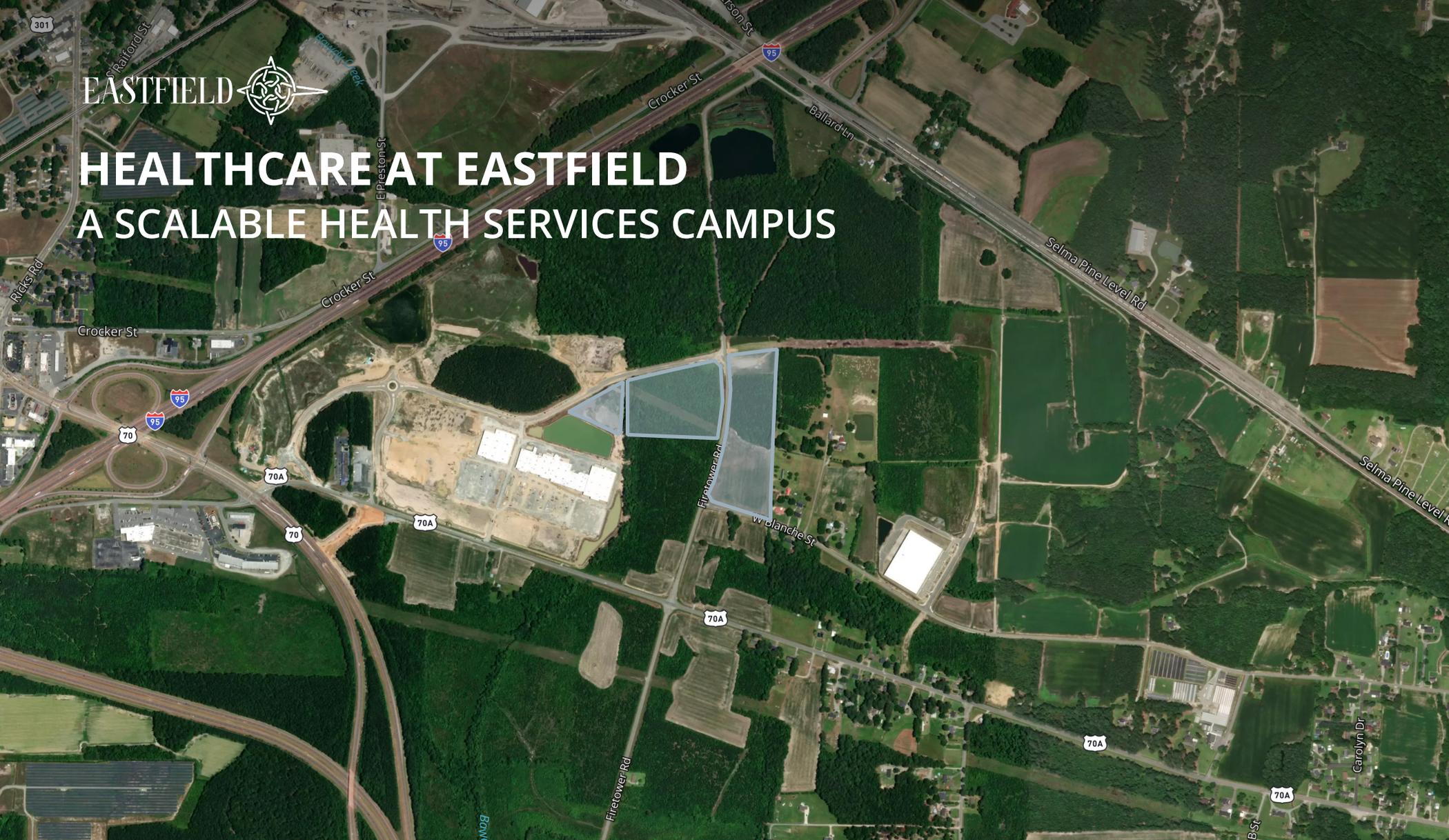




HEALTHCARE AT EASTFIELD

A SCALABLE HEALTH SERVICES CAMPUS



RALEIGH-CARY METRO
SELMA, NC
HIGHWAY 70 & I-95 INTERCHANGE



PROPERTY OVERVIEW

Healthcare at Eastfield

Property summary

Healthcare at Eastfield is a scalable health services development offering space from 2,500 SF outpatient clinics to 200,000+ SF build-to-suit facilities. Users have the ability to lease, own, or develop phased facilities tailored to their operational needs, making Eastfield an ideal option for practices looking to control their space, plan for growth, and establish a long-term presence. Parcels are also available for purchase.



