

Capeton

by Greenfield Communities

Lillington | North Carolina



Capeton

Conceptual Renderings

Lillington, NC March 11, 2022

Conceptual View 4





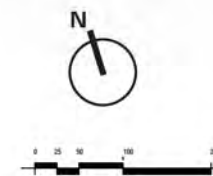
A	GROCER 50,000 SF 339 SPACES
B	INLINE RETAIL 14,400 SF 52 SPACES
C	TOWN CENTER RESTAURANT + RETAIL 37,800 SF 190 SPACES
D	OFFICE 12,000 SF 66 SPACES
E	OUT PARCEL 2.52 ACRES
F	OUT PARCEL 1.26 ACRES
G	OUT PARCEL 1.5 ACRES
H	OUT PARCEL 1.1 ACRES
J	OUT PARCEL 1.3 ACRES

ALL DATA ESTIMATED FROM THIS
SITE PLAN

EAST COMMERCIAL TRACT

LILLINGTON RIVER SITE

Lillington, NC





LEGEND

PRODUCTS	TOTALS
40' LOTS AA	199
50' LOTS AA	230
60' LOTS AA	170
TOTAL AA LOTS	599
PRODUCTS	
APARTMENTS	360
TOWNHOMES	249
26' ALLEY LOTS	144
32' ALLEY LOTS	118
45' ALLEY LOTS	73
40' LOTS	145
50' LOTS	129
65' LOTS	140
95' LOTS	55
40' RENTAL LOTS	139
COTTAGE LOTS	70
TOTAL LOTS/UNITS	1,622
SCMS	
WETLANDS	
CIVIC SPACE	

NOTES:
 THIS PLAN IS CONCEPTUAL IN NATURE AND IS TO ILLUSTRATE THE PRELIMINARY LOT LAYOUT.
 THE PLAN HAS NOT BEEN REVIEWED OR APPROVED BY THE TOWN OF ILLINGTON.
 BOUNDARY AND ENVIRONMENTAL INFORMATION SURVEYED BY WITHERSRAVENEL, INC.



CAPETON: CONCEPTUAL LAYOUT

Capeton
Lillington | NC
1, 3 - mile Radius

Central Harnett Hospital
The single largest capital investment in the County's history.
2022 NEW 65,000 SF Cancer Treatment Medical Building













Harnett Cty Govt Campus

Capeton

Campbell University

7100+ Students
750+ Employees

FOOD LION

BURGER KING

Hardee's

CVS pharmacy

IGA

NAPA

WELCOR DEVELOPMENT

Harnett Regional Jetport

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1,3 Mile

March 2022



Central Harnett Hospital & Medical Campus

The single largest capital investment in the County's history. 2022 NEW 65,000SF Cancer Tmt Medical Building

Campbell University

7100 + students
1000+ employees

Harnett Cty Govt Campus

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Harnett Regional Jetport

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1, 3 Mile Radius

March 2022



Central Harnett Hospital & Medical Campus

The single largest capital investment in the County's history. 2022 NEW 65,000 SF Cancer Tmt. Medical building. Currently 200+ employees

