



Capital
Meadows

**REIT
PLACE** Real Estate
Residential & Commercial

TABLE OF CONTENTS

3

Summary

4

Site Plan

5

Wellness Living

6

North Carolina Stats

7

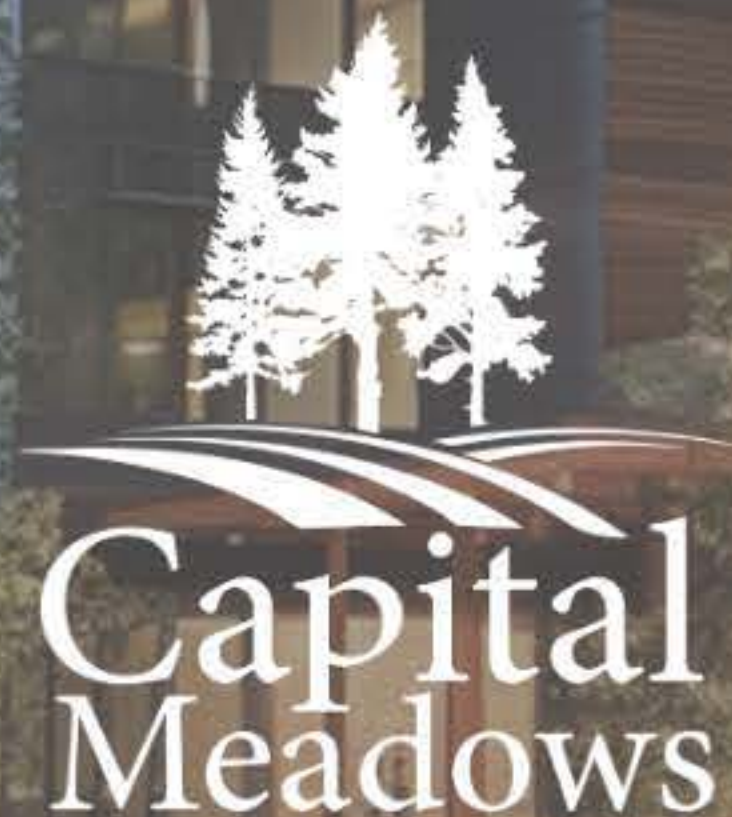
Proximity Map

8

Discover RTP

15

Project Goals



SUMMARY

WELLNESS LIVING APARTMENTS AND MEDICAL PARK ON CAPITAL BOULEVARD CORRIDOR

Capital Meadows introduces an exclusive opportunity for redevelopment, presenting a dynamic mixed-use project designed for a diverse community, emphasizing multi-family living, active lifestyle amenities, and a medical center located along the Capital Boulevard Corridor within the Raleigh Metropolitan Statistical Area. Encompassing 35 acres, this site, fully rezoned, is primed for an eagerly awaited mixed-use expansion, catering to the increasing need for multi-generational housing.

Youngsville presents an enticing blend of amenities and value enhancement opportunities. Boasting an array of shops, restaurants, and attractions, the town offers something for everyone, further complemented by its proximity to Raleigh. With its affordability, strong job growth, and upward trends in home values, Youngsville emerges as a prime location for both living and investment. Additionally, its excellent demographics, including a young and diverse population with a median household income surpassing that of North Carolina, solidify its appeal as an ideal place to call home.



PROPERTY DETAILS

ADDRESS

14101 Capital Blvd
Wake Forest, NC 27596

SIZE

35 Acres, 485,000 +/- Total S.F.

YEAR BUILT

1988

ZONING

Commercial & Residential

OFFICE SPACE

171,000 +/- S.F.

