



# HARVEY PRESERVE

FULLY ENTITLED & SHOVEL READY SINGLE FAMILY RESIDENTIAL  
DEVELOPMENT OPPORTUNITY STRATEGICALLY LOCATED  
IN HIGH POINT, NORTH CAROLINA

DOWNTOWN HIGH POINT  
9-MINUTE DRIVE

HIGH POINT UNIVERSITY  
9-MINUTE DRIVE

74

29

EMILIE JR DRIVE

29



HARVEY  
PRESERVE

OAKDALE FOREST BY WINDSOR HOMES  
HOME PRICES: \$350,000 - \$400,000+  
3-MINUTE DRIVE

FURNITURE LAND SOUTH  
LARGEST RETAIL FURNITURE  
STORE IN THE U.S.  
2-MINUTE DRIVE

89 SHOVEL READY  
HOMESITES

FULLY ENTITLED PROJECT WITH  
ALL PERMITS IN HAND

OVERSIZED 51' WIDE LOTS TO  
ACCOMMODATE MOST BUILDER PLANS

JLL®



# HARVEY PRESERVE

## FULLY ENTITLED & SHOVEL READY SINGLE FAMILY RESIDENTIAL DEVELOPMENT OPPORTUNITY STRATEGICALLY LOCATED IN HIGH POINT, NORTH CAROLINA

Jones Lang LaSalle, a North Carolina licensed real estate broker, has been retained as the exclusive sales representative for Harvey Preserve, a 37.68 acre single family development opportunity located in High Point, North Carolina. Strategically situated with immediate access to Highway-29 and Interstate-85, the Property provides a future builder with an opportunity to establish a foothold in an increasingly active submarket with high visibility. Its location allows for a quiet suburban feel while having access to the greater Triad market including being just 9 minutes to downtown High Point & High Point University, under 20 minutes to Greensboro, and under 30 minutes to Winston-Salem.

Current ownership has completed significant work on the Property to date, achieving full entitlements on the site, including annexation into the City of High Point, preliminary subdivision plat approval, CD approval, and all utilities in place for 89 single family lots. The large home sites (51' x 150') provide ample space between houses and building envelopes that cater to an array of different product types. The site plan has minimized back-to-back homesites and created a large majority of homesites on the perimeter of the community with back yards facing wood buffers.

High Point and the greater Triad market have experienced significant growth in the past several years, with the market ranking 8th for job growth during the Pandemic. Several large manufacturers have announced moving their operations to the Triad, including Wolfspeed Semiconductor Plant, the Toyota Battery Plant, and the Boom Supersonic Airplane Manufacturer.

### MUNICIPALITY

City of High Point

### ADDRESS

5306, 5308 Harvey Road  
Jamestown, NC 27282

### ZONING

R-5

### ACREAGE

+- 37.68-ac

### PROPOSED DENSITY

89 Single Family Lots

### GUILFORD COUNTY PINS

0161060, 0161086, 0161098,  
0161087, 0161076

### CURRENT USE

Vacant Land

### PRICING

Unpriced

89

FULLY ENTITLED LOTS

51' X 150'

