

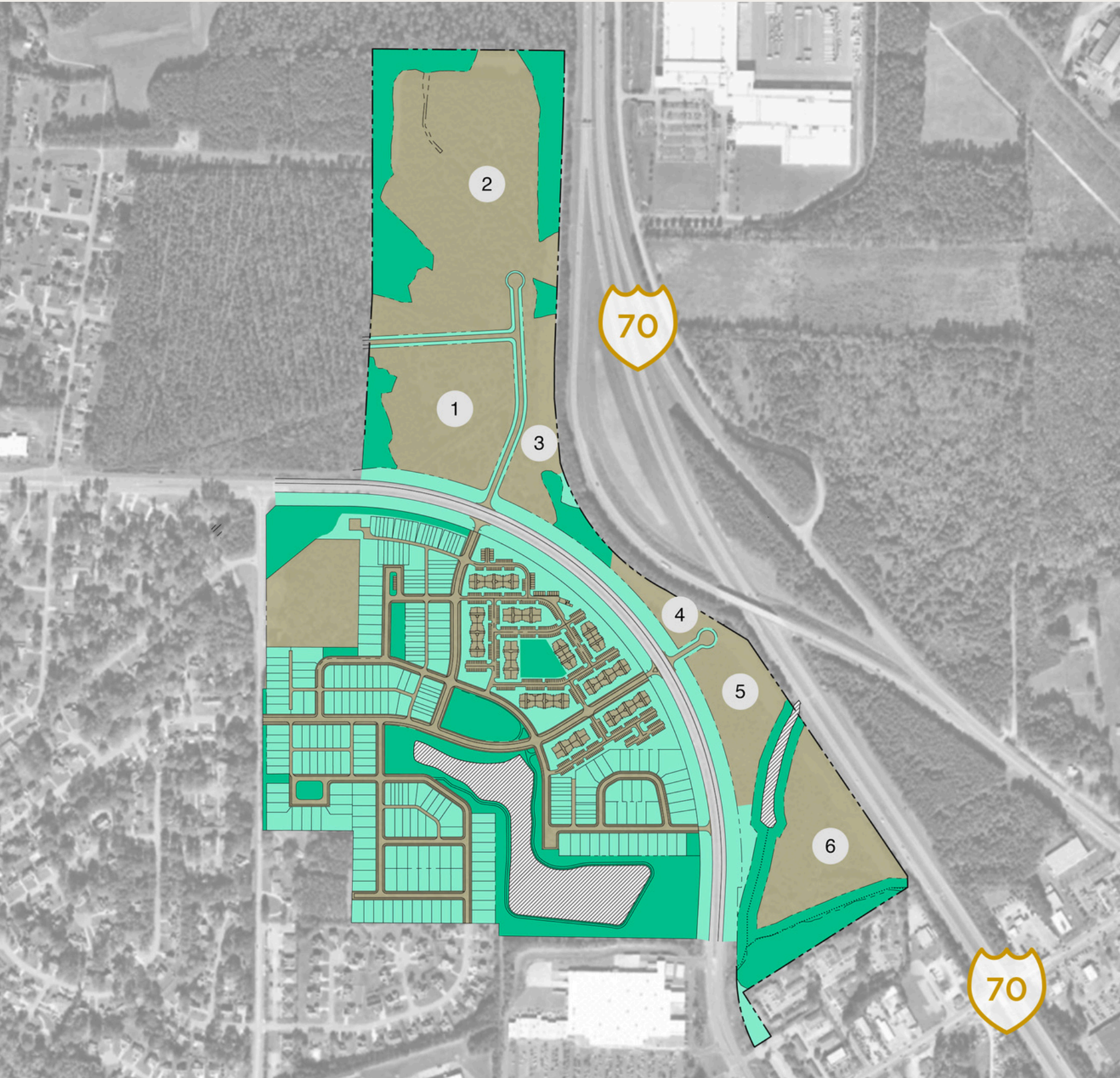


Local⁷⁰

Thrive | Connect | Explore

LOCAL70NC.COM





SIZE OF PARCELS

Parcel 1
12.6 Acres

Parcel 2
33.5 Acres

Parcel 3
5.8 Acres

Parcel 4
2.3 Acres

Parcel 5
7.7 Acres

Parcel 6
13.3 Acres

MASTER NUMBERS

263
Residences
for sale*

312
Apartments
for rent

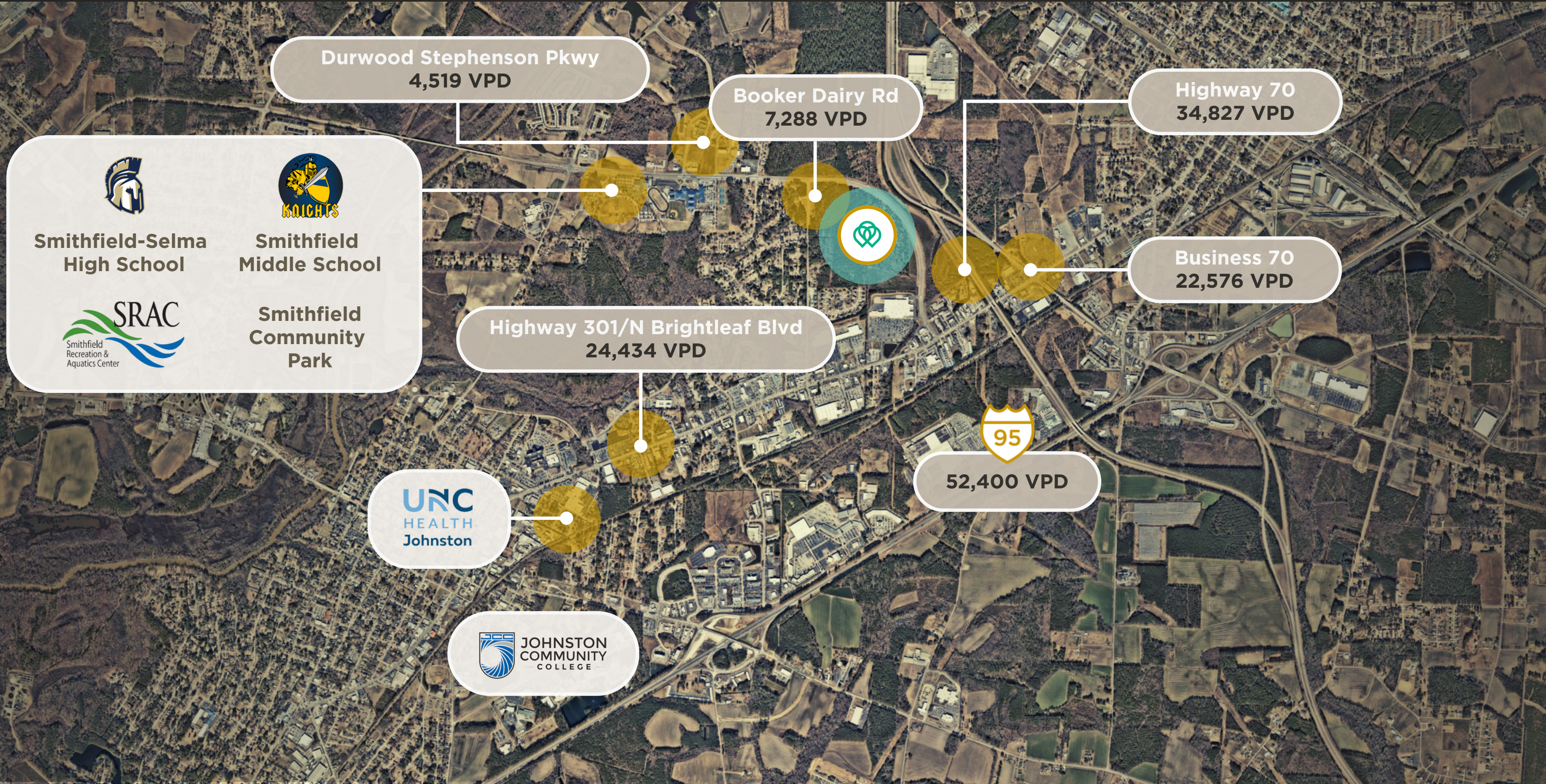
4.3 mi.
of sidewalks
and trails

43%
of Local70 is
open space

1.7 acre
Bower Square
Park, pocket
parks, dog park

* 75 Townhouse Units (Front and Alley-loaded)
188 Single-Family Detached Units (Front and Alley-loaded)

Community Offerings & Daily Traffic



Key Retail in the Neighborhood

amazon

T Mobile DOLLAR TREE
belk LOWE'S Chick-fil-A

Walmart
PETSMART

UNC
HEALTH
Johnston

MedFirst URGENT CARE BUFFALO WILD WINGS
SMITHFIELD CINEMAS Cracker Barrel OLD COUNTRY STORE Starbucks

