

FARMINGTON



Life made simple

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Overview

Farmington is a master-planned development that blends Village Center retail and office with nature in a truly walkable community.

A signalized entrance along Rocky River Road and connectivity through the new Farmington Ridge Parkway to Caldwell Road ensure that Farmington will become the focal point for surrounding residents and draw from a trade area that extends from northeast Charlotte through Harrisburg.

HIGHLIGHTS

- ✓ Entertainment and service-oriented retail, medical and office center
- ✓ Extensive greenway walking & bike trails along Fuda Creek Greenway
- ✓ Frontage and connectivity to I-485, Rocky River Rd and Caldwell Rd
- ✓ At the signalized intersection of Rocky River Road across from Harris Teeter-anchored Brookdale Shopping Center
- ✓ Townhomes, single family homes, and luxury apartments being built by Taylor Morrison, TRI Pointe Homes, and Woodfield Development





Farmington Buildout

185 ACRES | 600+ HOMES | 275,000 SF COMMERCIAL



CONNECTS TO CALDWELL RD

FARMINGTON RIDGE PARKWAY

AAADT 9,300

ROCKY RIVER ROAD

AAADT 22,000

485

AAADT 89,500

RESIDENTIAL

COMMERCIAL

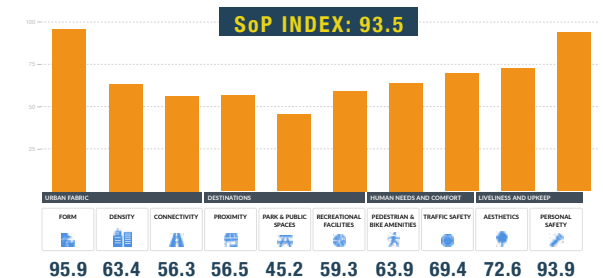


Farmington Village

Designed for convenience and connectivity, Farmington is as easily traveled by foot and bicycle as it is by car.

WALKABILITY

State of Place (SoP), a predictive urban data analytics platform that analyzes walkability, gave Farmington Village Center an SoP composite Index Score of **93.5**. Neighborhoods with scores from 80 to 100 are very walkable and have a high quality of place. This exceptionally high score is only given to centers that have a balanced mix of uses, ample pedestrian amenities, good urban form and connectivity, and are aesthetically pleasing.