CONCEPTUAL SITE PLAN

Wake Preparatory
Academy



Madison Oaks
Neighborhood



Capital Boulevard



WELLNESS LIVING

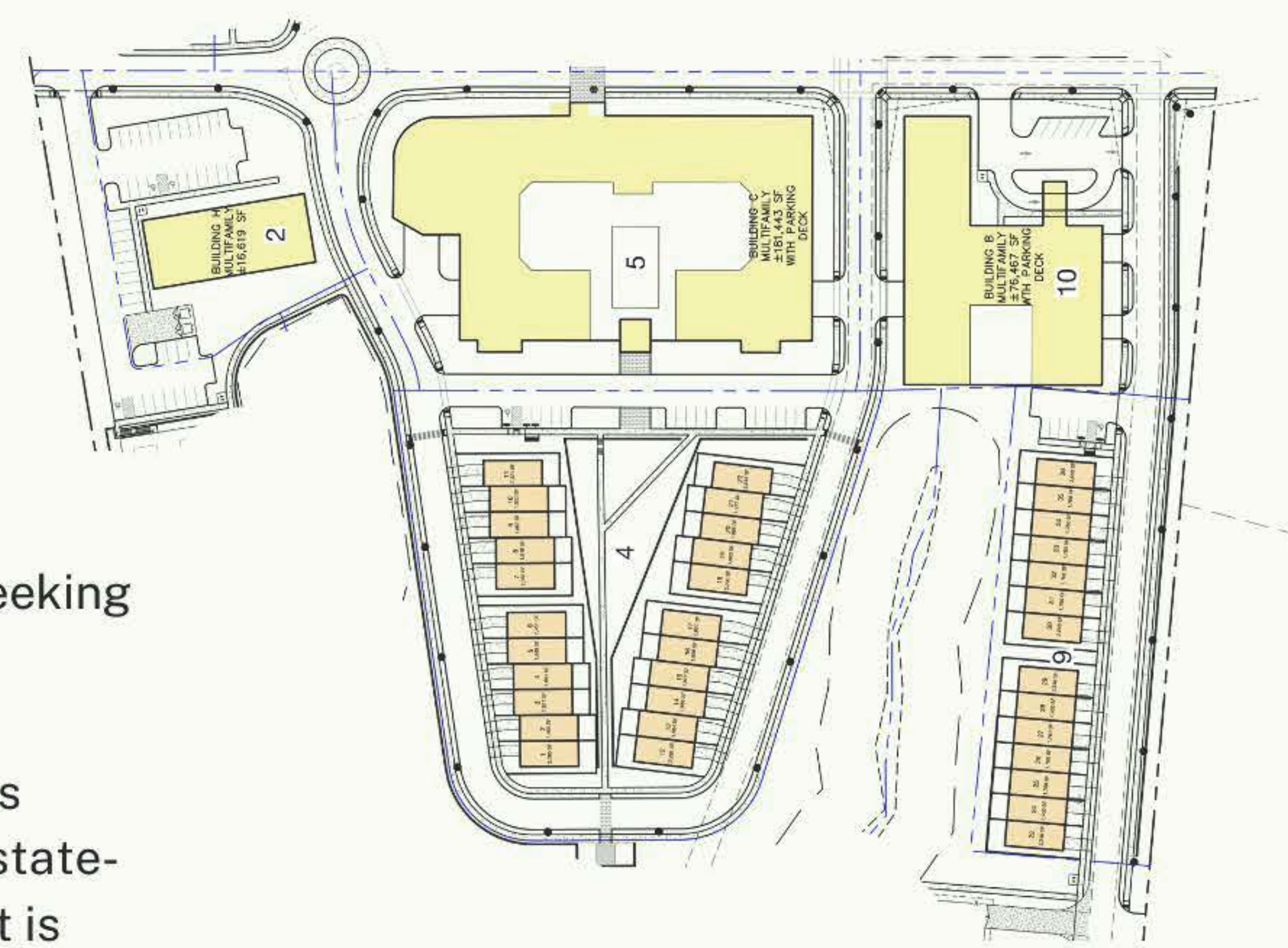
MULTI-FAMILY PARK

Introducing a visionary project designed to redefine community living, our concept centers around enriching the lives of active adults, multi-families, and individuals seeking a vibrant community experience deeply rooted in wellness and connectivity.

Nestled within this community, residents will discover a haven of wellness amenities thoughtfully curated to support their physical, mental, and social well-being. From state-of-the-art fitness centers to tranquil yoga studios, every aspect of this development is tailored to promote an active and balanced lifestyle.

One of the hallmark features of this community is its expansive open courtyards, meticulously landscaped to provide serene environments for leisurely strolls, invigorating jogs, or simply unwinding amidst nature's beauty. These inviting spaces serve as focal points for community gatherings, fostering connections among neighbors and creating opportunities for shared experiences and memorable events.

[See website for concept video](#)



PROPERTY DETAILS

**350
RESIDENTIAL UNITS**

TOWNHOMES

APARTMENTS

**EASY ACCESS
TO AMENITIES**





NORTH CAROLINA QUICK STATS

247,458	\$560 Billion	10,835,491	5,095,540
BUSINESSES	GROSS DOMESTIC PRODUCT (GDP)	TOTAL POPULATION (US CENSUS 2023)	LABOR FORCE (NC DEPT. OF COMMERCE)
119,000	43	29th	30th
GRADUATES (EDUCATIONDATA.ORG)	500 & 1000 COMPANIES (AXIOS)	BEST STATE TO LIVE IN (WORLDPOPVIEW)	WEALTHIEST STATE IN U.S. (US CENSUS 2023)