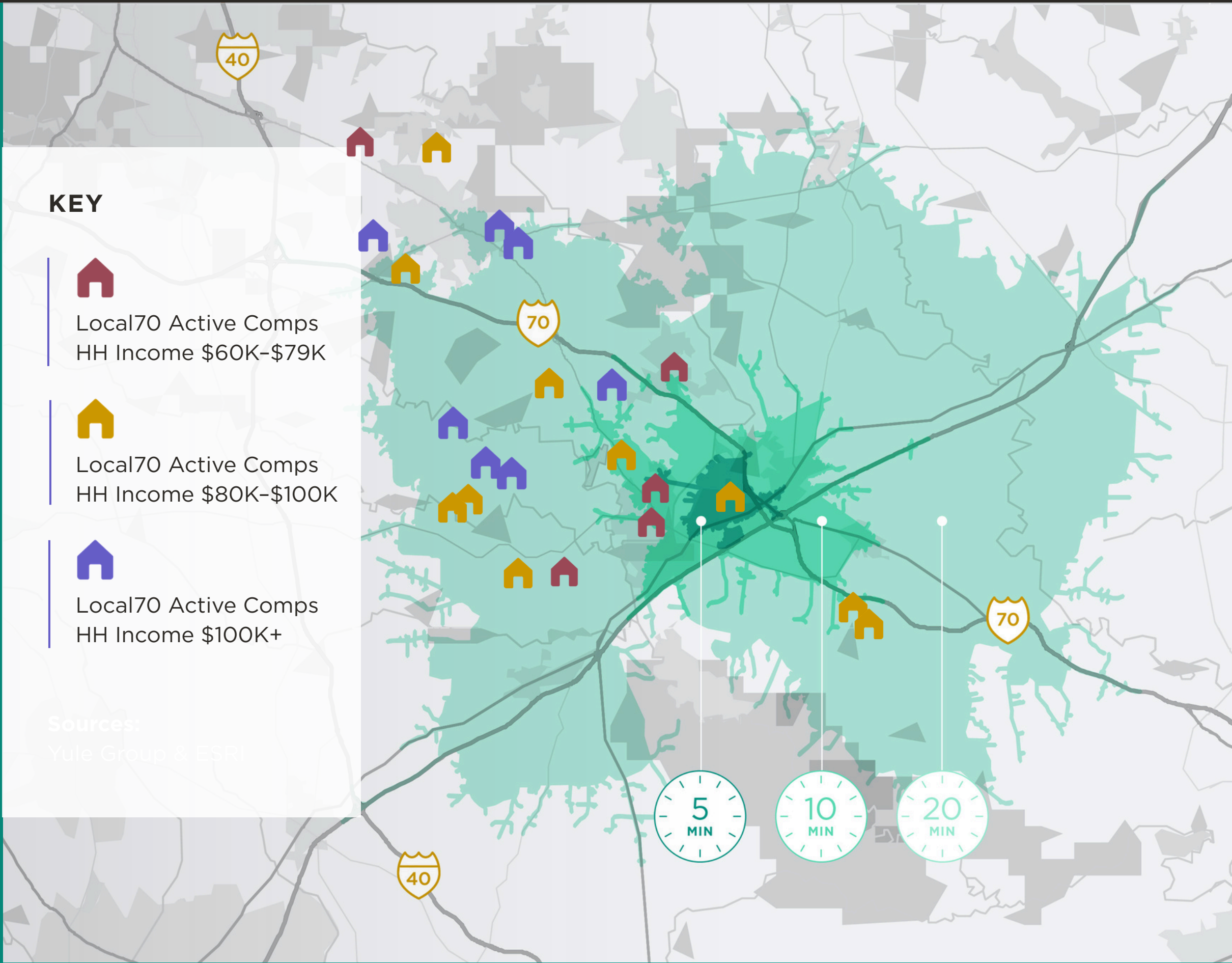
Old North State
Food Hall

Eastfield Crossing

target OLD NAVY
Marshalls ULTA BEAUTY

Carolina Premium Outlets

COACH J.CREW adidas
kate spade LOFT



This map represents a total of **4,807 new homes** that will be built in the area in the next 2-3 years

HH GROWTH

2%

Annually

INCOME PROFILE

37%

of Households (HH) earn \$100K+

- HIGH DEMAND FOR**
- Pet Services & Veterinary Care**
 - Medical Offices**
 - Quick Serving Dining**



