



# FARMINGTON

*Life made simple*

# FARMINGTON

*Life made simple*



## Overview

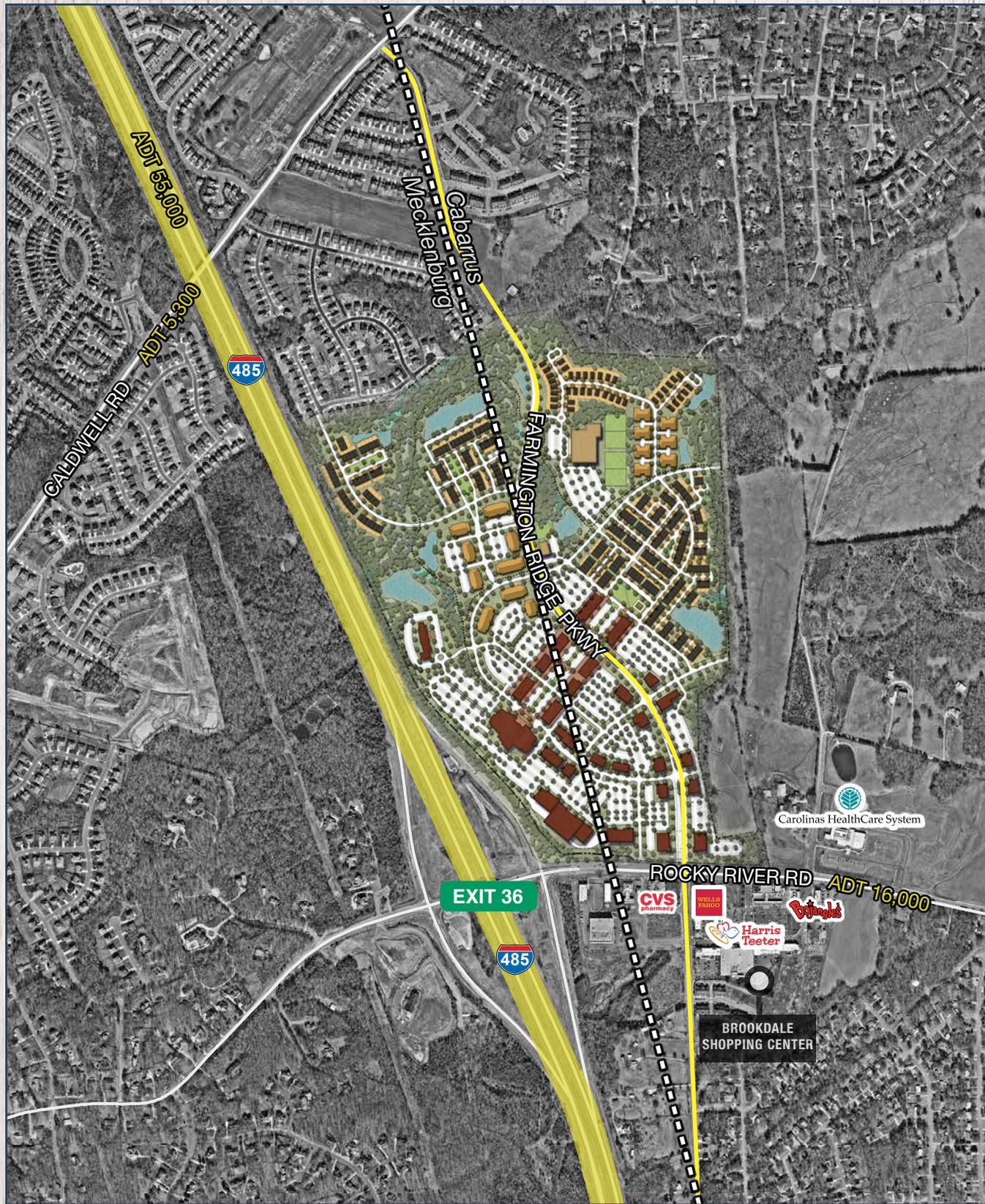
Farmington, opening in 2020, is a master planned community comprised of entertainment, retail, medical/office and institutional uses. Farmington will appeal to a broad range of service providers and employers that are looking to capture the underserved Harrisburg market, which has grown substantially in the past 10 years, and is expected to increase by 63% in the next 10 years<sup>†</sup>. 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