WELL-SUITED TO PROVIDE A WIDE VARIETY OF SOLUTIONS



Right-sized space for practices ready to open quickly (2,500 - 15,000 SF)

- Medical practices
- Outpatient clinics
- Urgent Care
- PT / Rehab



Build-to-suit facilities designed for long-term growth (20,000 - 75,000 SF)

- Surgery centers
- Specialty hospitals
- Behavioral health



Scalable healthcare campus, accommodating the need for phased, expandable development (100,000 - 250,000 SF)

- Regional healthcare providers seeking expansion

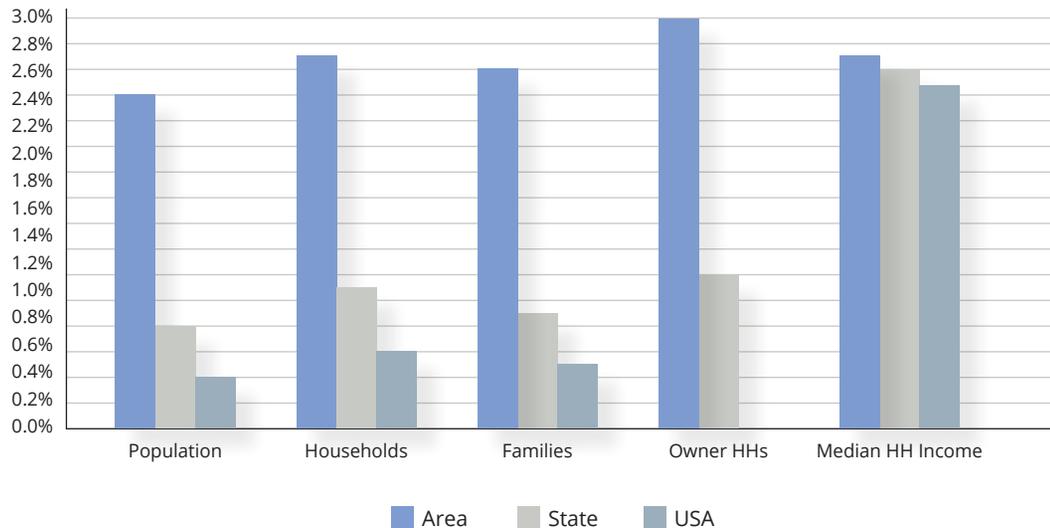
FAVORABLE DEMOGRAPHICS

Medical labor force

Eastfield is especially well positioned from a healthcare workforce standpoint. The project is located near Johnston Community College which offers degree/diploma/certificate programs in 22 health science disciplines. This underscores the County's commitment to healthcare workforce readiness and provides medical practices with direct access to trained talent. The development's Highway 70 / I-95 location provides ease of access throughout Johnston County and beyond for staff as well as patients and physicians.

Demographics of the area surrounding Eastfield bode well for the success of medical practices. In several categories, the growth rate far exceeds that of state and national rates, indicating a steady increase in patient base.

2025 - 2030 Annual Growth Rate (15-Mile Radius)