EARNINGS OF PEOPLE WHO WORK IN THE AREA

17%

Less than ~\$15,000/yr

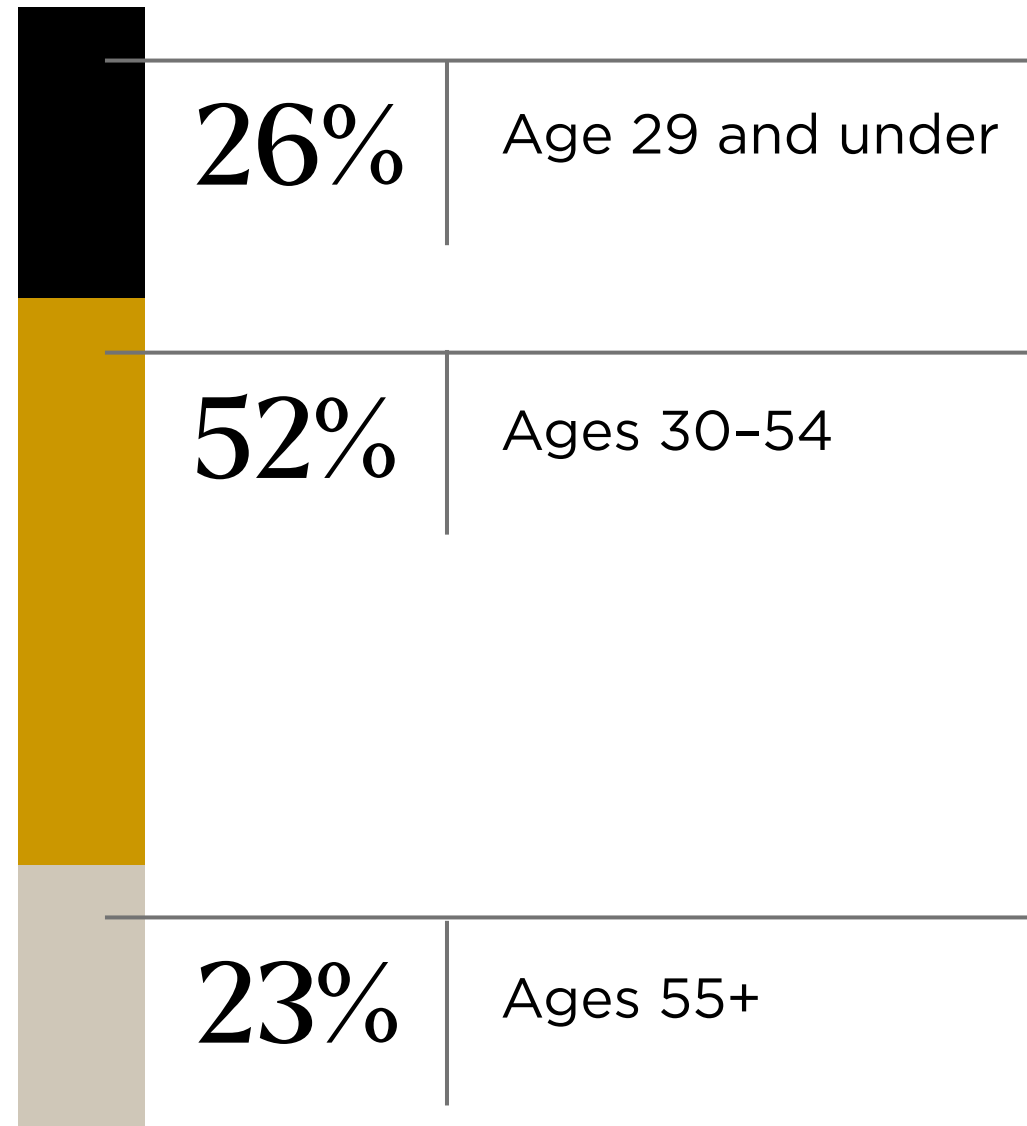
31%

~\$15,000/yr- \$39,999/yr

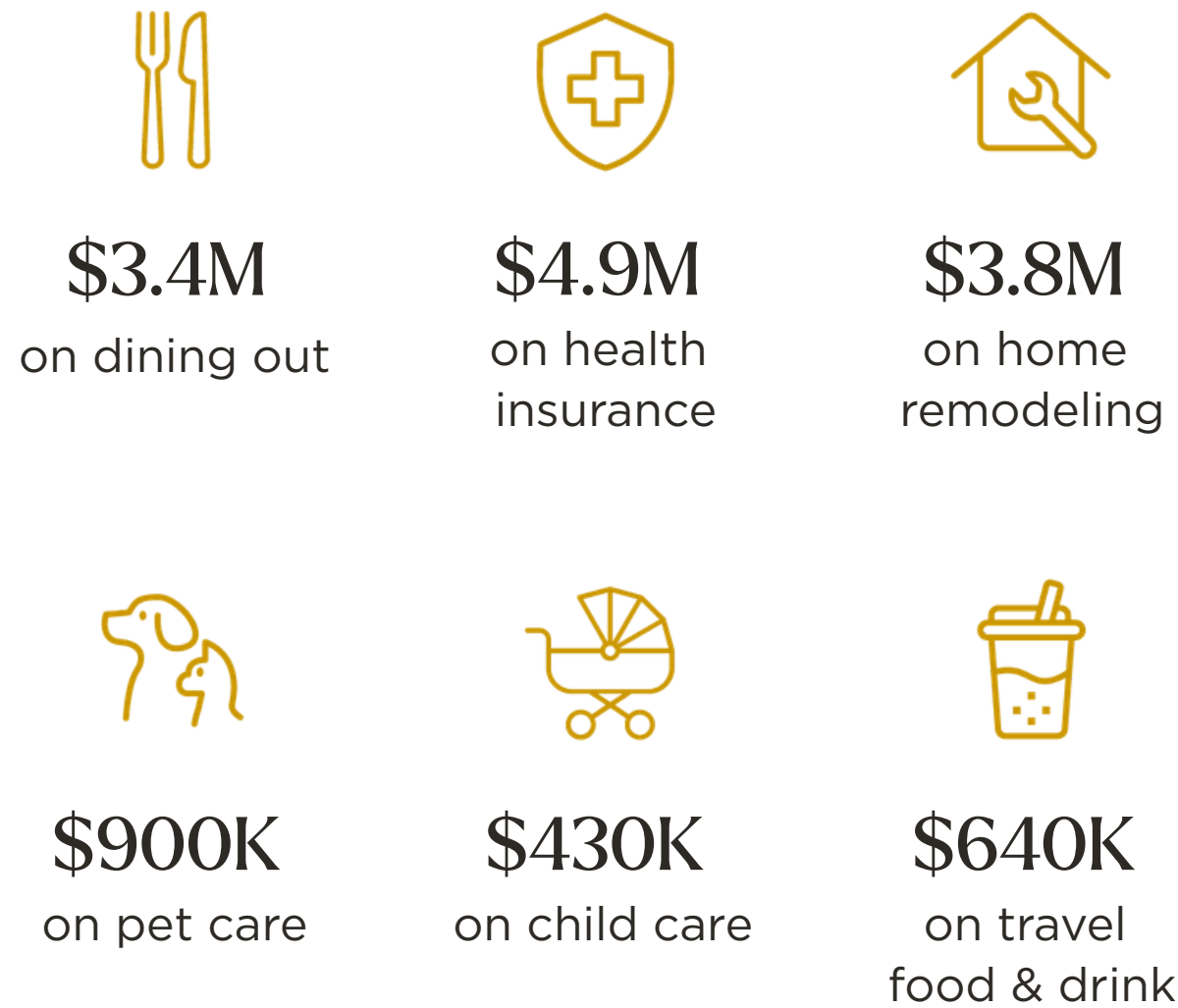
52%

More than ~\$40,000/yr