<sup>†</sup> 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*



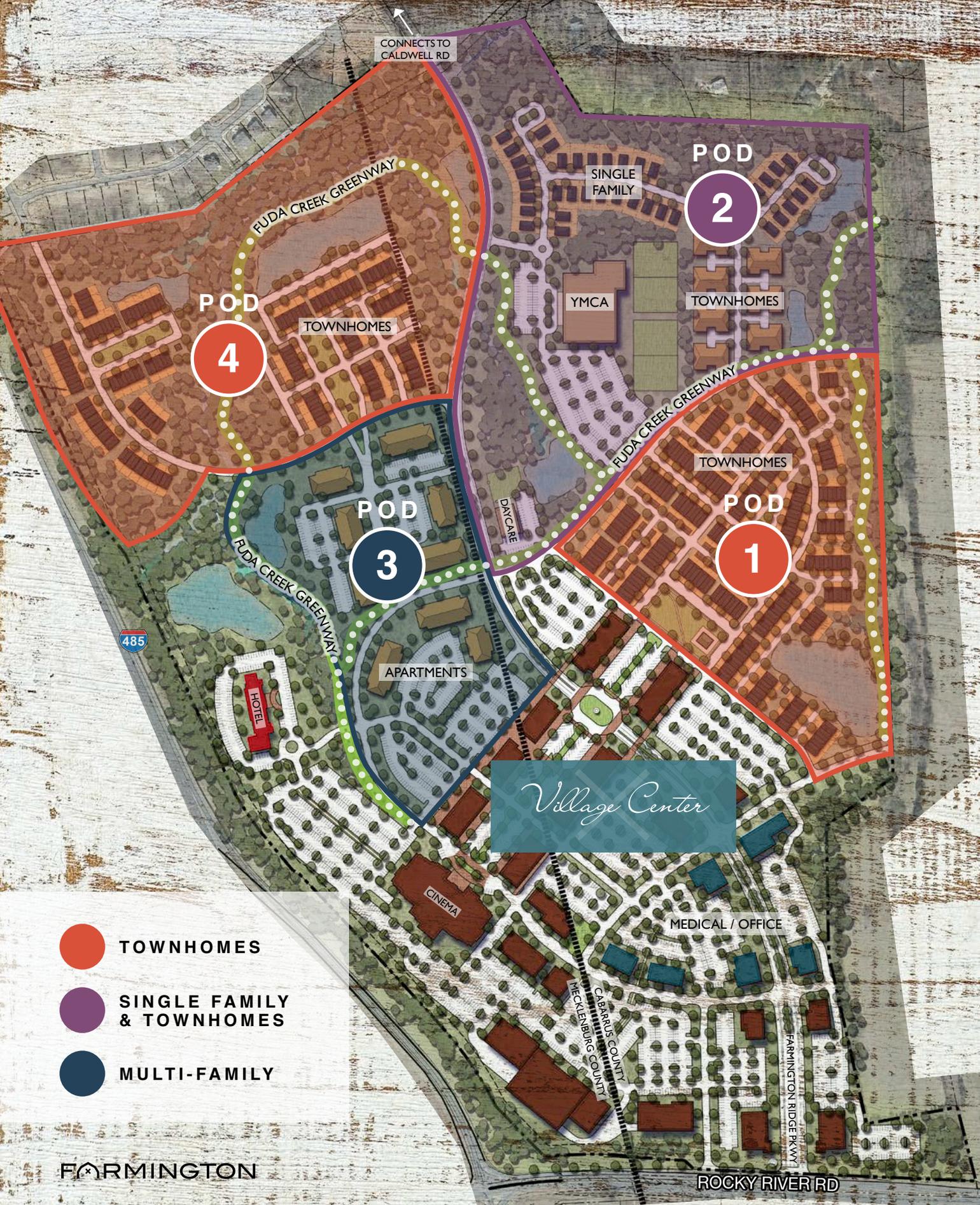
## LODGING

*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

## POD 1

- ✓ Up to 150 townhomes on ±20 acres



## POD 2

- ✓ Up to 50 single family homes
- ✓ Up to 120 attached homes



## POD 3

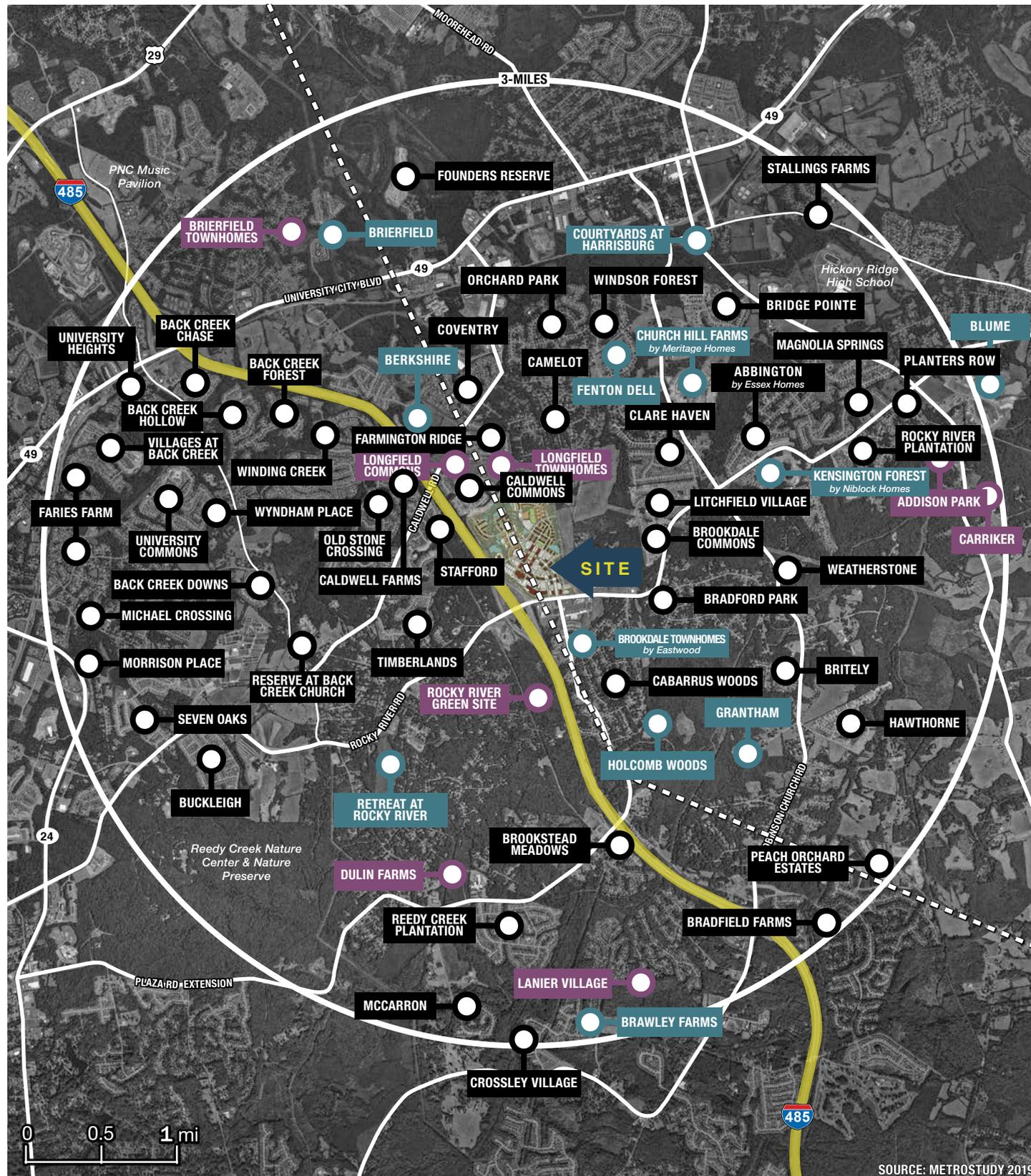
- ✓ Up to 275 market rate apartment units on ±14 acres



## POD 4

- ✓ Up to 240 market rate attached townhomes on ±30 acres





SUBDIVISION	APX. UNITS	PRICE
ABBINGTON	350	\$350'S - \$400'S
ADDISON PARK	55	—
BACK CREEK CHASE	130	\$140'S - \$190'S
BACK CREEK DOWNS	65	\$180'S - \$320'S
BACK CREEK FOREST	84	\$180'S - \$210'S
BACK CREEK HOLLOW	71	\$100'S - \$180'S
BERKSHIRE	546	\$120'S - \$260'S
BLUME	293	\$330'S - \$550'S
BRADFIELD FARMS	123	\$160'S - \$230'S
BRADFORD PARK	244	\$500'S - \$600'S
BRAWLEY FARMS	282	\$200'S - \$300'S
BRIDGE POINTE	196	\$320'S - \$470'S