Central Carolina CC

200 employees
XXX students

Boon Edam MFG

200 employees

Harnett Cty Govt Campus

1000 employees

STAR Academy 6-12

27-staff 59-students

Lillington Shawtown K-5

95-staff 708-students

Lillington City Limits

Lilling Dept of Public Safety

375-500 employees

Krigen Pharmaceuticals

\$5MM expansion 2022
117 new employees

Campbell University

7,100 + Students
1,000 + Employees

Buies Creek Elm K-5

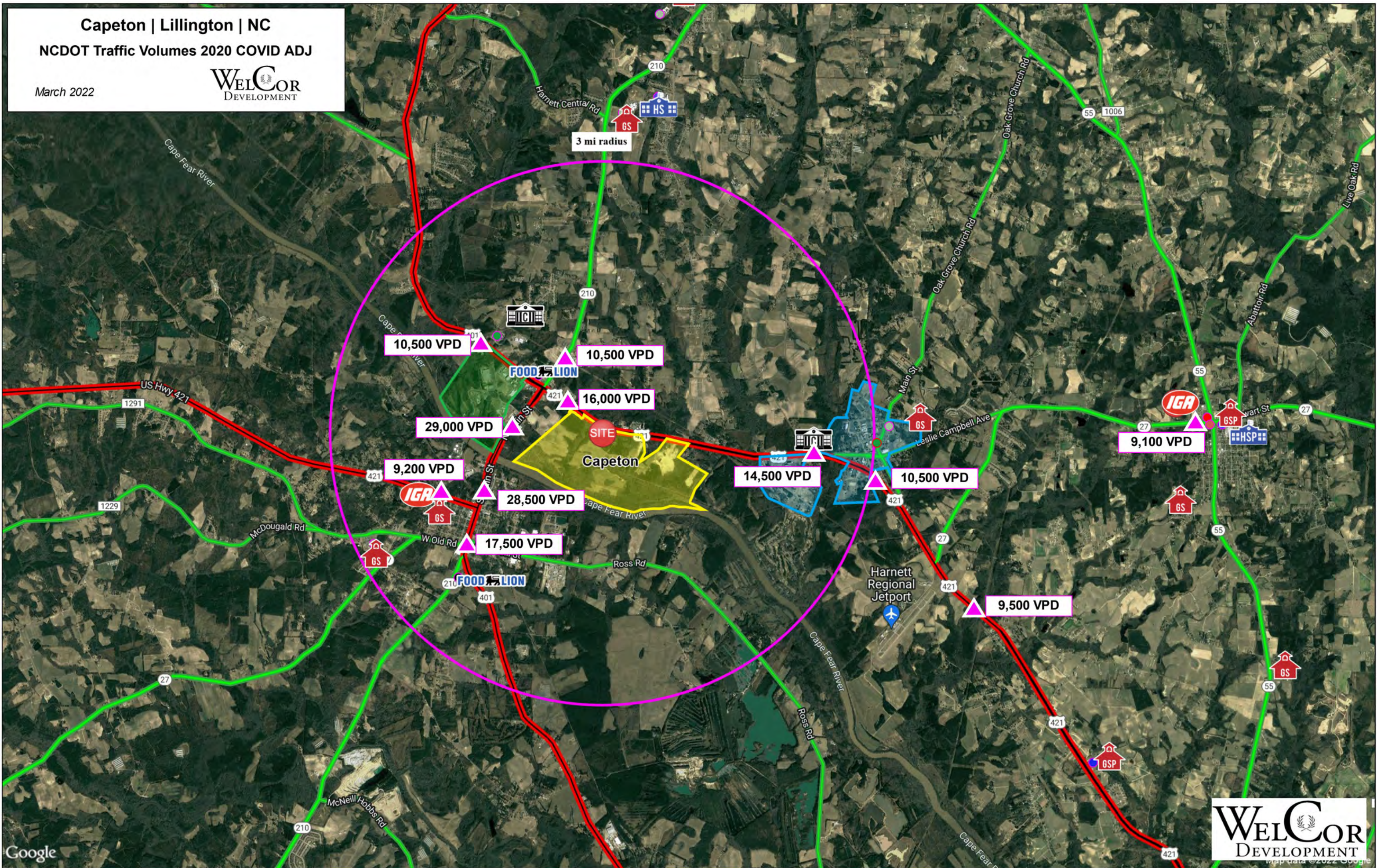
35-staff 243 students

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NCDOT Traffic Volumes 2020 COVID ADJ

