

# Capital Meadows

14101 CAPITAL BLVD, YOUNGSVILLE, NC

CONFIDENTIAL OFFERING MEMORANDUM

NOVEMBER 2025

AVISON  
YOUNG



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

**Steven B. Peden**

Principal | Multifamily  
+1 919 719 8198  
steven.peden@avisonyoung.com

**Arnold Siegmund**

Principal | Landlord Representation  
+1 919 420 1573  
arnold.siegmund@avisonyoung.com

© 2025. Avison Young - North Carolina, LLC. The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Avison Young and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Avison Young and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.

This broker opinion of value is the property of Avison Young and its client, which may be used only by parties approved by Avison Young or the offeror. The specified property is privately offered and, by accepting this offering memorandum, the party in possession hereof agrees (i) that this offering memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence, and (ii) to return these materials to Avison Young, or destroy, at such party's election immediately upon request. No portion of this offering memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Avison Young.

# Contents

01. Executive summary	page 03
02. Location overview	page 06
03. Market analysis	page 11
04. Comparables	page 16





# 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 over 23 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

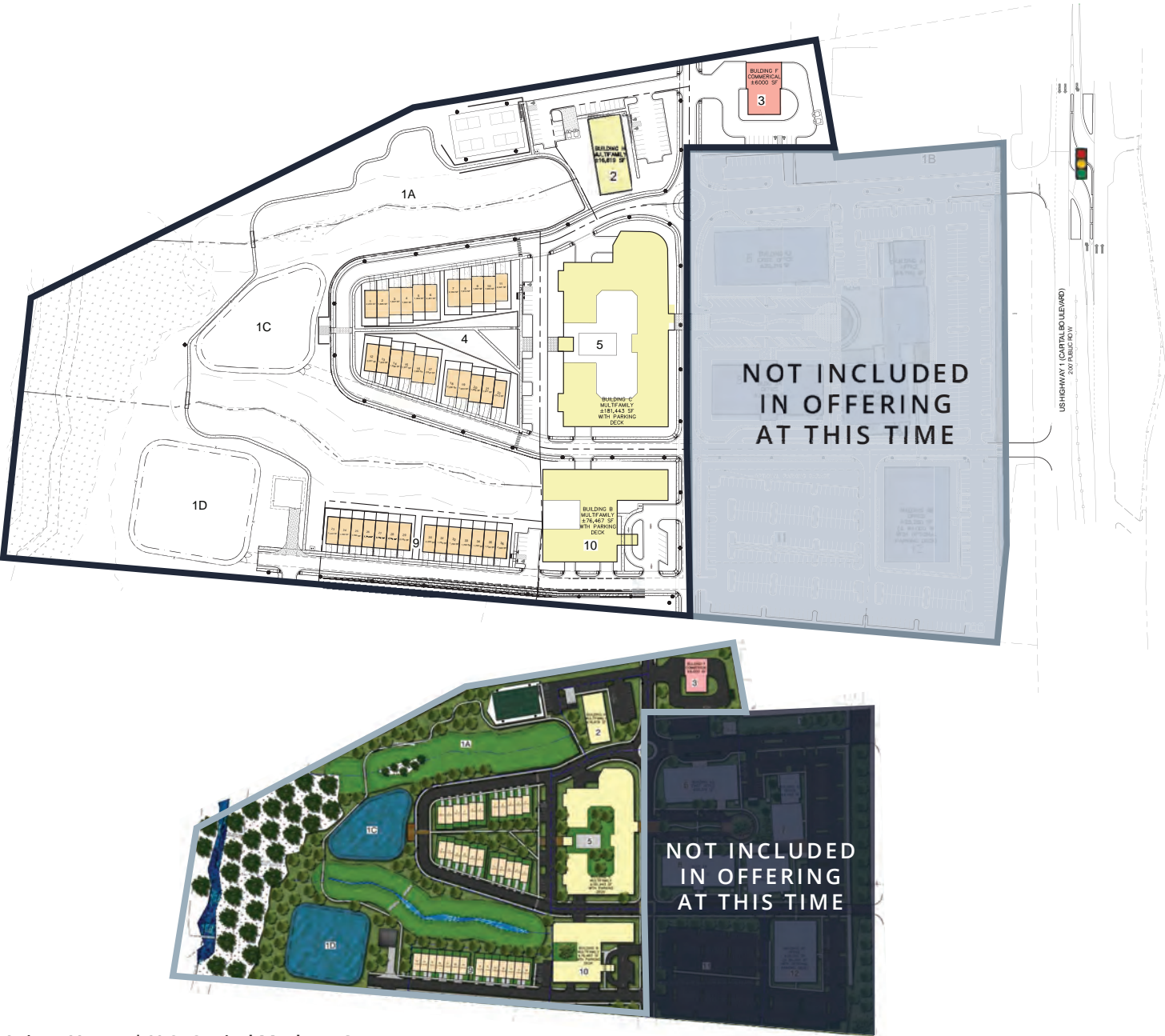
Property Name	Capital Meadows
Address	14101 Capital Boulevard Youngsville, NC
Land Acreage	23.74
Zoning	Commercial & Residential
Commercial Space	±6,000 SF
Multifamily Space	±274,529 SF
Townhome Space	±72,696 SF
Proposed Residential units	350





