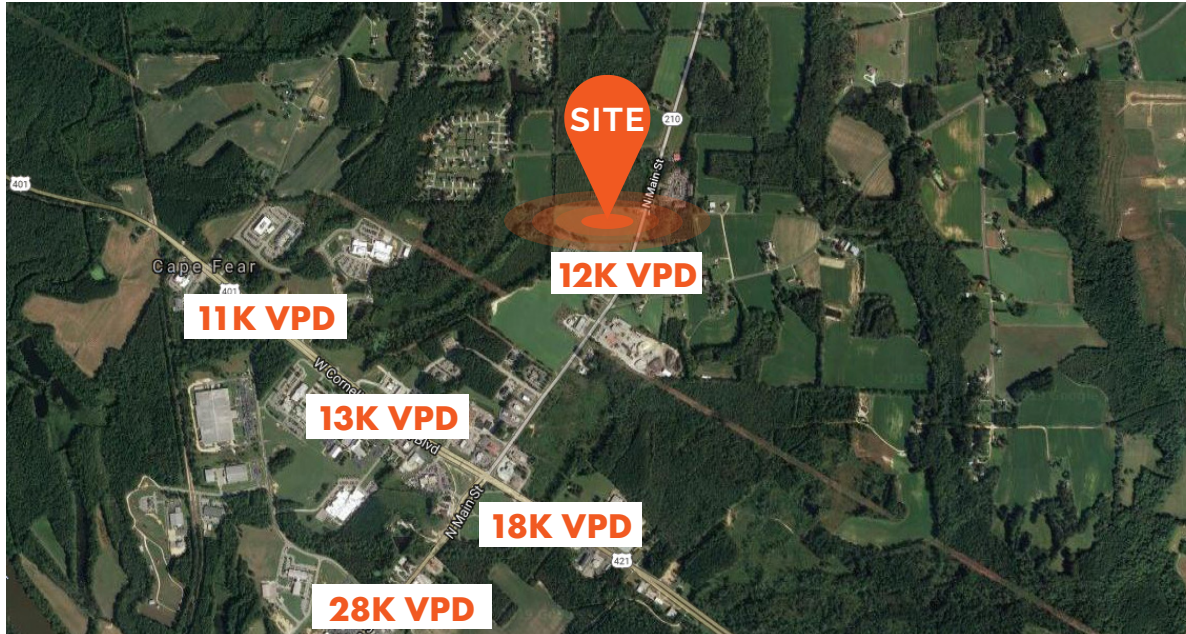
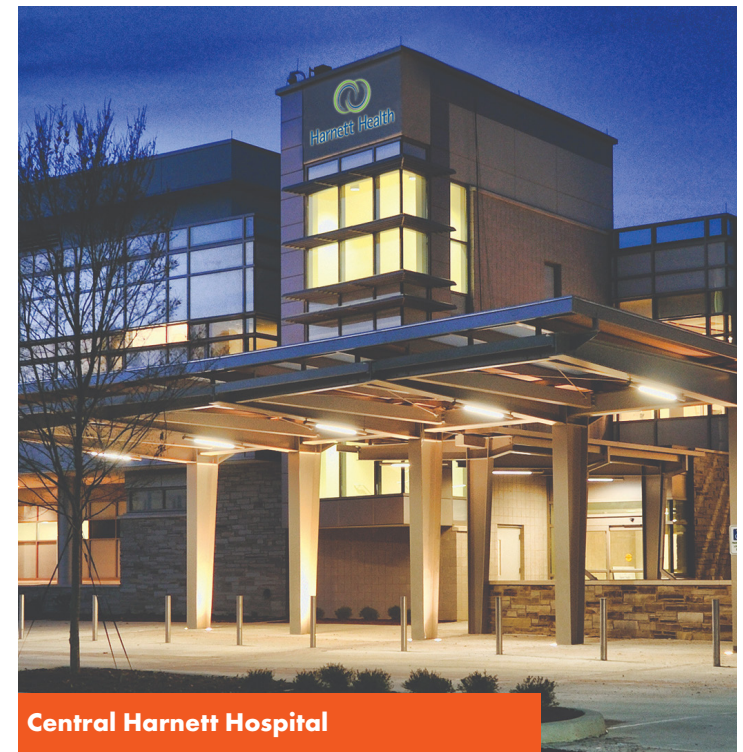