BRIERFIELD	159	\$110'S - \$200'S
BRIERFIELD TOWNHOMES	72	—
BRITELY	65	\$400'S - \$550'S
BROOKDALE COMMONS	230	\$280'S - \$360'S
BROOKDALE TOWNHOMES	72	\$180'S - \$220'S
BROOKSTEAD MEADOWS	25	\$120'S - \$150'S
BUCKLEIGH	382	\$120'S - \$190'S
CABARRUS WOODS	155	\$125'S - \$220'S
CALDWELL COMMONS	155	\$160'S - \$220'S
CALDWELL FARMS	118	\$200'S - \$260'S
CAMELOT	111	\$220'S - \$350'S
CARRIKER	66	—
GEDAR HILLS	40	\$225'S - \$300'S
CHURCH HILL FARMS	110	\$275'S - \$450'S
CLARE HAVEN	90	\$200'S - \$320'S
COURTYARDS AT HARRISBURG	49	\$300'S - \$500'S
COVENTRY	335	\$110'S - \$290'S
CROSSLEY VILLAGE	138	\$130'S - \$180'S
DULIN FARMS	81	—
EASTERN HIGHLANDS*	7	\$370'S - \$400'S
FAIRES FARM	239	\$120'S - \$180'S
FARMINGTON RIDGE	209	\$130'S - \$200'S
FENTON DELL	89	\$240'S - \$350'S
FLOWERS FARMS	60	\$335'S - \$365'S
FOUNDERS RESERVE	58	\$270'S - \$370'S
FRANCES HAVEN*	20	\$305'S - \$340'S
GRANTHAM	263	\$390'S - \$470'S