# 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: 1842-15-9337, 1842-15-9892, 1842-25-5562  
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
9	1.39 AC
10	1.83 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.
- THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.







# 02

## Location overview

AVISON  
YOUNG



# 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**



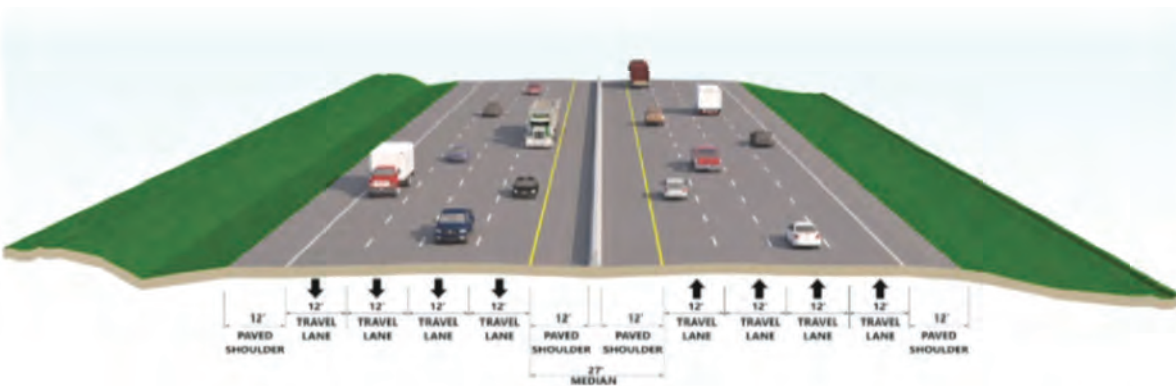
# Capital Boulevard North Upgrade

**\$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

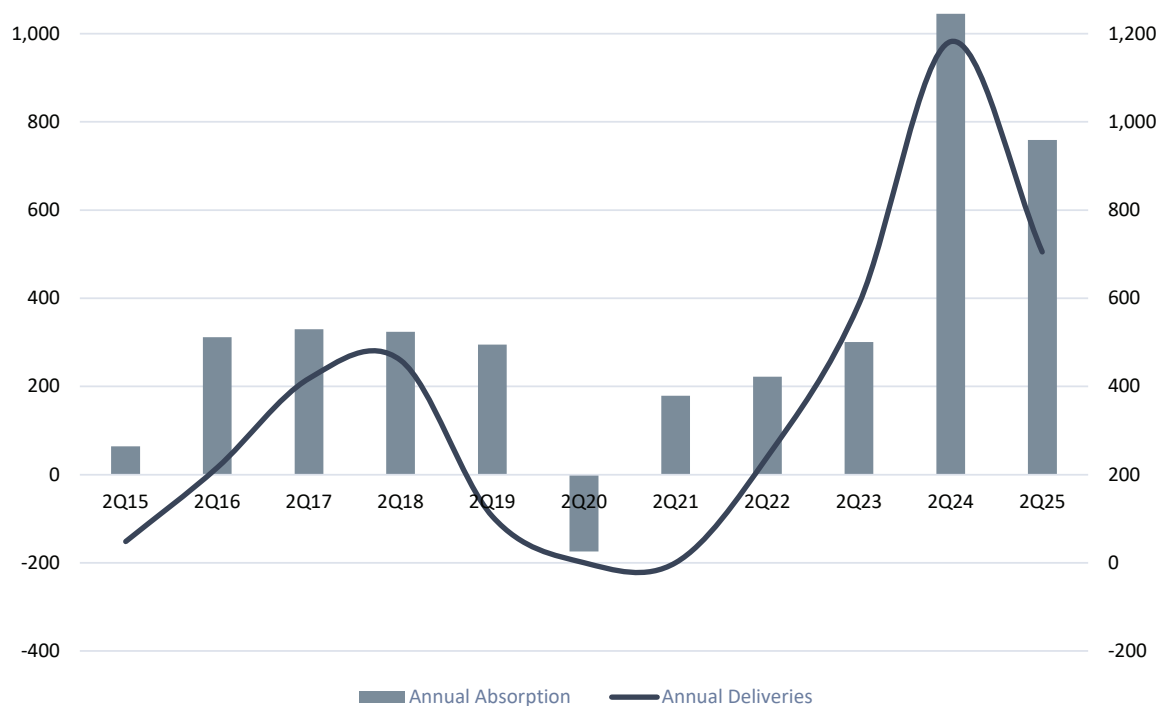
