



FARMINGTON

Life made simple

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Overview

Farmington, opening in 2019, is a master planned community comprised of entertainment, retail, medical/office and institutional uses. Farmington will appeal to a broad range of service providers and employers that are looking to capture the underserved Harrisburg market, which has grown substantially in the past 10 years, and is expected to increase by 63% in the next 10 years[†]. Strategically located off Exit 36 on I-485 and Rocky River Road, Farmington is the gateway to the residential mass of Harrisburg, previously a high barrier to entry market.

HIGHLIGHTS

- ✓ Theater-anchored entertainment and service-oriented Village Center
- ✓ Extensive greenway walking and bike trails
- ✓ Frontage and connectivity to I-485, Rocky River Road and Caldwell Road
- ✓ At the signalized intersection of Rocky River Road across from Harris Teeter-anchored Brookdale Shopping Center and
- ✓ Adjacent to CMC Healthplex Campus
- ✓ Planned YMCA Family Center & Sports Complex



[†] Source: <http://www.harrisburgnc.org/departments/economic-development/facts-figures>



Village Center

The Village Center at Farmington will become the gateway of the Rocky River Road corridor into Harrisburg, providing retail and entertainment to the growing community.

PEDESTRIAN & BIKE

Friendly



RETAIL

Shopping & Services



RESTAURANT

Dining



ENTERTAINMENT

Movie Theater



MEDICAL

Offices



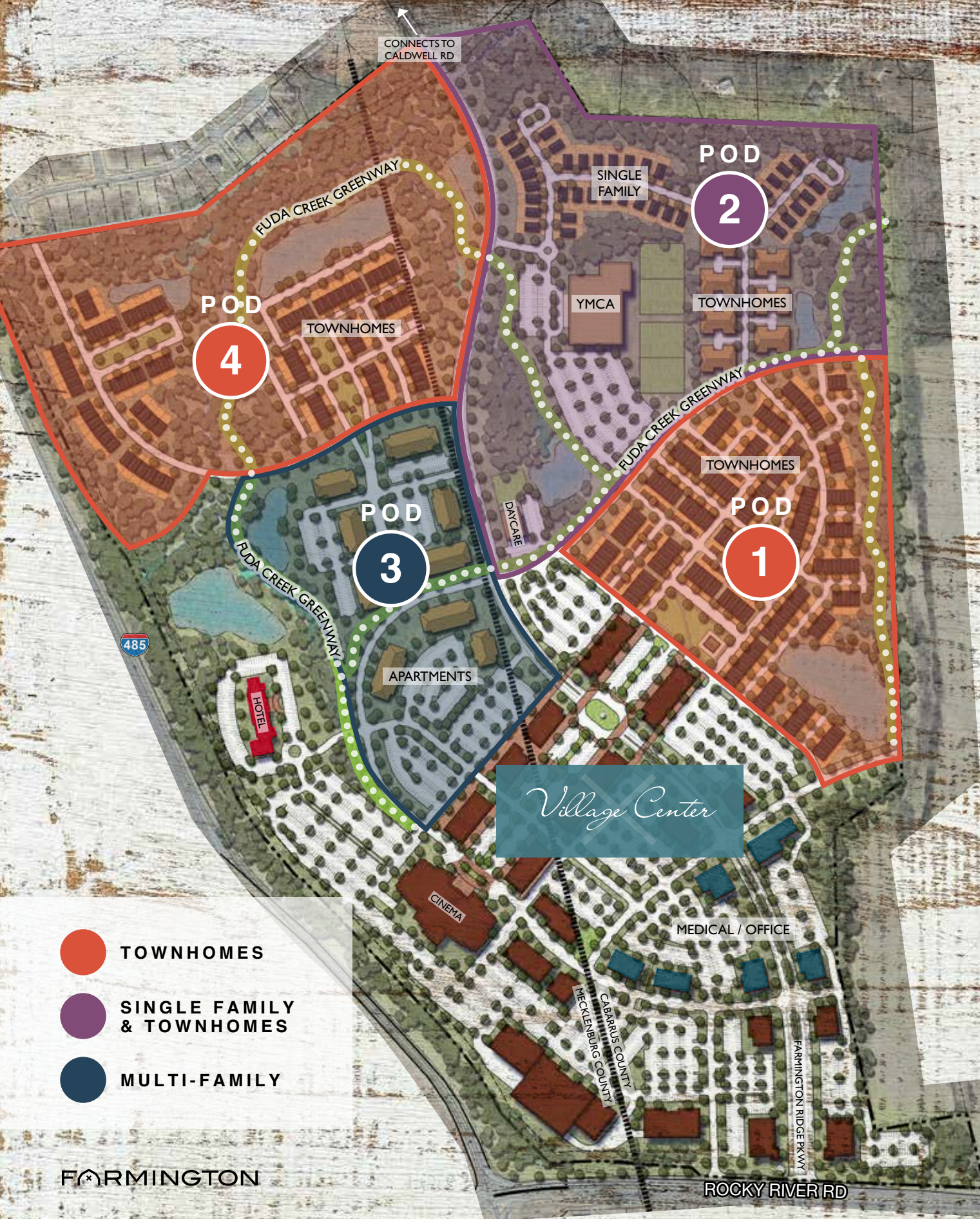
LODGING

Hotel Accommodations



Residential Neighborhoods

Residential opportunities at Farmington include a variety of for rent and for sale units located next to the proposed theater-anchored Village Center, YMCA and Fuda Creek Greenway System.



- TOWNHOMES
- SINGLE FAMILY & TOWNHOMES
- MULTI-FAMILY

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POD 1
 / Up to 150 townhomes on ±20 acres



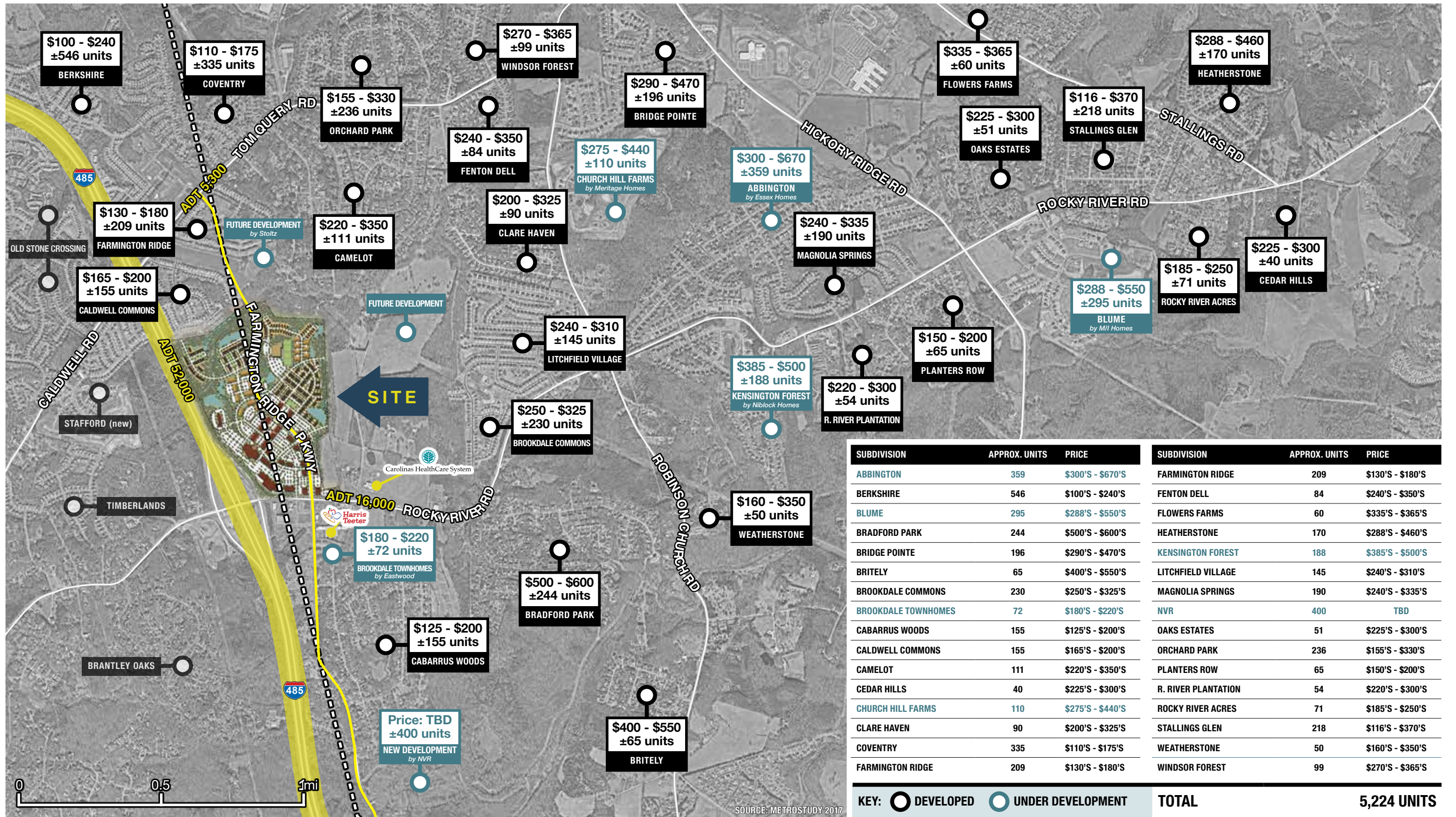
POD 2
 / Up to 50 single family homes
 / Up to 40 attached homes