JOHNSTON COUNTY



12

Colleges and universities within 1-hour drive



250,596

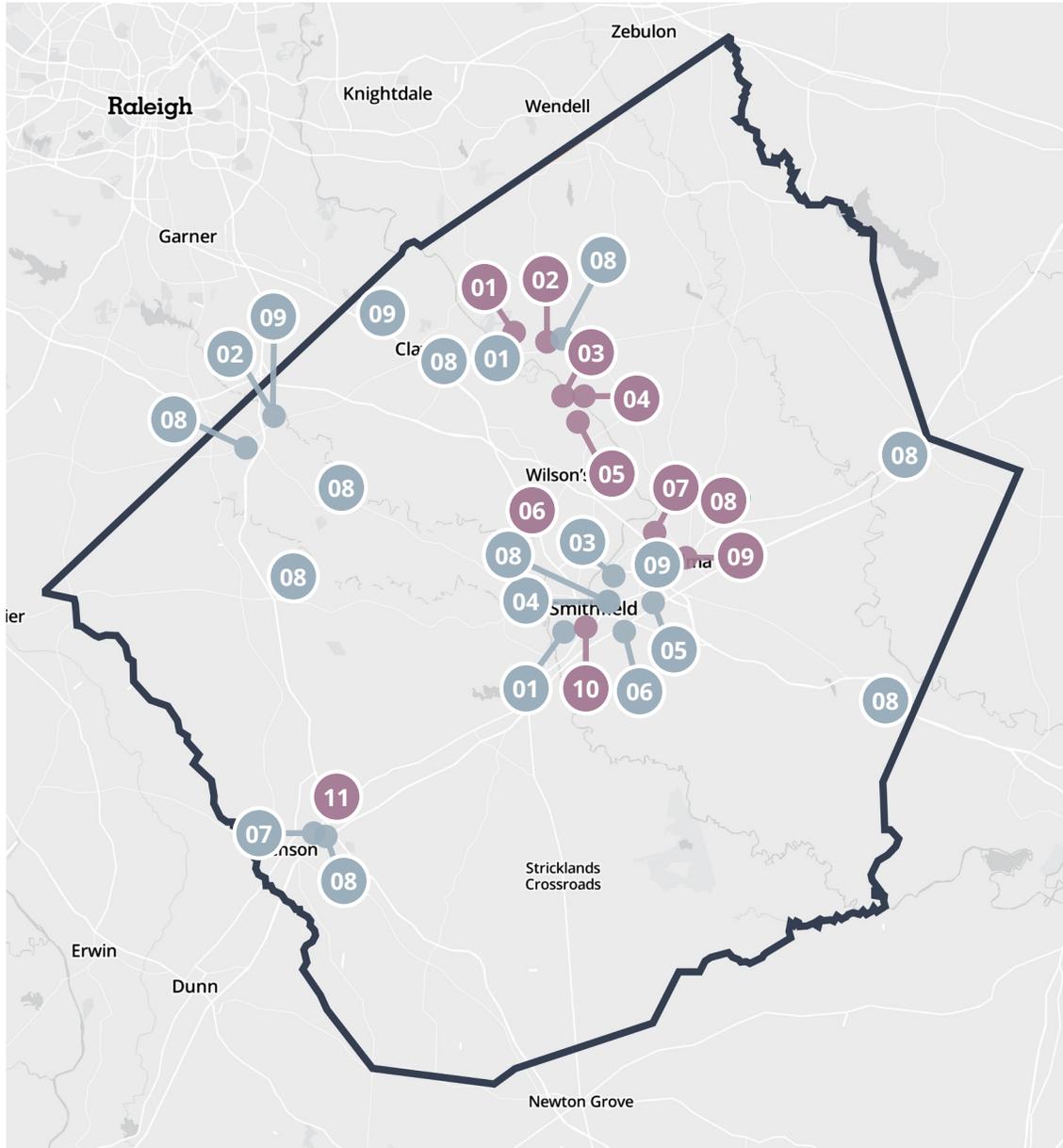
Total population



112,000+

Workforce employees

Major employers



Local Employers		Employment Range
01.	Caterpillar	500-999
02.	Asplundh Tree Expert	1,000+
03.	Johnston Health	1,000+
04.	Johnston County	1,000+
05.	Johnston County Public Schools	1,000+
06.	Johnston Community College	500-999
07.	Grifols Therapeutics	1,000+
08.	Food Lion*	500-999
09.	Walmart*	500-999

* multiple locations

International Employers		Employment Range
01.	SBM; France	500-999
02.	Bayer CropScience; Germany	1-50
03.	Grifols; Spain	1,000-2,499
04.	Master-Halco; Japan	
05.	Novo Nordisk; Denmark	1,000-1,500
06.	Studio TK; Canada	
07.	BP Products; United kingdom	
08.	BC Special Wire; China	
09.	Linamar; Canada	
10.	AAF-Flanders; Japan	500-999
11.	Metallum; China	



LOCATION OVERVIEW

Eastfield Crossing

Eastfield Crossing is a premier, 435-acre master-planned mixed-use development located in Selma, North Carolina, at the highly visible intersection of Interstate 95 and U.S. Highway 70 (future I-42). Designed as a regional live-work-play destination, the project integrates retail, hospitality, residential, commercial, and business park components to serve local residents, the growing Triangle East region, and the significant volume of I-95 travelers.