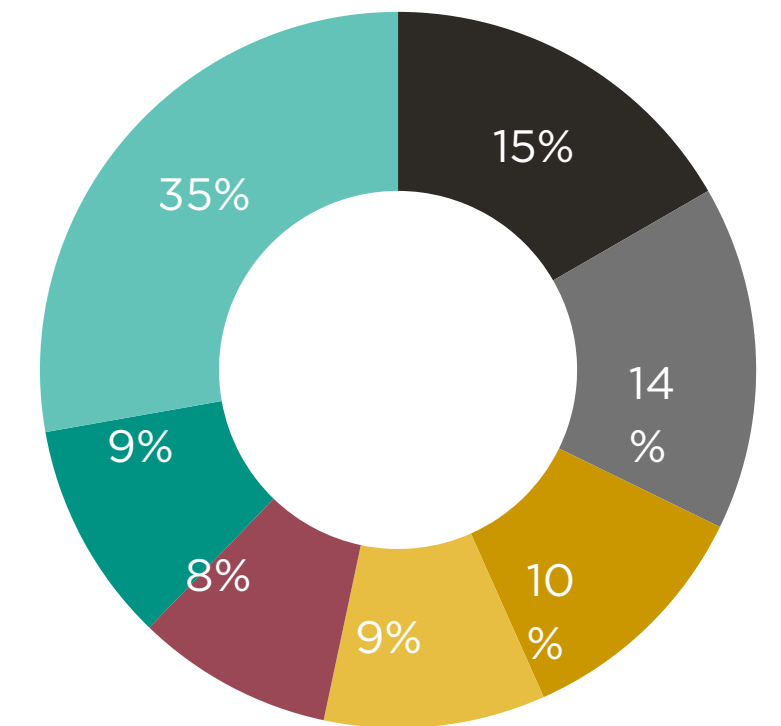
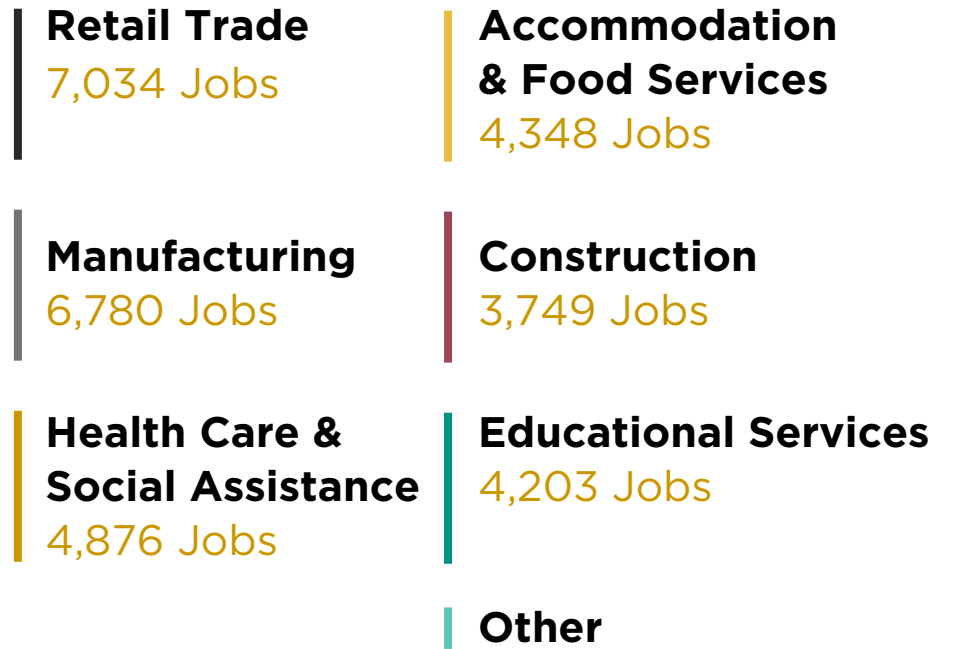
WORKER AGE DEMOGRAPHICS



EMPLOYEES SPEND MONEY ON



JOBS MARKET



PROXIMITY


30 min.

to Downtown
Raleigh


45 min.