POD 3
 / Up to 275 market rate apartment units on ±14 acres



POD 4
 / Up to 240 market rate attached townhomes on ±30 acres



SUBDIVISION	APPROX. UNITS	PRICE	SUBDIVISION	APPROX. UNITS	PRICE
ABBINGTON	359	\$300'S - \$670'S	FARMINGTON RIDGE	209	\$130'S - \$180'S
BERKSHIRE	546	\$100'S - \$240'S	FENTON DELL	84	\$240'S - \$350'S
BLUME	295	\$288'S - \$550'S	FLOWERS FARMS	60	\$335'S - \$365'S
BRADFORD PARK	244	\$500'S - \$600'S	HEATHERSTONE	170	\$288'S - \$460'S
BRIDGE POINTE	196	\$290'S - \$470'S	KENSINGTON FOREST	188	\$385'S - \$500'S
BRITELY	65	\$400'S - \$550'S	LITCHFIELD VILLAGE	145	\$240'S - \$310'S
BROOKDALE COMMONS	230	\$250'S - \$325'S	MAGNOLIA SPRINGS	190	\$240'S - \$335'S
BROOKDALE TOWNHOMES	72	\$180'S - \$220'S	NVR	400	TBD
CABARRUS WOODS	155	\$125'S - \$200'S	OAKS ESTATES	51	\$225'S - \$300'S
CALDWELL COMMONS	155	\$165'S - \$200'S	ORCHARD PARK	236	\$155'S - \$330'S
CAMELOT	111	\$220'S - \$350'S	PLANTERS ROW	65	\$150'S - \$200'S
CEDAR HILLS	40	\$225'S - \$300'S	R. RIVER PLANTATION	54	\$220'S - \$300'S
CHURCH HILL FARMS	110	\$275'S - \$440'S	ROCKY RIVER ACRES	71	\$185'S - \$250'S
CLARE HAVEN	90	\$200'S - \$325'S	STALLINGS GLEN	218	\$116'S - \$370'S
COVENTRY	335	\$110'S - \$175'S	WEATHERSTONE	50	\$160'S - \$350'S
FARMINGTON RIDGE	209	\$130'S - \$180'S	WINDSOR FOREST	99	\$270'S - \$365'S

KEY: DEVELOPED UNDER DEVELOPMENT **TOTAL 5,224 UNITS**

Village Center



485

- DINING
- RETAIL/SERVICES
- SMALL SHOPS
- MEDICAL / OFFICE
- LODGING

Demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2016 Population	4,431	44,714	126,250
2016 - 2021 Annual Population Growth Rate	3.16%	2.69%	2.23%
2016 Avg. HH Income	\$108,615	\$82,984	\$69,135

38

Median Age

\$108,615

Avg. Income within a 1 Mile Radius

Current average household income is \$108,615 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$118,285 in five years, compared to \$84,910 for all U.S. households.



Source: Esri

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