## Market analysis



# 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)



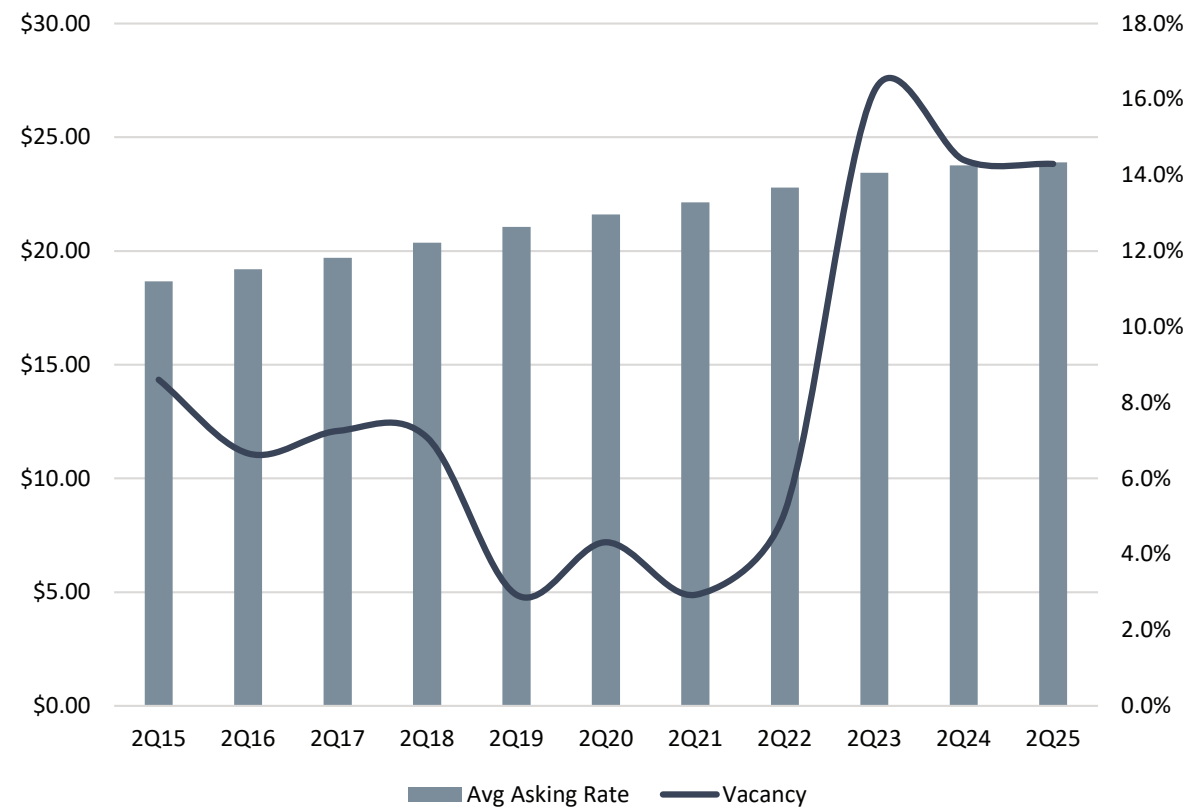
**759**  
units annual  
absorption



# 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



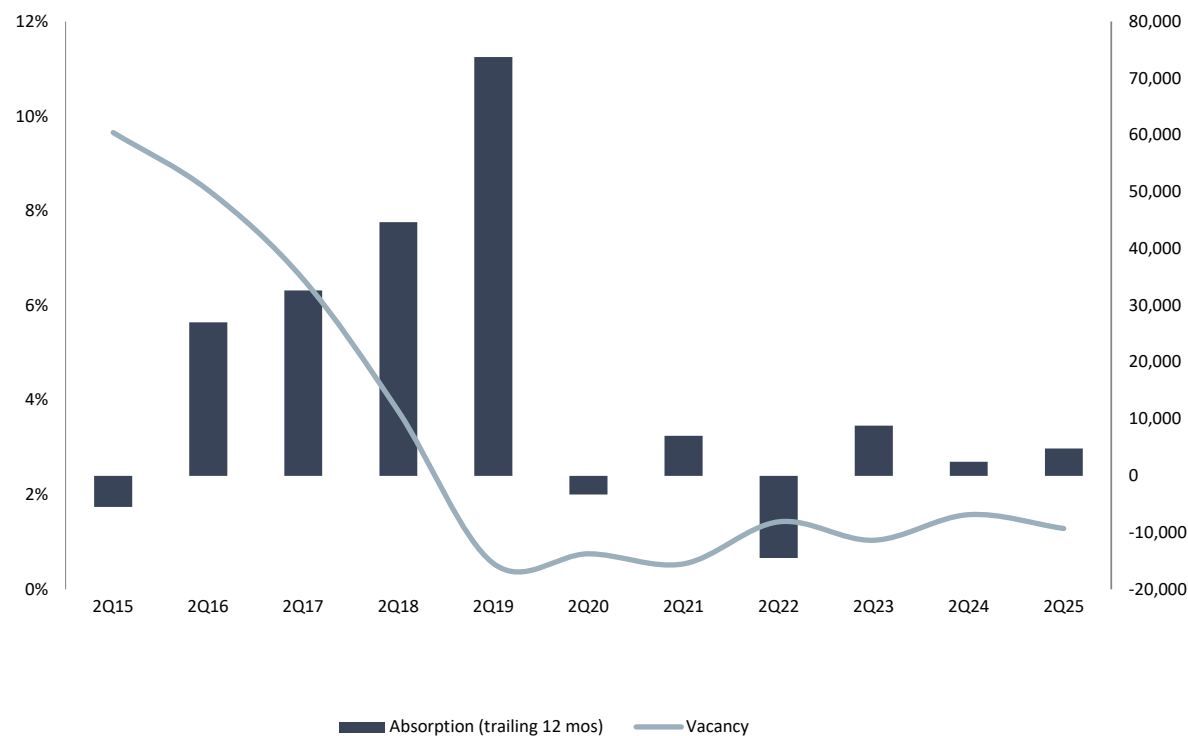
**(5,697)**  
sf of annual net  
absorption