# PROPERTY INFORMATION



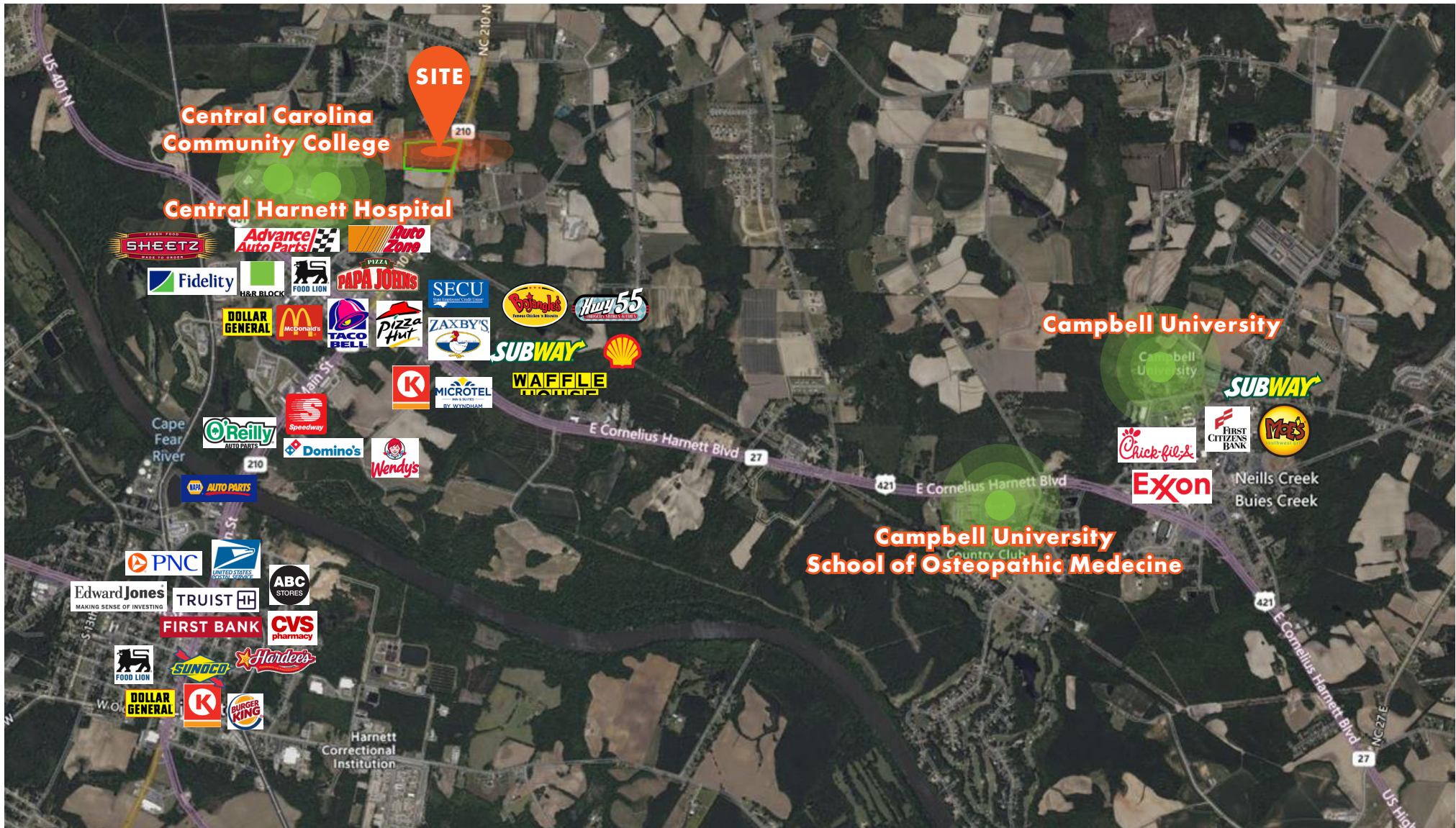
## Property Features

- Located in Lillington, in Harnett County
- Acreage: ±17.696 AC
- Zoning: RMF Residential Multi-family
- Access: NC Hwy 210 & Bruce Johnson Rd
- Utilities: All public utilities on site





# AMENITIES MAP





# OPPORTUNITY ZONE

## Background

Established as part of the Tax Cut and Jobs Act of 2017, the Opportunity Zone program was created to spur long-term private sector investment in designated urban and rural communities nationwide. The program enables investors with capital gains tax liabilities to receive favorable tax treatment for investing in Qualified Opportunity Funds. The QOF use the capital invested to make equity investments in businesses and real estate in Opportunity Zones designated by each state. The property sold can be stock, business assets, personal assets, or any other real property.