CAPITAL MEADOWS AREA QUICK STATS

6,664

BUSINESSES

2.97 Billion

REGIONAL SPENDING

207,541

TOTAL POPULATION

45,402

LABOR FORCE

48%

BACHELOR'S
DEGREE OR
HIGHER

231,312

2029
PROJECTED
POPULATION

40.9

MEDIAN AGE

\$125,448

AVERAGE
HOUSEHOLD INCOME



HOLLY SPRINGS THEN CAPITAL MEADOWS NOW

QUICK STATS

\$120,915

HOLLY SPRINGS 2010
AVG HOUSEHOLD INCOME

5.58%

HOLLY SPRINGS 2021-2022
EMPLOYMENT GROWTH

219,943

HOLLY SPRINGS 2010
POPULATION

80,134

HOLLY SPRINGS 2010
HOUSEHOLDS

\$125,448

CAPITAL MEADOWS 2023
AVG HOUSEHOLD INCOME

5.26%

CAPITAL MEADOWS 2021-2022
EMPLOYMENT GROWTH

207,541

CAPITALMEADOWS 2023
POPULATION

71,954

CAPITAL MEADOWS 2023
HOUSEHOLDS

RALEIGH

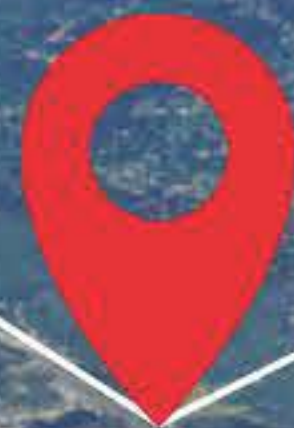
CARY

CHAPEL HILL

DURHAM

20 MILES

24 MILES



Neuse

Falls

Wake Forest

AMMONS
RESERVOIR

Youngsville

Grissom

GARNER

RALEIGH

CARY

DURHAM

Downtown
Wake Forest

Joyner Park
Community Center

Madison Oaks
Neighborhood

Wake Preparatory
Academy



14101 Capital Blvd



Capital Blvd



RDU AIRPORT
DOWNTOWN
WAKE FOREST
TRIANGLE NORTH
EXECUTIVE AIRPORT
DOWNTOWN
RALEIGH

26 MILES
4.4 MILES
14 MILES
19 MILES
28 MINUTES
7 MINUTES
20 MINUTES
26 MINUTES

DOWNTOWN
DURHAM
CARY
WASHINGTON D.C.
NEW YORK CITY

27 MILES
29 MILES
243 MILES
470 MILES
32 MINUTES
32 MINUTES
3.5 HOURS
7 HOURS

DISCOVER THE RESEARCH TRIANGLE

2022 POPULATION	1,679,920
2027 EST. POPULATION	1,776,432
2022-2027 ANNUAL GROWTH RATE	1.12%
MEDIAN AGE	36
2022 HOUSEHOLDS	659,936
MEDIAN ANNUAL HOUSEHOLD INCOME	\$86,639
UNIVERSITIES & COLLEGES	21