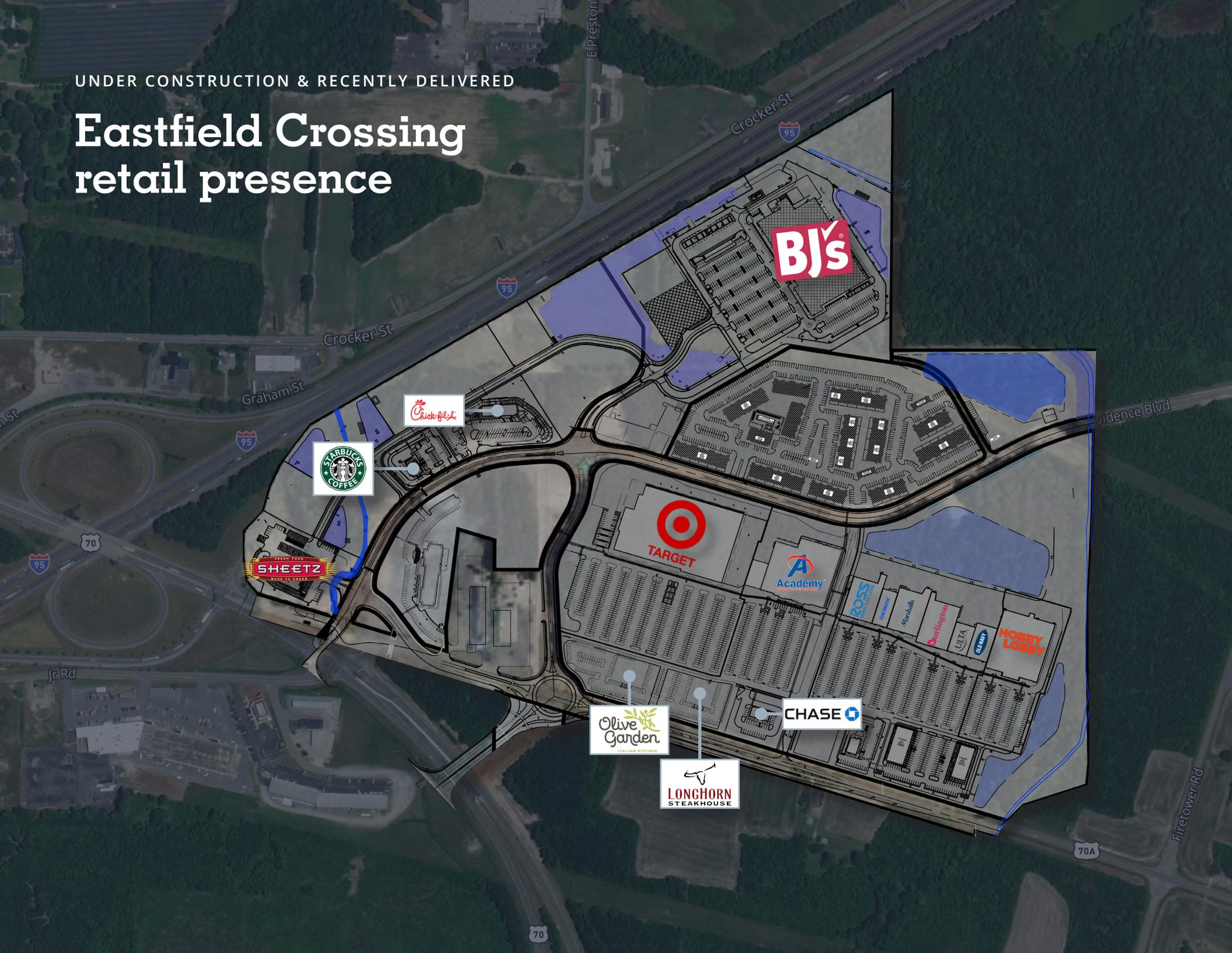
The 500,000+ square foot retail town center is already active and anchored by nationally recognized tenants including **Academy Sports + Outdoors, Ross Dress for Less, Burlington, Five Below, Ulta Beauty, Marshalls, Old Navy, Hobby Lobby, Chase Bank, Aspen Dental, Sheetz, Chick-fil-A and Panda Express.**