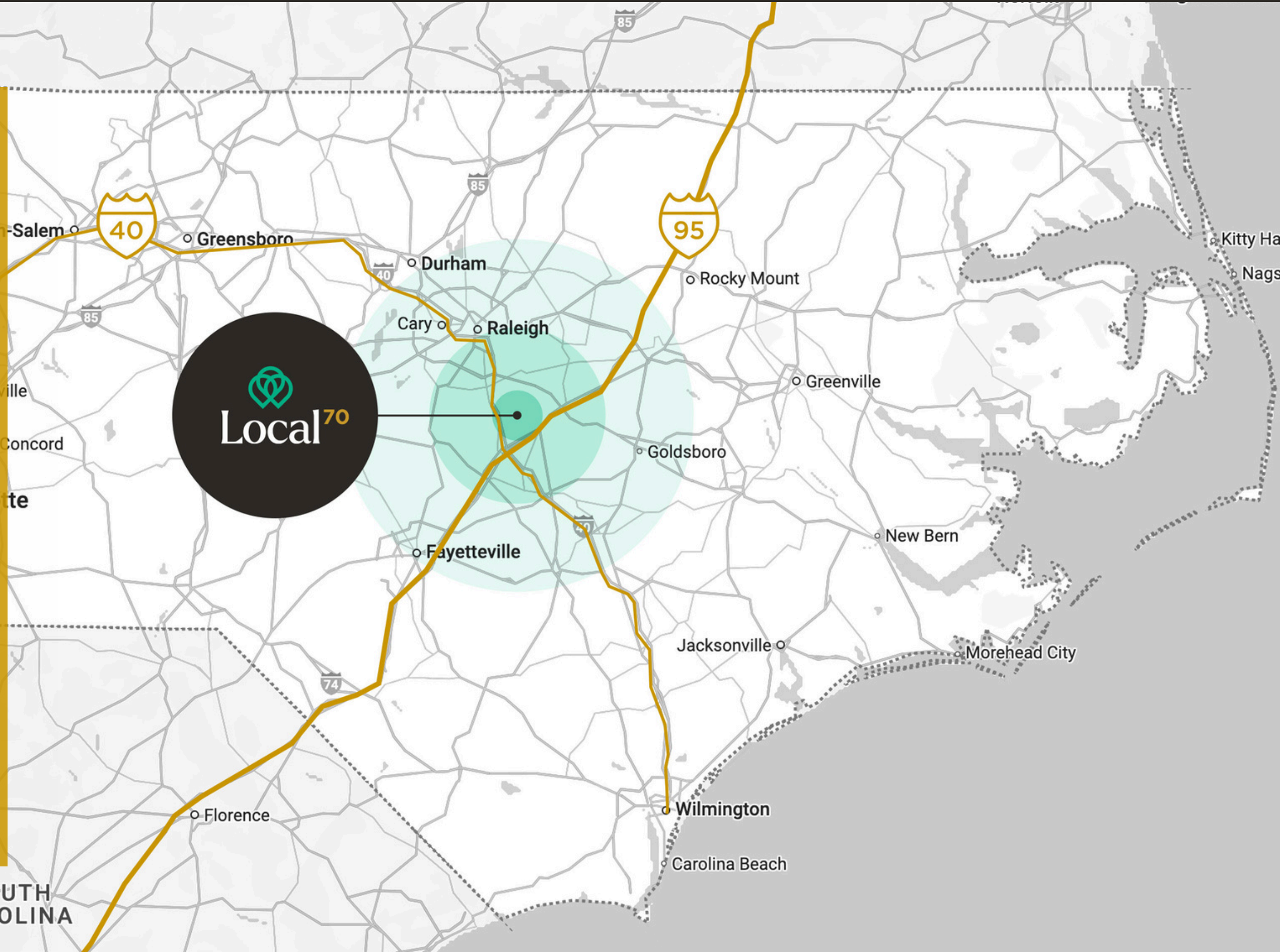
to RDU International
Airport


1 hr.

to Research
Triangle Park


<2 hrs.

to Wrightsville
Beach, Emerald Isle

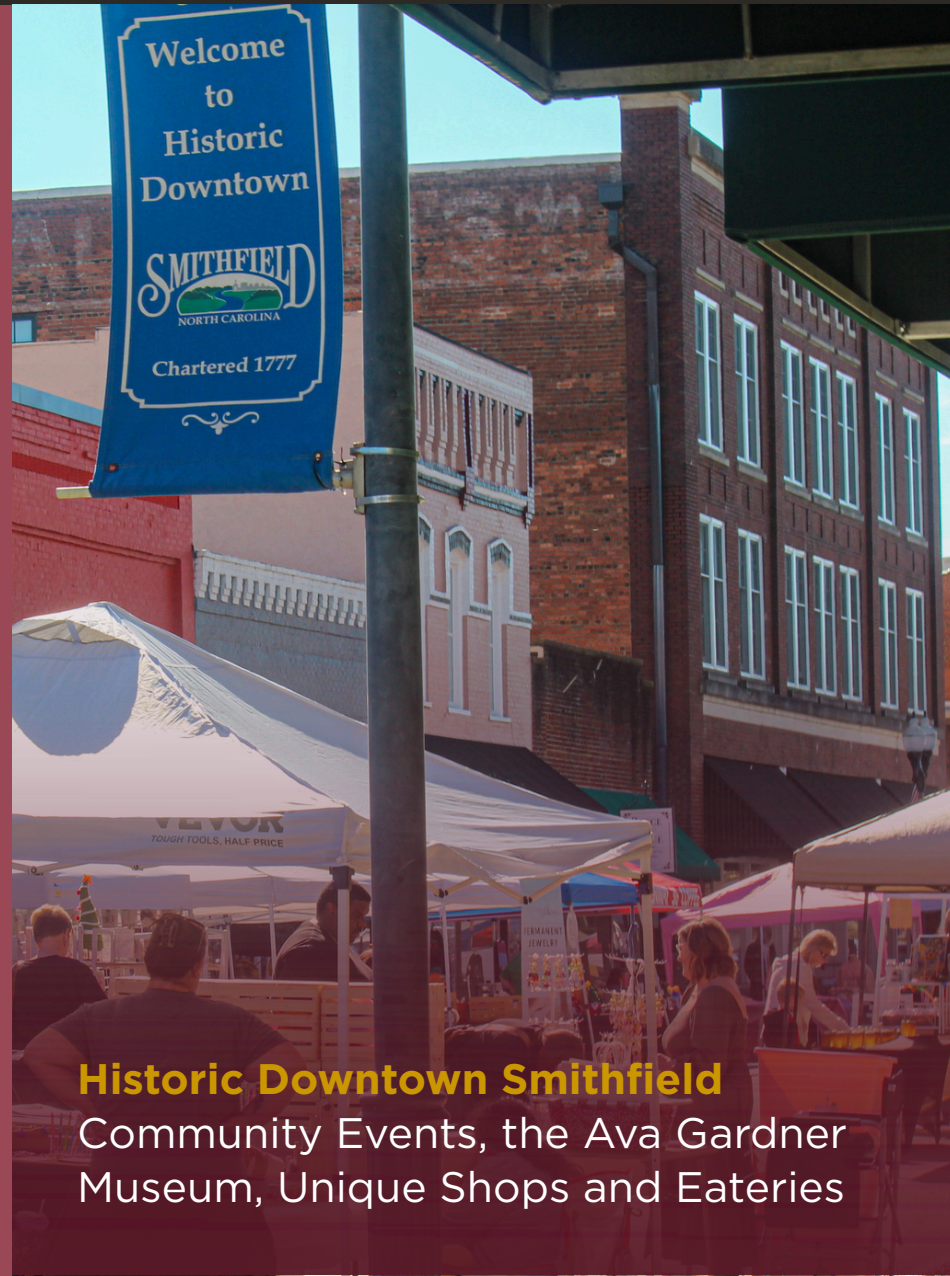




Why Choose Smithfield?