## Investor Incentives

U. S. investors currently hold \$2.3 trillion in unrealized capital gains, representing a significant untapped resource for economic development. Opportunity Funds will allow these investors throughout the country to deploy their resources in Opportunity Zone investments.

## Incentivizes Long Term Investments

Tiered tax benefits are tied to investments at five, seven, and 10+ year terms.



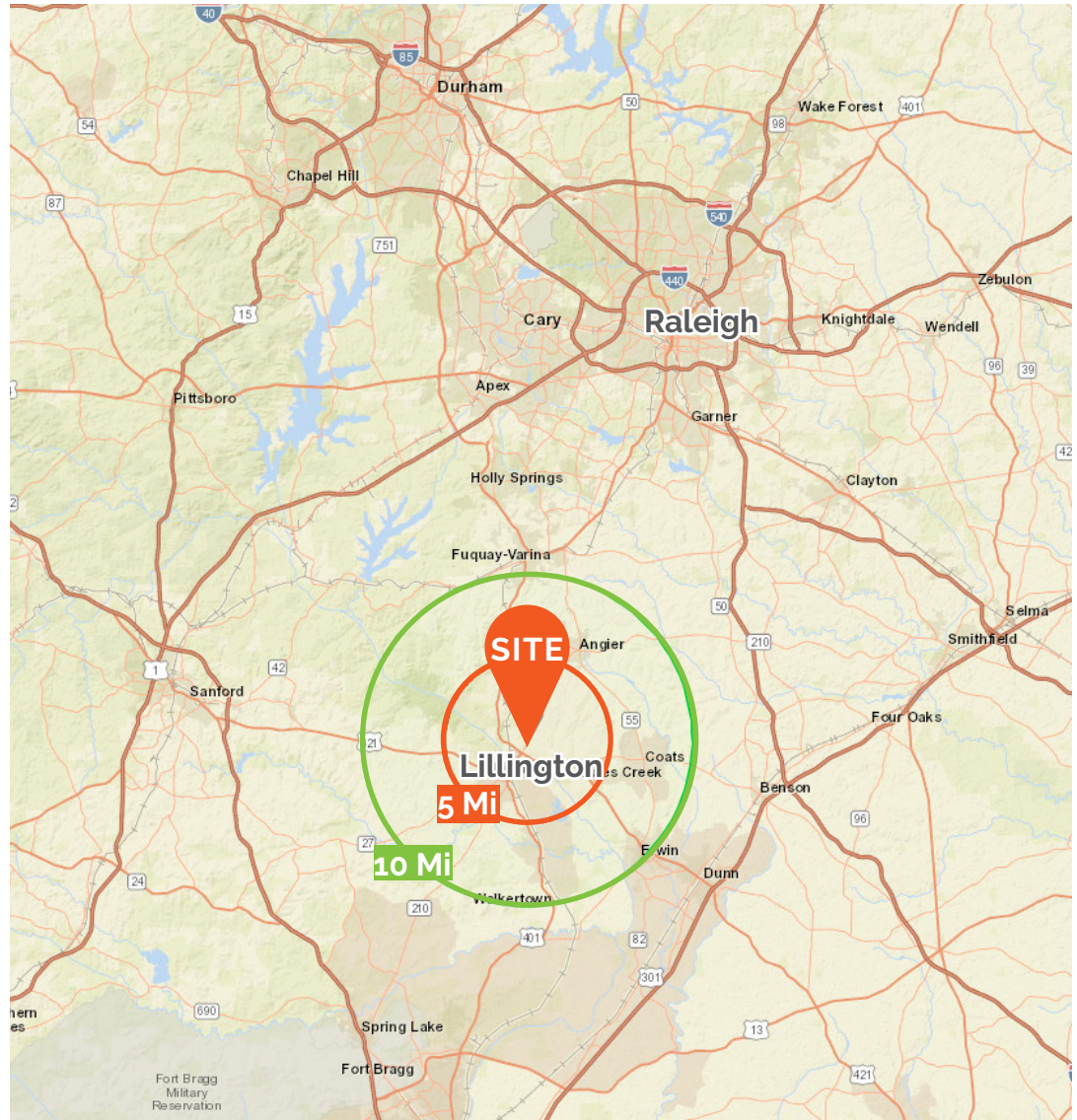
## Investment Length Benefits Received

|                              |                             |   |
|------------------------------|-----------------------------|---|
| <b>Fewer Than 5 Years</b>    | Temporary Deferral          | Deferred payment of existing capital gains until the date that the Opportunity Fund is sold or exchanged  |
| <b>5-7 Years</b>             | Deferral & Stepped-Up Basis | Benefits above +10% of tax on existing capital gain is canceled   |
| <b>7-10 Years</b>            | Deferral & Stepped-Up Basis | Deferred payment of existing capital gains until Dec. 31st, 2026 or the date that the Opportunity Fund investment is sold or exchanged +15% of tax on existing capital gain is canceled |
| <b>Greater Than 10 Years</b> | Permanent Exclusion         | Benefits of 7-10 year investment and investors pay <b>NO CAPITAL GAINS TAX</b> on the Opportunity Fund investment.  |



# DEMOGRAPHICS

| Demographics     | 5 Mile   | 10 Mile  |
|------------------|----------|----------|
| Population       | 18,260   | 67,876   |
| Households       | 6,355    | 24,881   |
| Avg. HH Income   | \$66,161 | \$69,652 |
| Median HH Income | \$52,900 | \$56,533 |





# CAMPBELL UNIVERSITY



Jerry M. Wallace

School of Osteopathic Medicine



As the first and only osteopathic medical school established in the state of North Carolina, Campbell University School of Osteopathic Medicine is cultivating the next generation of physicians.

The site is located in close proximity to Campbell University's School of Osteopathic Medicine, part of the Leon Levine Hall of Medical Sciences. The \$60M medical project was built in 2013, producing 1,158 new jobs. Economic growth is projected to exceed \$300M from 2013-2023.



Information found via [campbell.edu](http://campbell.edu)



Innovative curriculum



Access to rural and underserved areas



100% residency placement



Hands-on experience



Supportive environment



State-of-the-art facilities

# HARNETT COUNTY

## Location - <http://harnettedc.org/location.asp>

- Harnett County is located on I-95, midway between New York and Florida.
- The county's southeastern border is seven miles from the crossroads of Interstate 95 and Interstate 40, connecting the eastern seaboard's north and south with east and west.