Additional high-profile retailers currently under construction or planned include **Target, BJ's Wholesale Club with gas station, Olive Garden, LongHorn Steakhouse, and Rack Room Shoes**, further strengthening the site's regional draw. With strong tenant momentum, excellent highway access, and proximity to Raleigh and Research Triangle Park, Eastfield Crossing is positioned as a major economic engine and lifestyle hub for Johnston County and the greater eastern North Carolina market, **offering healthcare providers the opportunity to stake claim in a vibrant, high growth market.**



UNDER CONSTRUCTION & RECENTLY DELIVERED

Eastfield Crossing retail presence



BJ's

Chick-fil-A

STARBUCKS
COFFEE

SHEETZ
FRESH FOOD
MADE TO ORDER

TARGET

Academy
SPORTS + OUTDOORS

CHASE

Olive
Garden
ITALIAN KITCHEN

LONGHORN
STEAKHOUSE

HOBBY
LOBBY

ROSS

Marshall's

DSW

UTA

G. SUPPLY

Graham St

Crocker St

Crocker St

E. Preston

Evidence Blvd

Firetower Rd

70

95

95

95

70A

70

LOCATION OVERVIEW

Easy access



Strategic positioning



Domestic & international direct flights



Interstate highway system



Close to major metros, international markets, and natural resources



Closer than you think.

Selma, North Carolina sits at a uniquely strategic midpoint on the East Coast, positioned nearly equidistant between Miami, Florida and Portland, Maine. Located in Johnston County along the I-95 corridor, this central location provides organizations with efficient access for clients and colleagues throughout the eastern United States and beyond.

Destination	Drive Time
Raleigh, NC	40 minutes
Wilmington, NC	1 hour, 45 minutes
Morehead City, NC	2 hours, 10 minutes
Richmond, VA	2 hours, 20 minutes
Norfolk/Newport, VA	2 hours, 45 minutes
Charlotte, NC	3 hours
Columbia, SC	3 hours, 15 minutes
Charleston, SC	4 hours
Washington, DC	4 hours
Asheville, NC	4 hours, 15 minutes
Savannah, GA	4 hours, 30 minutes
Baltimore, MD	5 hours
Atlanta, GA	6 hours, 15 minutes
Jacksonville, FL	6 hours, 20 minutes
Philadelphia, PA	6 hours, 45 minutes
Chattanooga, TN	8 hours
Pittsburgh, PA	8 hours
New York City, NY	8 hours
Columbus, OH	8 hours
Lexington, KY	8 hours, 10 minutes
Orlando, FL	8 hours, 30 minutes
Montgomery, AL	8 hours, 30 minutes
Cincinnati, OH	8 hours, 40 minutes
Tampa, FL	9 hours, 20 minutes

Eastfield in the News

NEWS

TRIANGLE BUSINESS JOURNAL

\$73M housing component breaks ground at major development off I-95

The NRP Group, a developer and builder based out of Cleveland that specializes in multifamily...

NEWS

TRIANGLE BUSINESS JOURNAL

Chick-fil-A coming to North Carolina town that's a hotbed of activity

Eastfield Crossing has been on a roll delivering new-to-market restaurant and retail chains to Selma. Arguably the nation's most popular chicken chain will soon be making its debut in a small North Carolina town that's seeing plenty of growth activity.

NEWS

Global food company Veetee Foods, Inc. Selects Johnston County for Production Facility

VeeTee Foods, Inc., known as VeeTee Food Group in the United Kingdom, will establish a major production plant in Johnston County...



ECONOMIC DEVELOPMENT PARTNERSHIP of NORTH CAROLINA

NEWS

Crystal Window and Door Systems to Establish New Facility in Johnston County, Creating 501 New Jobs

Crystal Window & Door Systems, a leading manufacturer of window and door solutions for residential and commercial buildings announced...



ECONOMIC DEVELOPMENT PARTNERSHIP of NORTH CAROLINA

NEWS

The Target effect

Target will open its first store in Johnston County in 2026. Kevin Dougherty has hunted for Target ever since he arrived in Selma two decades ago. The Pittsburgh native is leading the charge on Eastfield Crossing, a transformative project just off Interstate 95...

TRIANGLE BUSINESS JOURNAL

For more information on this offering, please contact:

Janet Clayton

Principal

+1 919 420 1581

janet.clayton@avisonyoung.com

Liz Legg

Marketing Associate

+1 919 420 1551

liz.legg@avisonyoung.com

Visit us online
[avisonyoung.com](https://www.avisonyoung.com)

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