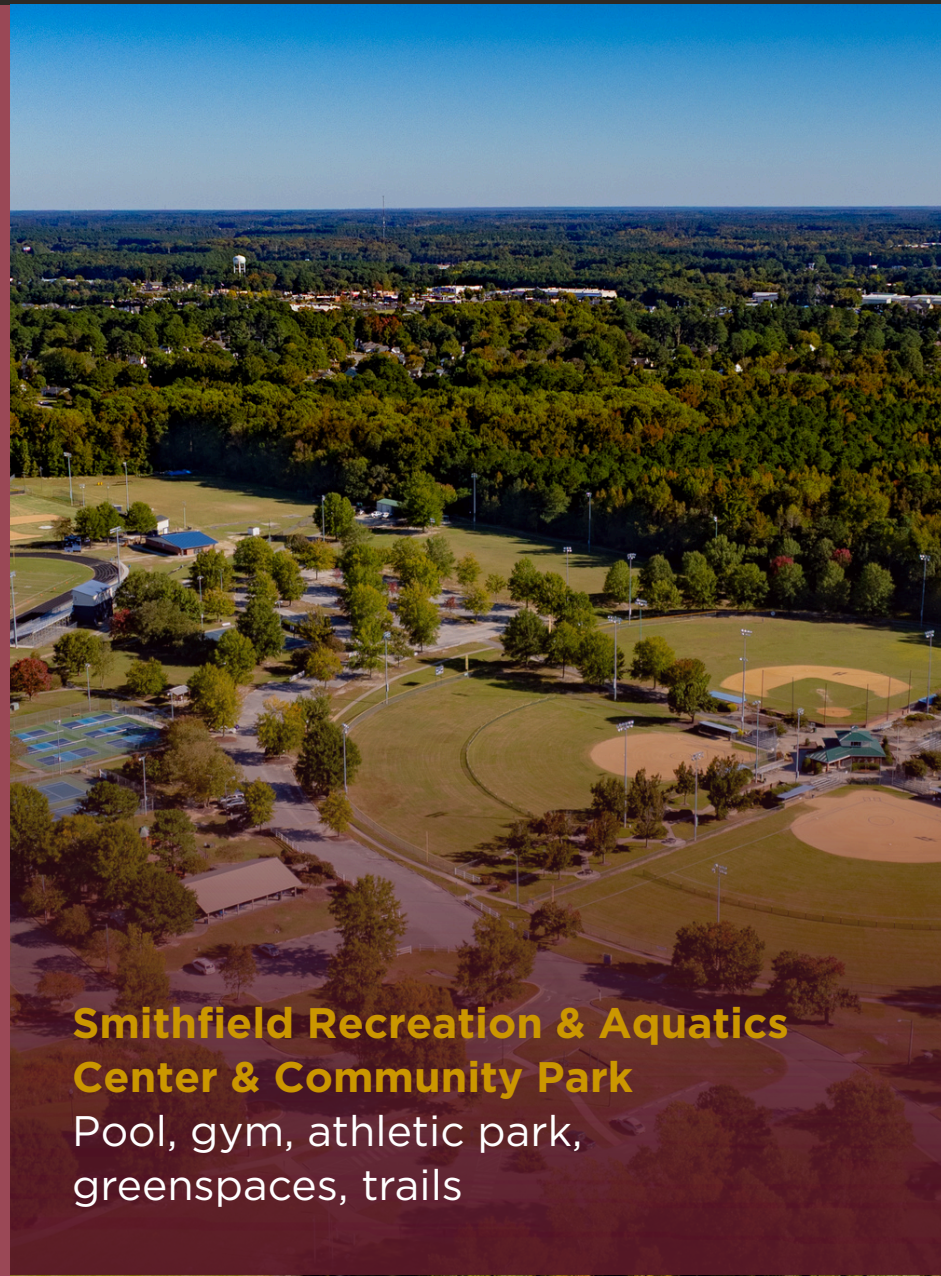
Carolina Premium Outlets
Over 80 stores and 7M visitors annually



Historic Downtown Smithfield
Community Events, the Ava Gardner Museum, Unique Shops and Eateries



Nuese River Greenway
Access to 27.5 miles of paved trail with diverse features



Smithfield Recreation & Aquatics Center & Community Park
Pool, gym, athletic park, greenspaces, trails

Market Gaps

HIGH LEAKAGE IN

- Convenience Stores
- Quick Service
- Gas Stations

LIMITED COMPETITION FOR

- Home Improvement
- Apparel
- Dining

POTENTIAL FOR

- Small Grocery
- Boutique Retail
- Medical Offices



Triangle East Prosper has raised \$1M for public/private partnership initiatives in 2025

MAJOR EMPLOYERS

OF EMPLOYEES

Johnston County Public Schools	3,000+
Novo Nordisk Pharmaceutical	1,900+
Grifols Therapeutics Inc.	1,800+
Johnston Health (UNC Health Care)	1,000+
County of Johnston	1,000+
Novo Nordisk	1,000+
Asplundh Tree Expert Co.	500-999
Wal-Mart	500-999
Food Lion	500-999
Flanders Airpure	500-999



Eastfield Crossing: ±400 acres under development at I-95 and Hwy 70 interchange (retail, medical, residential, industrial). 7 minute drive from Local70.