# 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

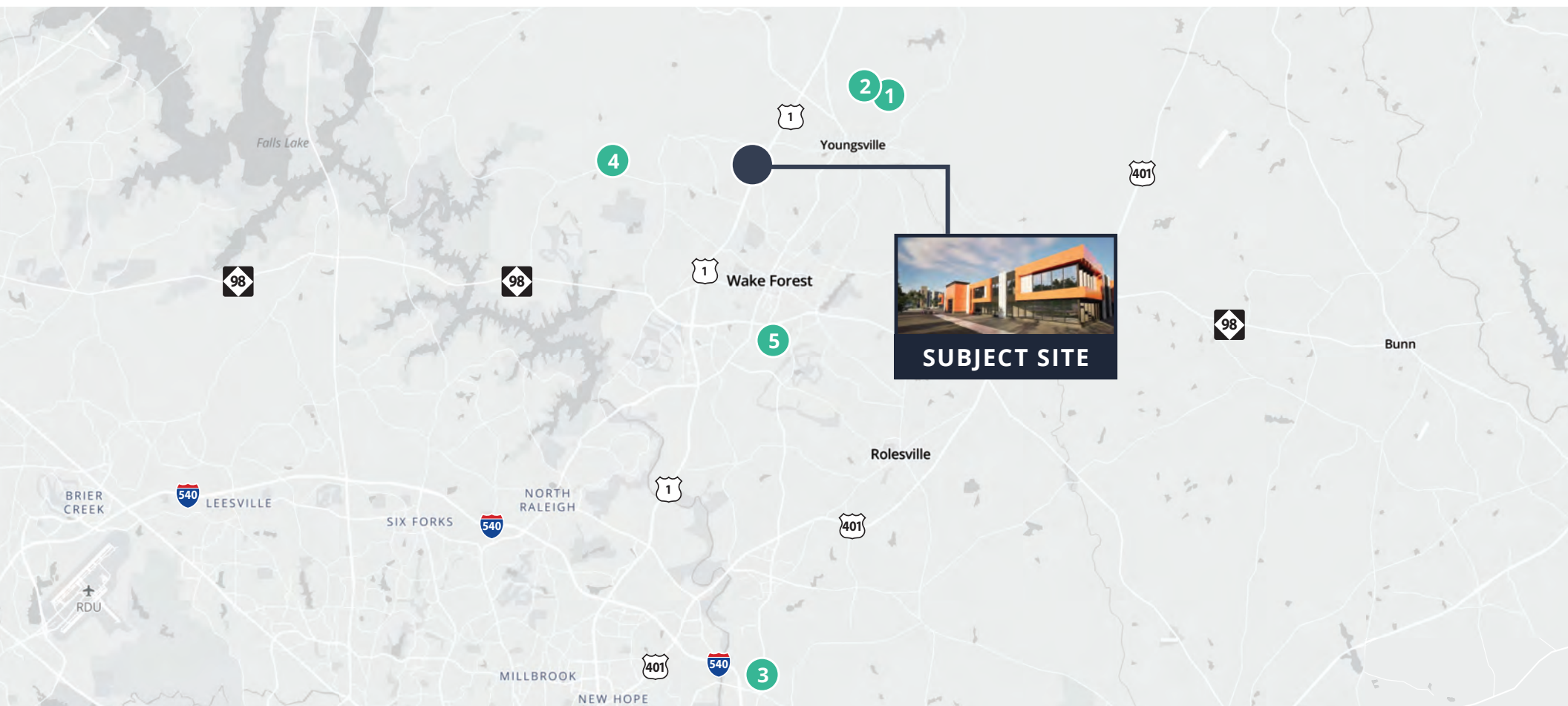
## Comparables



# 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.

## CONTACTS

### **STEVEN B. PEDEN**

Principal | Multifamily

+1 919 291 5650

[steven.peden@avisonyoung.com](mailto:steven.peden@avisonyoung.com)

### **ARNOLD SIEGMUND**

Principal | Landlord Representation

+1 919 420 1573

[arnold.siegmund@avisonyoung.com](mailto:arnold.siegmund@avisonyoung.com)

### **DAVID ZIPPARO**

Senior Associate | Multifamily

+1 919 866 4260

[david.zipparo@avisonyoung.com](mailto:david.zipparo@avisonyoung.com)

### **ANGELO DONATO**

Associate

+1 919 420 1571

[angelo.donato@avisonyoung.com](mailto:angelo.donato@avisonyoung.com)

### **EMILY BOSTIC**

Transaction Manager

+1 919 866 4274

[emily.bostic@avisonyoung.com](mailto:emily.bostic@avisonyoung.com)

### **ELISABETH LEGG**

Marketing Associate

+1 919 420 1551

[liz.legg@avisonyoung.com](mailto:liz.legg@avisonyoung.com)

© 2025 Avison Young - Florida, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

44 Montgomery Street | Suite 3300 | San Francisco, CA 94104

---

**AVISON  
YOUNG**

---