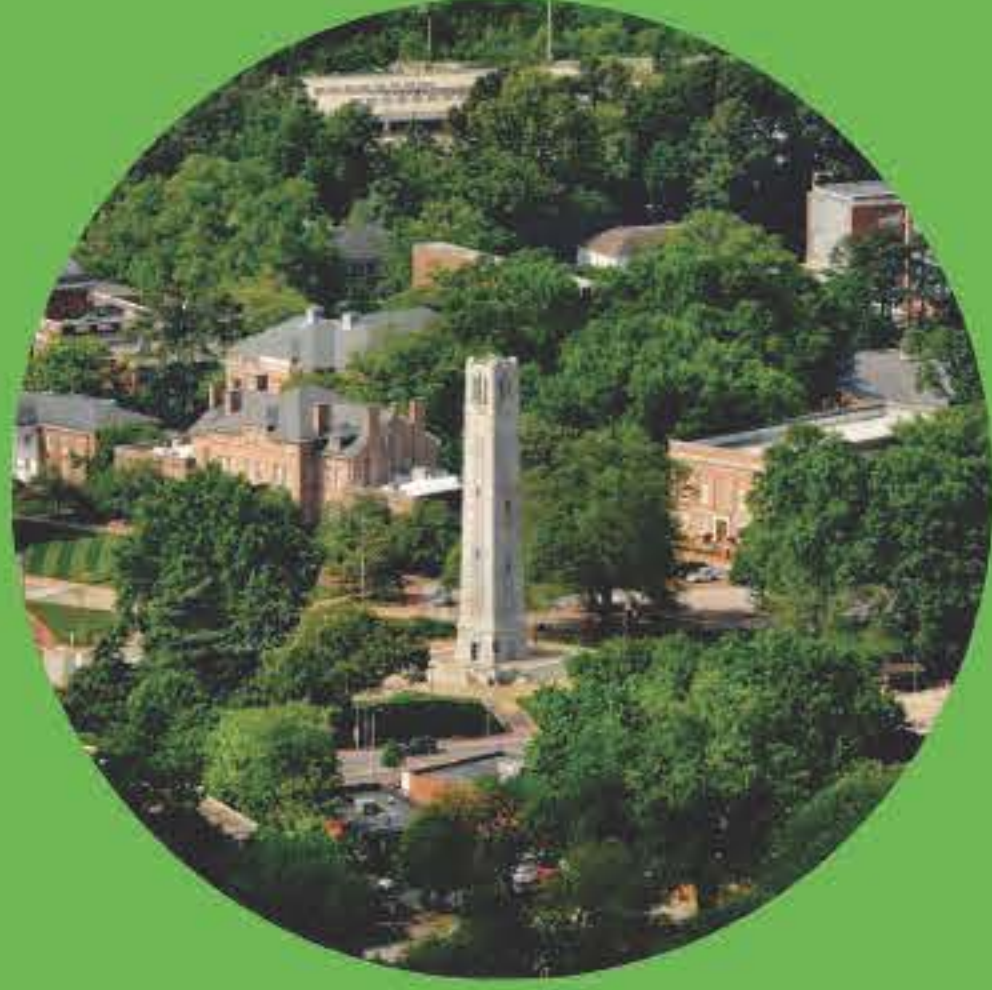
*Source: U.S. Census Bureau, ESRI STDB Survey



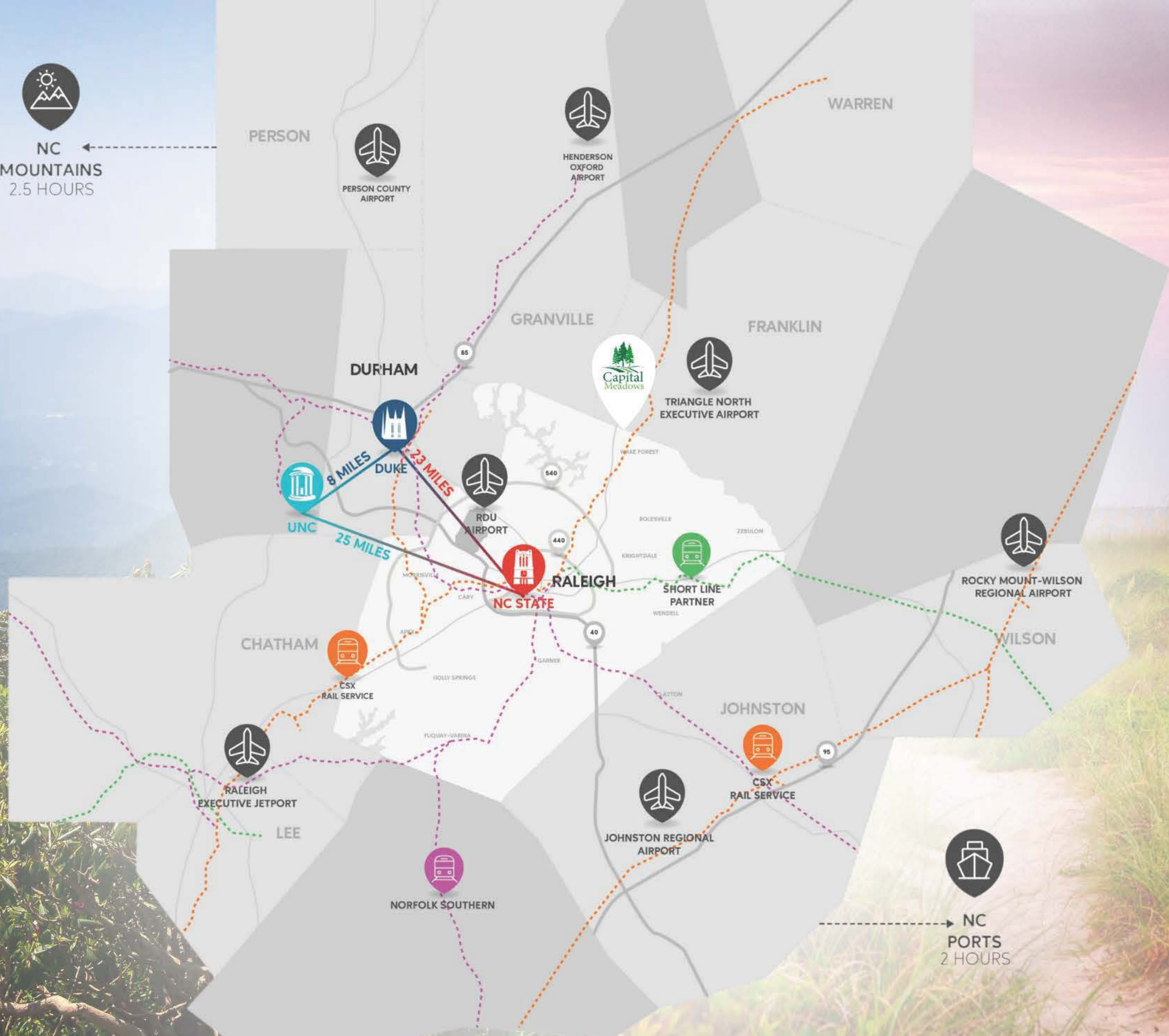
Situated as a key player in the Research Triangle Region, Franklin County lies just north of Raleigh, the capital of North Carolina. Providing convenient access to the excitement of a bustling city, Franklin County offers a community-oriented, family-focused environment for visitors to savor. The regional population in the Triangle exceeds two million, with the Research Triangle Region ranking 4th in the nation for the highest concentration of PhDs. The workforce, aged 18 to 64, surpasses one million and is on a continuous upward trajectory. Within the Research Triangle Region, hosting prestigious institutions like Duke, UNC Chapel Hill, NC State, and more, the area sees an impressive 113,000 degrees conferred annually. On average, 64 individuals daily choose to make the Research Triangle Region their new home. The region proudly features a median home price of \$174,830.