SUBDIVISION	APX. UNITS	PRICE
HAWTHORNE	101	\$300'S - \$440'S
HEATHERSTONE	170	\$280'S - \$460'S
HOLCOMB WOODS	420	\$250'S - \$450'S
KENSINGTON FOREST	187	\$409'S - \$525'S
LANIER VILLAGE	113	—
LITCHFIELD VILLAGE	145	\$240'S - \$360'S
LONGFIELD TOWNHOMES	67	—
LONGFIELD COMMONS	41	—
MAGNOLIA SPRINGS	190	\$240'S - \$335'S
MCCARRON	54	\$140'S - \$290'S
MICHAEL CROSSING	24	\$220'S - \$238'S
MORRISON PLACE TH	51	\$100'S - \$110'S
OAKS ESTATES	51	\$225'S - \$300'S
OLD STONE CROSSING	1,306	\$130'S - \$320'S
ORCHARD PARK	236	\$190'S - \$330'S
PEACH ORCHARD ESTATES	131	\$225'S - \$390'S
PLANTERS ROW	65	\$170'S - \$220'S
REEDY CREEK PLANTATION	508	\$90'S - \$250'S
REEDY CREEK RUN*	10	\$100'S - \$160'S
RESERVE AT BACK CREEK CHURCH	40	\$160'S - \$210'S
ROCKY RIVER PLANTATION	54	\$250'S - \$370'S
RETREAT AT ROCKY RIVER	112	\$250'S - \$350'S
ROCKY RIVER ACRES	71	\$185'S - \$250'S
ROCKY RIVER GREEN SITE	159	—
SEVEN OAKS	297	\$200'S - \$280'S
SLOOP ESTATES AT ROCKY RIVER CROSSING*	16	\$190'S - \$220'S
STAFFORD	275	\$240'S - \$280'S
STALLINGS FARMS	97	\$200'S - \$410'S
STALLINGS GLEN	218	\$116'S - \$370'S
TIMBERLANDS	118	\$200'S - \$260'S
UNIVERSITY COMMONS	135	\$170'S - \$230'S
UNIVERSITY HEIGHTS	342	\$110'S - \$130'S
VILLAGES AT BACK CREEK	338	\$140'S - \$180'S
WEATHERSTONE	50	\$160'S - \$350'S
WINDING CREEK	68	\$160'S - \$190'S
WINDSOR FOREST	99	\$270'S - \$360'S
WYNDHAM PLACE	192	\$198'S - \$225'S

KEY:  DEVELOPED  UNDER DEVELOPMENT  FUTURE **TOTAL 12,367 UNITS**

\*Not shown on map  
† Homes built prior to 2000 not shown.

# Village Center



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

# Demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Population	4,909	45,898	127,234
2018 - 2023 Annual Population Growth Rate	3.29%	2.38%	2.09%
2018 Avg. HH Income	\$121,110	\$92,304	\$77,170

## 38.5

Median Age

## \$121,110

Avg. Income within a 1 Mile Radius

Current average household income is \$121,110 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$132,340 in five years, compared to \$96,109 for all U.S. households.



Source: Esri

The GIS data in this brochure is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

# FARMINGTON

*Life made simple*



## OFFICE

**GEORGE MACON**  
704.561.5308  
gmacon@mpvre.com

## RESIDENTIAL

**JUSTIN HOLOFCHAK**  
704.248.2107  
jholofchak@mpvre.com

## RETAIL

**ROBBIE ADAMS**  
704.248.2108  
radams@mpvre.com

## HOTEL

**MIKE CHATHAM**  
704.367.5010  
mchatham@mpvre.com