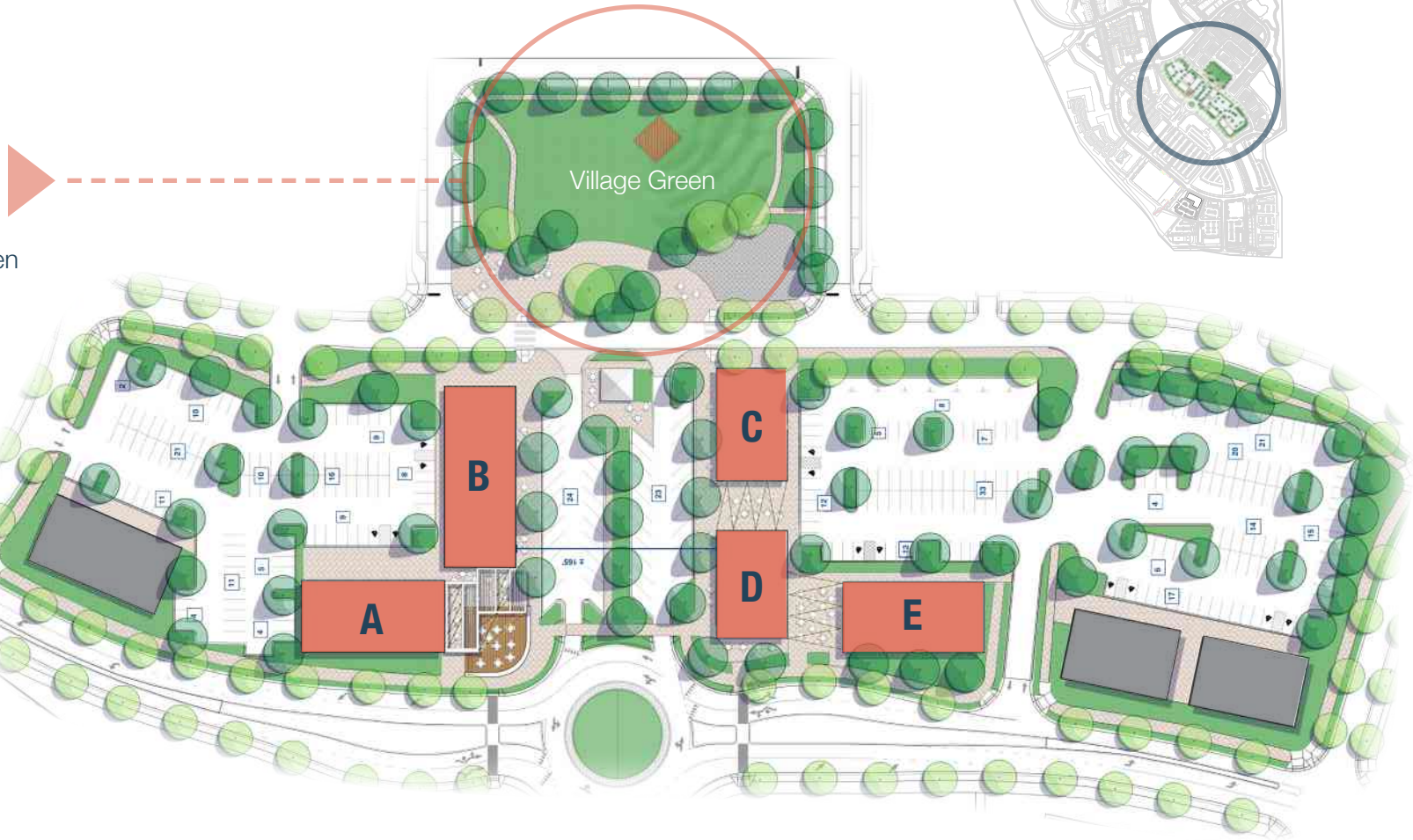


Farmington Village Center

Farmington will provide residents with walkable access to retail shopping, medical care, childcare, restaurants, and fitness, with The Fuda Creek Greenway system to connect it all. The Village Green at Farmington Village Center will be host to many community events and concerts.

AMENITIES & EVENTS

- / Community Garden
- / Children's Play Area
- / Yoga on The Village Green
- / Farmer's Market
- / Biking / Walking Paths
- / Holiday Events
- / Concerts



AVAILABLE

BLDG	SQ. FT.
A	6,900 SF
B (2 Story)	18,000 SF
C	5,650 SF
D	5,400 SF
E	6,900 SF
TOTAL	42,850 SF

Farmington Renderings



Commercial Development Photos



Residential Development Photos



Demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	9,003	52,792	154,551
2020 - 2025 Annual Population Growth Rate	4.39%	2.04%	2.54%
2025 Avg. HH Income	\$149,429	\$129,945	\$108,231

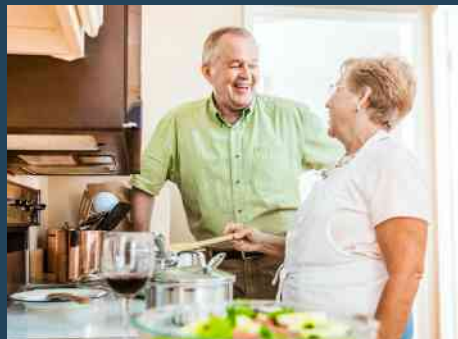
32.4

Median Age
Within 5 miles of site.

\$149,429

Avg. Income within a 1 Mile Radius
Current average household income is \$149,429 in this area. Average household income is projected to be \$168,942 in five years.