Beyond the numbers, the Research Triangle Region stands out as a global hub for rapidly expanding companies and communities. It's not just a location; it's a residence for an educated workforce, offering boundless opportunities for personal and professional advancement. Experience a lifestyle defined by one of the highest qualities of living in the United States. The Research Triangle Region: Elevating growth and excellence.

Located along the prominent Capital Boulevard corridor just north of the Wake County border, the Capital Meadows development has unmatched accessibility and convenience. The site will have multiple ingress and egress points along with a signalized intersection. Capital Boulevard is a significant area thoroughfare providing seamless connections to Raleigh and the Triangle area up into Franklin County to Interstate 85. Numerous national retailers, shopping options, restaurants, and services can be found along Capital Boulevard, including Planet Fitness, Harris Teeter, McDonald's, Target, The Home Depot, Wegmans, Walmart, Kohl's, and more. Owner-occupants, tenants, and investors will find that Capital Meadows is a one-of-a-kind development opportunity, ready to provide a dynamic mixed-use project to meet the growing demands of a senior/assisted living or retirement community.



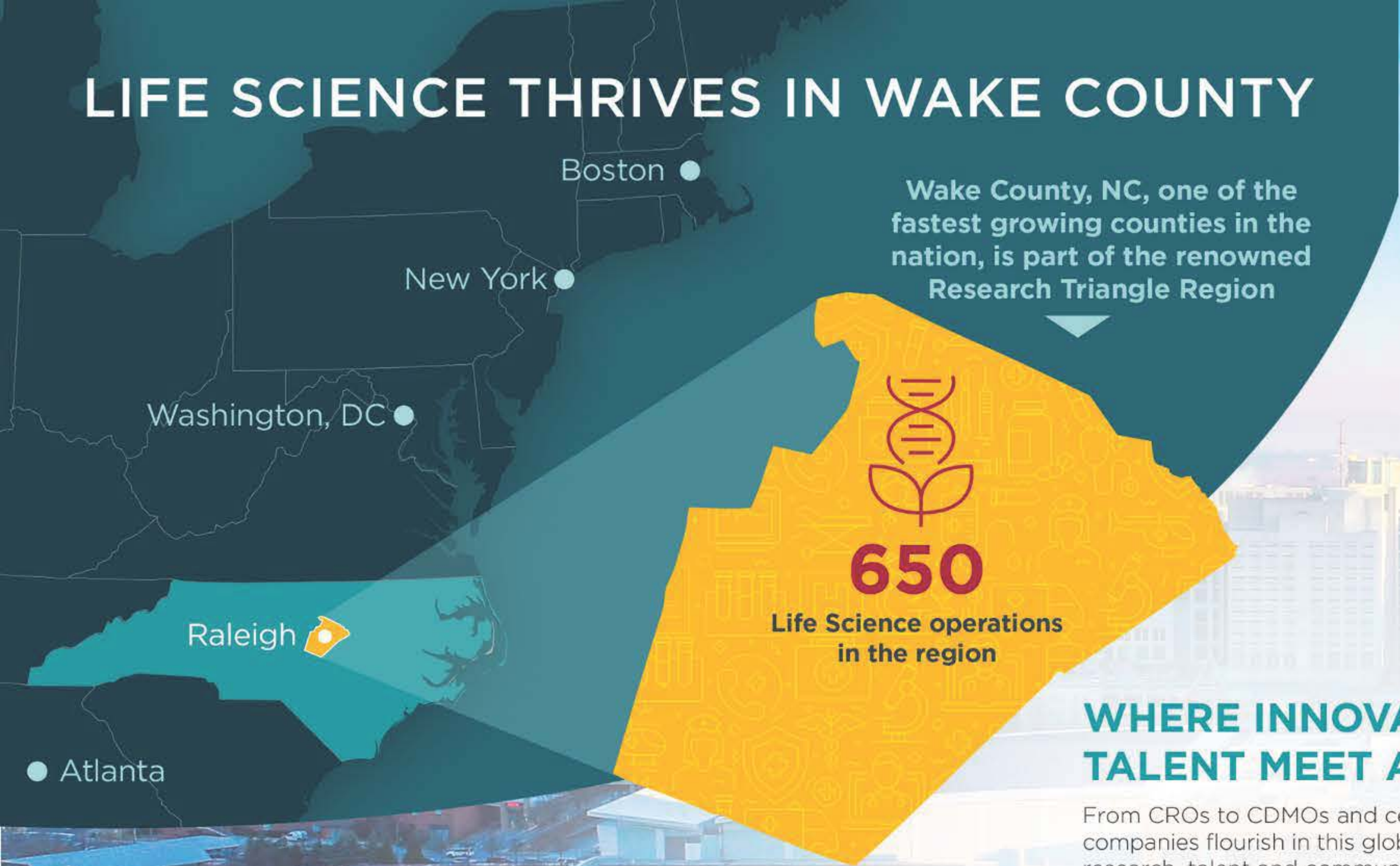
NC
MOUNTAINS
2.5 HOURS



NC
PORTS
2 HOURS

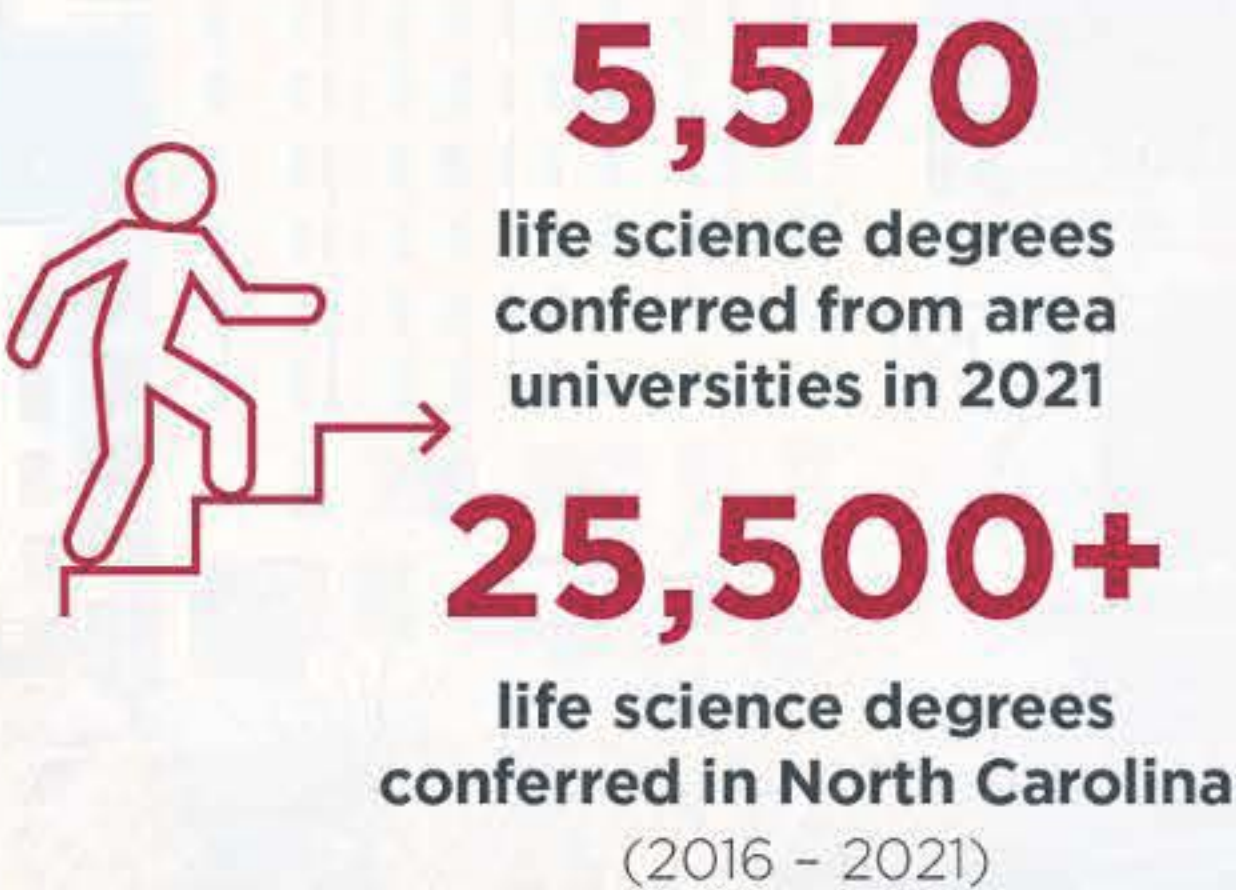


LIFE SCIENCE THRIVES IN WAKE COUNTY



WHERE INNOVATION AND TALENT MEET AFFORDABILITY

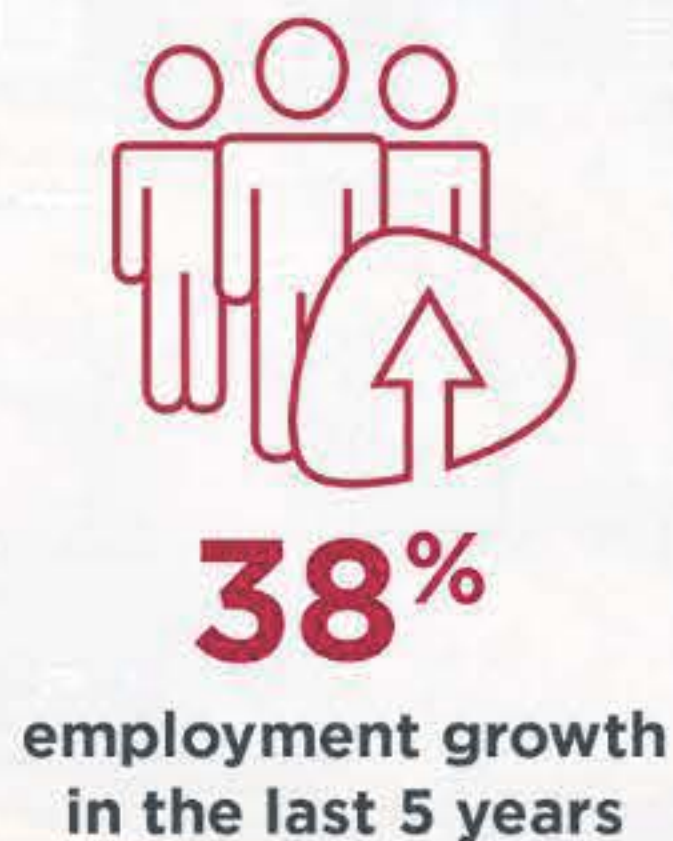
From CROs to CDMOs and cell & gene therapy, and startups to global leaders, companies flourish in this global life science hub. Wake County brings together the research, talent and community to scale the industry and move ideas to market.



Average asking rents for lab and R&D space (NNN SF)