Johnston Community College Expansion: Ongoing investment in new health and workforce training facilities.

HAPPENING ON SITE:

- Garman Homes announced as single family and townhome builder
- Clearing complete
- Phase 1 lot grading underway

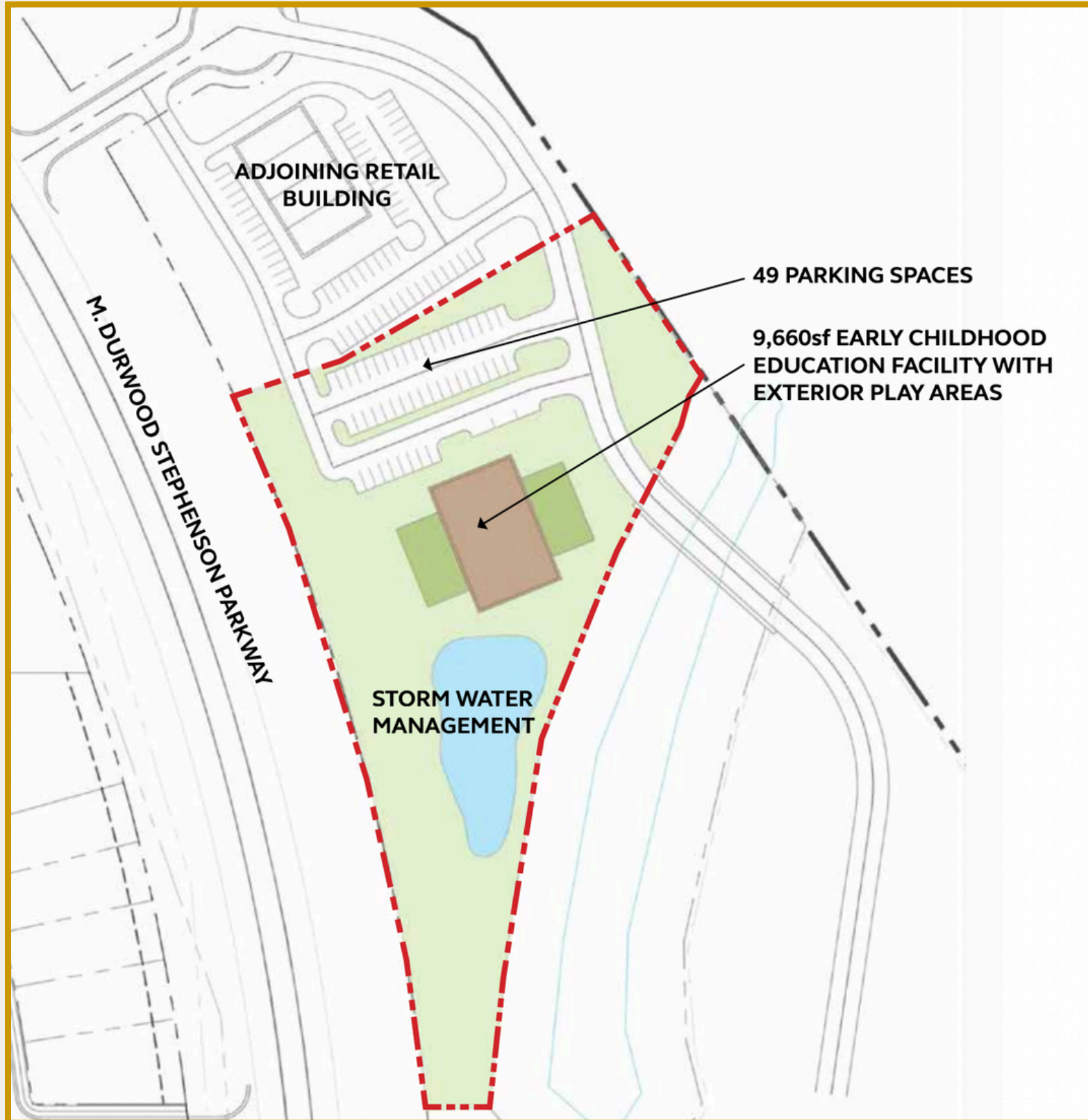


OUR PARTNERS:





Parcel 5 for Doodle Bugs! Early Childcare Learning Center



PARCEL SIZE: ~7.7 ACRES

Price: \$X

- Great visibility and accessibility from Highway 70
- Adequate area for parking and drop-off/pickup line
- Walkable for Local70 residents
- **Limited Competition, Strong Demand:** Fewer than 10 licensed child care centers within a 10-mile radius of Smithfield
- Monthly tuition ranging from \$967 to \$1,132
- Day-time demographics support childcare need (slide 6)



The Smithfield/Selma area is currently a daycare desert. There are few options, even fewer quality options. The economic impact of having a safe, high quality childcare center would be huge, allowing parents and caregivers to enter the workforce and children to receive the benefits of a learning center.

MAUREEN MCGUINNESS

President, Triangle East Chamber of Commerce



LOCAL70NC.COM