate

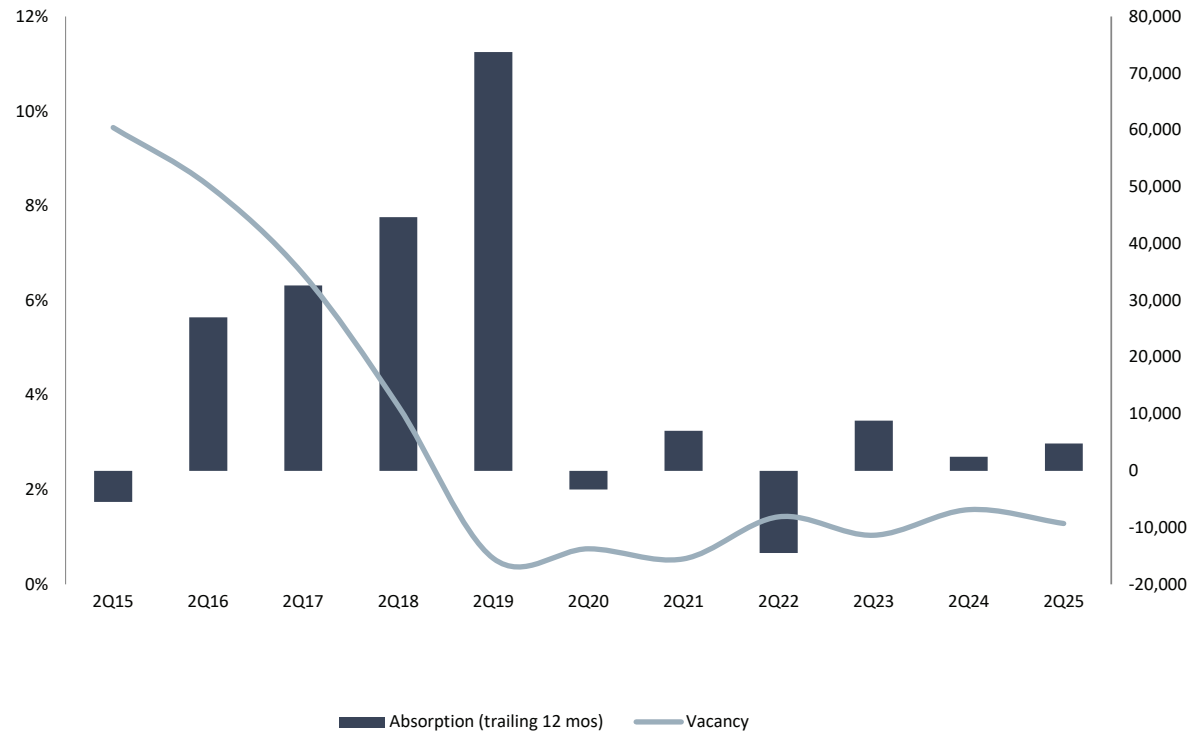


(5,697)
sf of annual net
absorption

Retail insights

Retail Market Vacancy and Absorption in Franklin County

Source: CoStar



2Q 2025 Retail Insights FRANKLIN COUNTY

 **\$15.44**
market asking rent/
sf

 **1,687,939**
sf of inventory

 **0**
sf under
construction

 **4,140**
sf leasing total

 **1.3%**
vacancy rate

 **11,188**
sf of annual net
absorption

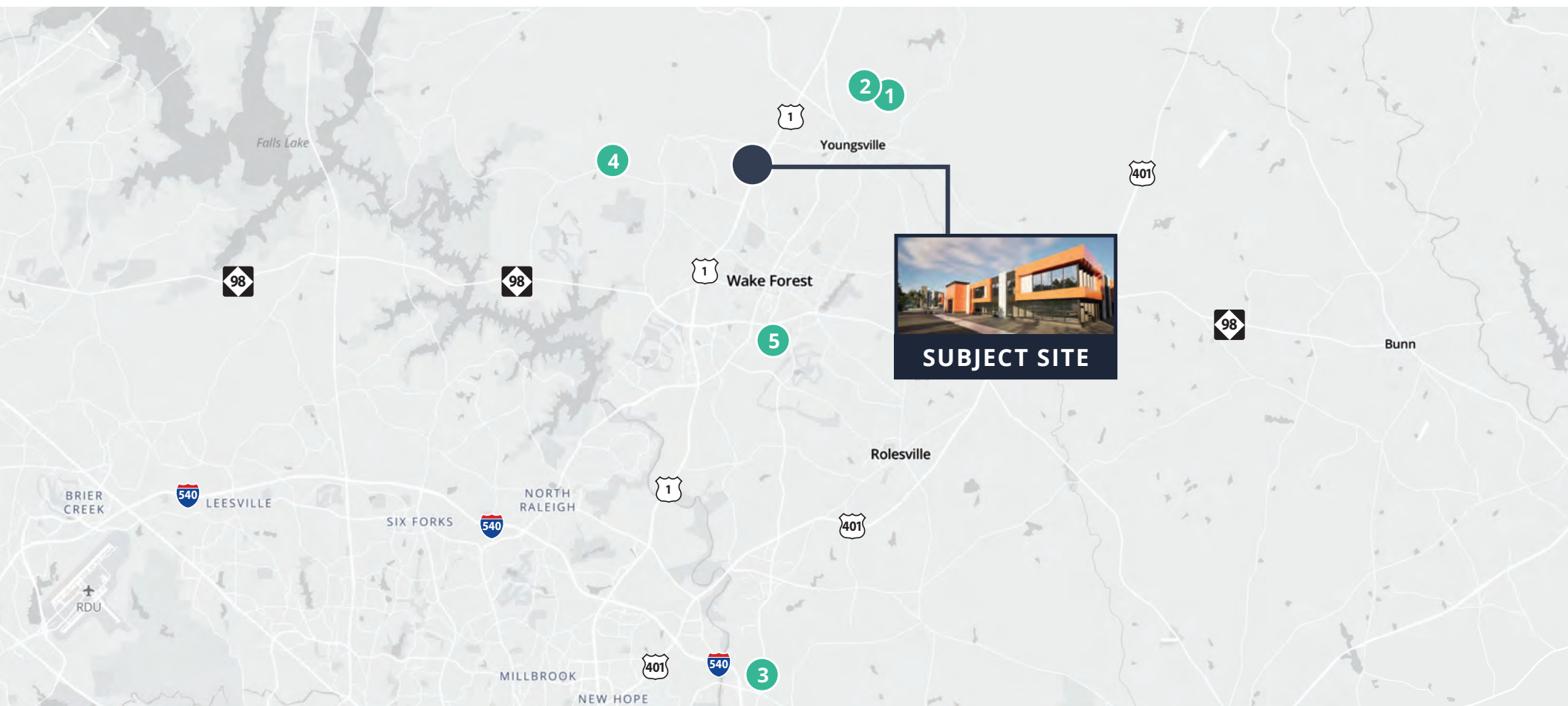


04 Comparables

Sales comparables

14101 CAPITAL BOULEVARD, YOUNGSVILLE, NC

	Property Name	Sale Date	Land Acreage	Land Area SF	Sales Price	Price/Acre	Price/SF	Buyer	Proposed Use
1	Cedar Creek Road	Oct-25	350.0	15,246,000	\$35.0M	\$100,000	\$2.29	Mungo Homes	Residential
2	199 Fleming Farm Drive	Apr-25	318.5	13,876,909	\$26.2M	\$82,211	\$1.89	BRD Land & Investment	Residential
3	4930 Forestville Road	Jun-24	34.49	179,762	\$6.2M	\$179,762	\$34.49	Baker Residential	Residential
4	12733 Bold Run Hill	Apr-24	39.85	1,735,866	\$6.0M	\$150,565	\$3.46	Homes by Dickerson	Residential
5	Highway 98 @ Jones Dairy Road	Nov-25	20.85	908,226	\$5.4M	\$261,391	\$6.00	Edgewater Ventures	Residential Mixed-Use



Let's connect.

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