Cost of living

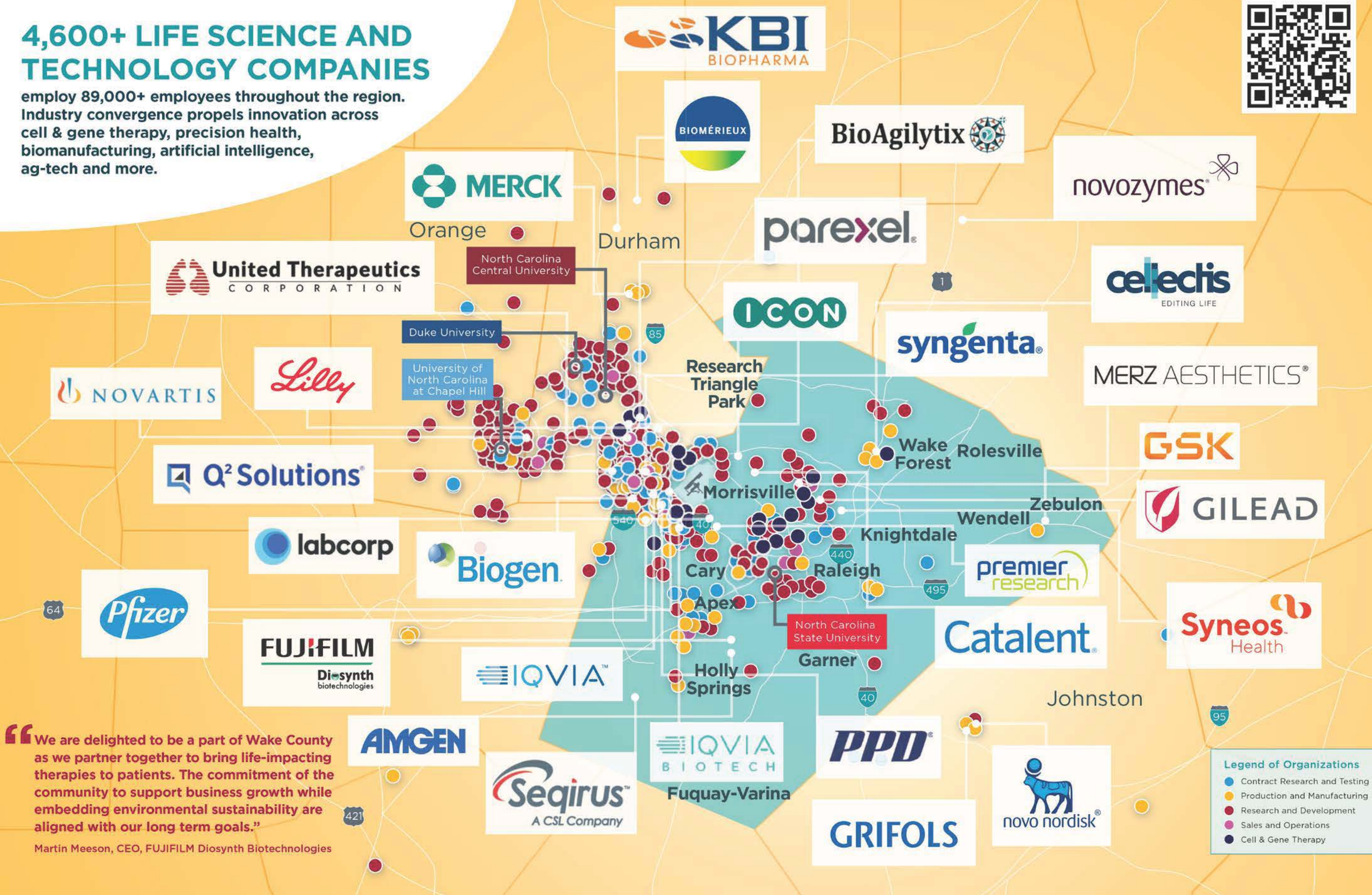


Source: Wake County Economic Development



4,600+ LIFE SCIENCE AND TECHNOLOGY COMPANIES

employ 89,000+ employees throughout the region. Industry convergence propels innovation across cell & gene therapy, precision health, biomanufacturing, artificial intelligence, ag-tech and more.



“We are delighted to be a part of Wake County as we partner together to bring life-impacting therapies to patients. The commitment of the community to support business growth while embedding environmental sustainability are aligned with our long term goals.”

Martin Meeson, CEO, FUJIFILM Diosynth Biotechnologies

PROJECT GOALS MIXED-USE



Nestled within a verdant oasis, this project harmoniously integrates existing office structures, Building A1 spanning 47,886 square feet and Building A2 covering 4,700 square feet. Embracing a sprawling courtyard adorned with vibrant greenery and mature landscaping, the ambiance exudes tranquility and serenity.

In the embrace of the atrium courtyard, the project unfolds with the addition of two new medical office buildings.

These structures are envisioned as pillars of health and wellness, with expansive floor plans and adaptable configurations to accommodate various medical services. Ranging from one to four stories in height, these buildings are meticulously crafted to meet a diverse array of healthcare needs.

Designed with flexibility in mind, the medical facilities offer customizable options catering to a spectrum of healthcare practices. From expansive medical clinics to specialized services such as physical therapy, dental care, and medical rehabilitation, the facilities are poised to elevate the standard of healthcare delivery within the community.

Beyond serving the immediate needs of multi-family residential units and senior living/assisted living residents, the development aspires to become a cornerstone of healthcare excellence for the broader community. By seamlessly integrating healthcare services into the fabric of daily life, the project endeavors to foster well-being, vitality, and resilience for all who call the surrounding area home.



DONNA KLEIN

919-410-6168

donna@capitalmeadows.info

RAJ NARAYANA

919-926-9776

contact@reitplace.com

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14101 Capital Blvd
Youngsville, NC 27596