March 2022



Google



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

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Lat: 35.41016 Long: -78.77908 Zoom: 13
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STI: PopStats Population Summary												
	Lillington DT 3 mile ring		Lillington DT 5 mile ring		Lillington DT 0 - 6 min		Lillington DT 0 - 8 min		Lillington DT 0 - 10min		Lillington DT 0 - 15 min	
		%		%		%		%		%		%
Population												
2027 Projection	7,434		16,383		10,740		18,014		29,797		64,663	
2022 Estimate	7,160		15,622		10,229		17,270		28,121		61,268	
2010 Census	7,039		14,319		9,567		15,796		24,651		53,170	
Growth 2032-2027	5.31%		6.20%		6.27%		6.23%		7.14%		7.06%	
Growth 2027-2022	3.83%		4.87%		5.00%		4.31%		5.96%		5.54%	
Growth 2022-2010	1.72%		9.10%		6.92%		9.33%		14.08%		15.23%	
Workplace												
Workplace Establishments	187		367		286		351		502		1,026	
Workplace Employees (FTE)	5,075		7,496		6,429		7,447		9,242		15,765	
2022 Median Age	26.2		34.4		30.8		34.4		36.4		37.4	
2022 Average Age	35		37.8		36.8		38		38.5		38.7	
2021 Estimated Population Age 25+ by Educational Attainment												
Associate Degree	391	11%	1,000	10%	640	11%	1,153	11%	1,884	10%	4,149	10%
Bachelor's Degree	705	19%	1,343	14%	973	17%	1,602	15%	2,662	15%	5,580	14%
Master's Degree	395	11%	598	6%	466	8%	672	6%	940	5%	1,731	4%
Professional School Degree	53	1%	78	1%	65	1%	97	1%	127	1%	202	1%
Doctorate Degree	70	2%	104	1%	94	2%	98	1%	104	1%	191	0%
Enrolled: College/Graduate/Professional school	1,619	19%	2,820	16%	2,367	24%	2,822	16%	3,361	12%	5,355	8%
STI: PopStats Household Summary												
	Lillington DT 3 mile ring		Lillington DT 5 mile ring		Lillington DT 0 - 6 min		Lillington DT 0 - 8 min		Lillington DT 0 - 10min		Lillington DT 0 - 15 min	
		%		%		%		%		%		%
Households												
2032 Forecast	2,426		6,004		3,994		6,993		11,375		25,515	
2027 Projection	2,266		5,585		3,712		6,537		10,545		23,766	
2022 Estimate	2,159		5,277		3,501		6,238		9,902		22,480	
Growth 2027-2022	4.96%		5.84%		6.03%		4.79%		6.49%		5.72%	
Growth 2022-2010	1.31%		11.00%		8.19%		10.23%		15.42%		15.75%	
2022 Average HH Size	2.44		2.42		2.38		2.46		2.55		2.59	
2022 Estimated Housing Units	2,406		5,968		3,931		6,925		10,986		24,771	
2022 Estimated Per Capita Income	\$23,382		\$23,594		\$24,131		\$24,413		\$24,464		\$24,755	
Current Year Estimated Households by Household Income												
	Lillington DT 3 mile ring		Lillington DT 5 mile ring		Lillington DT 0 - 6 min		Lillington DT 0 - 8 min		Lillington DT 0 - 10min		Lillington DT 0 - 15 min	
		%		%		%		%		%		%
Current Year Estimated Households by Household Income												
	2,618		6,120		3,445		6,101		10,063		24,064	
\$50,000 to \$54,999	87	4%	225	4%	148	4%	259	4%	391	4%	889	4%
\$55,000 to \$59,999	95	4%	181	3%	138	4%	239	4%	375	4%	956	4%
\$60,000 to \$64,999	83	4%	183	3%	125	4%	247	4%	372	4%	875	4%
\$65,000 to \$69,999	51	2%	156	3%	87	2%	201	3%	332	3%	712	3%
\$70,000 to \$74,999	54	3%	156	3%	93	3%	198	3%	318	3%	685	3%
\$75,000 to \$79,999	57	3%	139	3%	87	2%	175	3%	298	3%	643	3%
\$80,000 to \$84,999	66	3%	155	3%	97	3%	193	3%	304	3%	731	3%
\$85,000 to \$89,999	67	3%	145	3%	91	3%	165	3%	266	3%	659	3%
\$90,000 to \$94,999	56	3%	133	3%	82	2%	148	2%	242	2%	583	3%
\$95,000 to \$99,999	52	2%	123	2%	76	2%	134	2%	228	2%	572	3%
\$100,000 to \$124,999	174	8%	463	9%	285	8%	527	8%	929	9%	1,915	9%
\$125,000 to \$149,999	133	6%	289	5%	194	6%	334	5%	534	5%	1,098	5%
\$150,000 to \$174,999	65	3%	137	3%	100	3%	161	3%	257	3%	522	2%
\$175,000 to \$199,999	26	1%	61	1%	48	1%	84	1%	130	1%	254	1%
\$200,000 to \$249,999	36	2%	59	1%	51	1%	76	1%	149	2%	321	1%
\$250,000 to \$499,999	16	1%	25	0%	22	1%	33	1%	64	1%	139	1%
\$500,000 or more	12	1%	22	0%	18	1%	27	0%	53	1%	114	1%
Income Over \$70,000	814	39%	1,907	36%	3,498	37%	5,387	36%	8,826	36%	8,236	38%
Median Household Income	\$52,902		\$50,300		\$49,749		\$51,583		\$53,721		\$52,407	
Average FAMILY Income	\$85,244		\$76,732		\$80,223		\$76,378		\$78,102		\$74,293	