HOMESITE SIZE AVERAGE

7,650

AVERAGE HOMESITE  
AREA

R-5

ZONING

ANNEXED

INTO CITY OF HIGH POINT

UTILITIES  
STUBBED

TO PERIMETER OF SITE

# THE OFFERING



**9 MIN**

TO DOWNTOWN HIGH POINT

**SHOVEL  
READY**

DEVELOPMENT OPPORTUNITY

**9 MIN**

TO PUBlix ANCHORED  
SHOPPING CENTER

**17 MIN**

TO GREENSBORO

**IMMEDIATE**

ACCESS TO HWY-29 & I-85

# CONCEPTUAL SITE PLAN

DocuSign Envelope ID: 0D144C35-CA7-4D0C-8E14-AC46F1F555B4

37.68

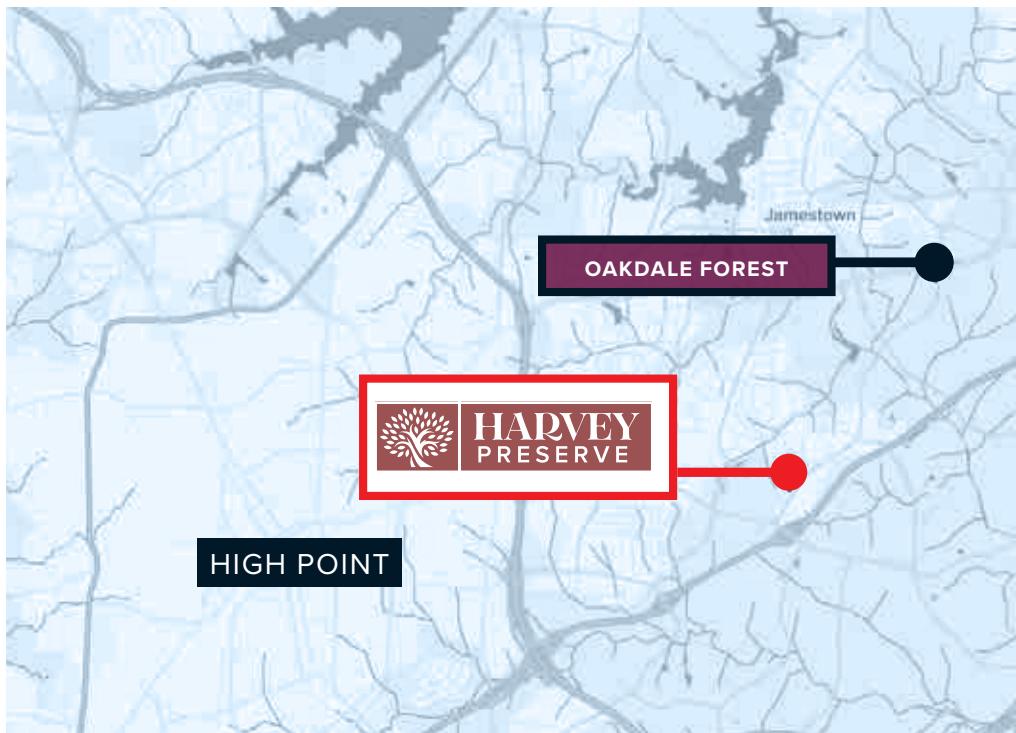
## GROSS ACRES

89

LOTS

51' X 150'

# 7,650



# NEARBY SUCCESS STORIES

## OAKDALE FOREST BY WINDSOR HOMES

Situated in historic Jamestown just 3 minutes from Harvey Preserve, Oakdale Forest is a 50-lot residential community built by Windsor Homes. The community offers oversized 2-story townhomes with 2-car garages and covered rear porches, providing a tranquil suburban lifestyle with convenient access to urban amenities. The community is actively selling, with a second phase in development.

**3 MIN**  
FROM PROPERTY

**\$350,000 - \$400,000**  
HOME PRICES

**50**  
HOMESITES

**WINDSOR HOMES**  
HOME BUILDER

# SURROUNDING DEVELOPMENT ACTIVITY

## RAPIDLY DEVELOPING RESIDENTIAL LOCATION

Strategically situated just minutes from High Point with immediate access to Hwy-29, Harvey Preserve presents a unique opportunity for a future builder. A new developer can take advantage of strong demographics, with nearly a 62% increase in average household income from 2010 - 2025.

### DRIVE TIME HIGHLIGHTS



9 MIN  
High Point  
University



9 MIN  
Publix Anchored  
Shopping Center



12 MIN  
Sedgefield  
Country Club



17 MIN  
Downtown  
Greensboro



20 MIN  
Piedmont Triad  
International Airport

## 3-MILE RADIUS DEMOGRAPHIC HIGHLIGHTS

**\$78,388**

AVERAGE HOUSEHOLD INCOME  
(2025)

**61.1%**

AVERAGE HOUSEHOLD INCOME GROWTH  
(2010 - 2025)

**7%**

POPULATION GROWTH  
(2010 - 2025)