- North Carolina's capital city of Raleigh and the Research Triangle Park (RTP) are located just north of Harnett County and the vibrant and growing defense community of Fort Bragg are just to the south. North Carolina's beautiful Atlantic coast beaches and Outer Banks are two hours away, the Blue Ridge mountains and scenic Blue Ridge Parkway are located just four hours away.

## Business Advantages - <http://harnettedc.org/business-advantages.asp>

- Location.
- Population growth. Harnett County is the fifth fastest growing county in North Carolina.
- Lower Costs: Low electric rates, affordable buildings and sites, lower construction costs and cost of living below the national average keep operating and living costs low.
- Incentives: Harnett County Economic Development may provide financial incentives for companies seeking to expand or relocate in Harnett County. In addition, Harnett County is a designated as a Tier 2 county in North Carolina, allowing for additional state incentives. Additional information on state incentive programs is available through the Economic Development Partnership of North Carolina web site.

## Top Employers - <http://harnettedc.org/targeted-industries.asp>

Targeted Industries. Five of Harnett County's strongest economic sectors are Agriculture, Military & Defense, Health Sciences, Manufacturing, and Transportation Logistics. The strong clustering of these sectors provides business and industry locating in Harnett County distinct competitive advantage.





# LILLINGTON, NC

Lillington is a town in Harnett County, North Carolina, United States. The population was 4,251 in 2021, with a median age of 39.7. It is the county seat of Harnett County. Lillington is a part of the Dunn Micropolitan Area, which is also a part of the greater Raleigh–Durham–Cary Combined Statistical Area (CSA) as defined by the United States Census Bureau.

## Nearby Enrollment

- Campbell University (about 5 miles; Buies Creek, NC; Full-time enrollment: 5,964)
- Methodist University (about 19 miles; Fayetteville, NC; FT enrollment: 1,773)
- Wake Technical Community College (about 19 miles; Raleigh, NC; FT enrollment: 21,760)
- Central Carolina Community College (about 20 miles; Sanford, NC; FT enrollment: 5,154)
- Fayetteville State University (about 24 miles; Fayetteville, NC; FT enrollment: 6,726)
- Fayetteville Technical Community College (about 24 miles; Fayetteville, NC; FT enrollment: 10,932)
- North Carolina State University at Raleigh (about 28 miles; Raleigh, NC; FT enrollment: 36,042)

Read more: <https://properties.zoomprospector.com/NORTHCAROLINA/community/Lillington-NC/3738220>