Source: Esri



Area Info

BROOKDALE SHOPPING CENTER

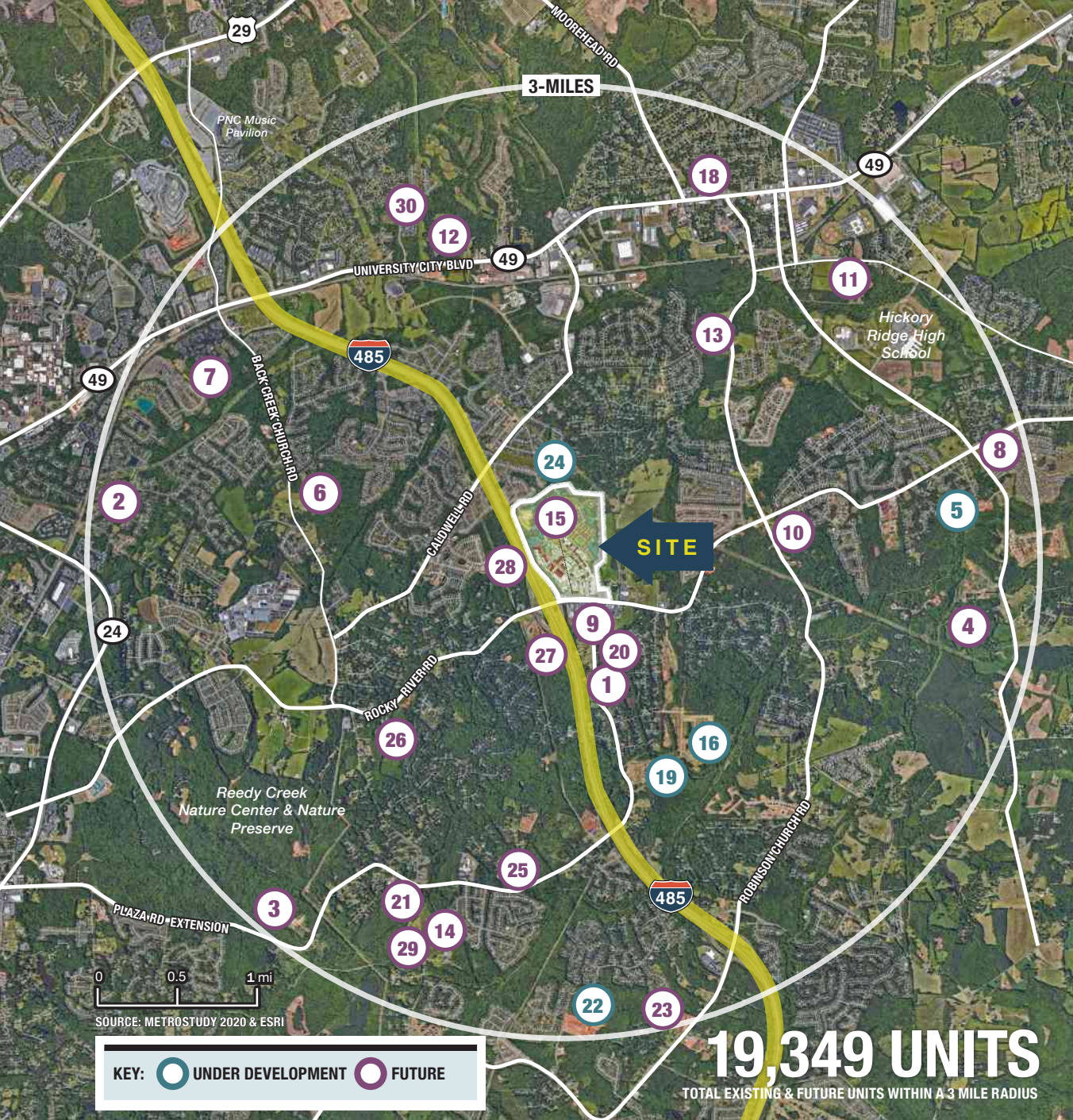
- ✓ 85,422 SF Harris Teeter anchored neighborhood shopping center
- ✓ Tenants include Novant Healthcare and Brookdale Animal Hospital



ATRIUM HEALTH HARRISBURG HEALTHPLEX

- ✓ 24-hour emergency medical services, with direct access to Atrium Health Cabarrus
- ✓ 30-acre campus





SUBDIVISION	APX. UNITS	
1	13000 Plaza Rd Ext (P)	32
2	1833 McLean (P)	10
3	9401 Plaza Rd (P)	103
4	9556 Hickory Ridge Road (RZ)	38
5	Addison Park	55
6	Austin Estates	42
7	Back Creek Church TH (RZ)	110
8	Blume Corner (RZ)	55
9	Brookdale Village TH	72
10	Calloway	73
11	Camellia Gardens	157
12	Cameron Commons	222
13	Courtyards on Robinson Church	77
14	Creekside (NEC)	157
15	Farmington SF & TH	432
16	Grantham	243
17	Harmony Acres/Active Adult & SF	182
18	Harrisburg Landing TH	15
19	Holcomb Woods/Enclave & SF	423
20	Hooks Landing TH (Cab) (RZ)	63
21	Kennington (P)	111
22	Lanier Village	252
23	Long Farm (P)	63
24	Longfield/TH	67
25	Plaza Rd Ext/SF & TH (P)	89
26	Retreat at Rocky River	110
27	Rocky River Green Site (P)	159
28	Stafford Forest (P)	105
29	Stoney Green (P)	164
30	Villages at Brierfield TH (P)	72

2,177 Future + Existing = 19,349 UNITS
within 3 miles



Working Together

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