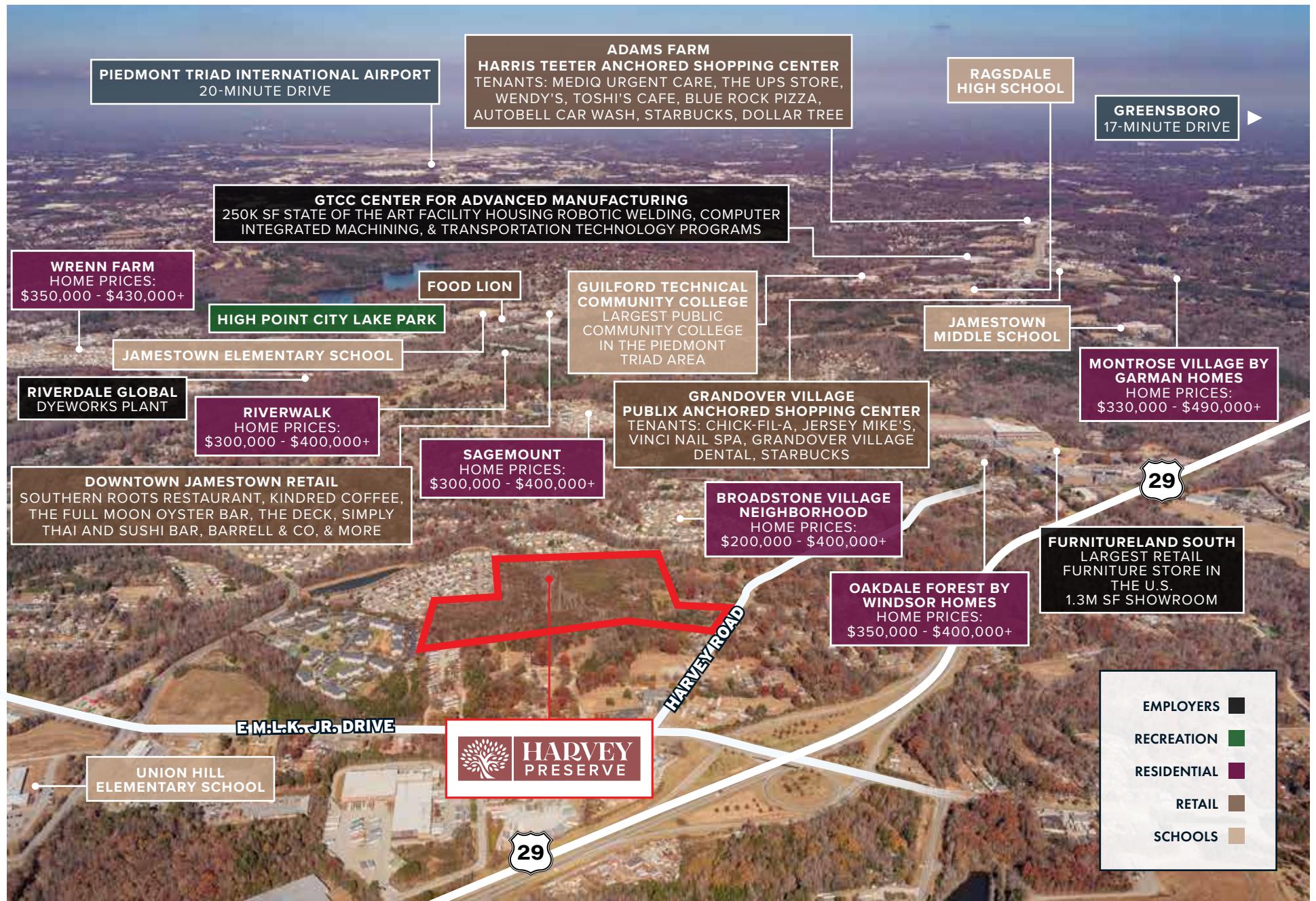
**37.8**

MEDIAN AGE

### DEMOGRAPHICS

	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<strong>POPULATION</strong>			
2030 Projection	30,253	97,968	331,154
2025 Estimate	30,427	98,976	329,528
2020 Census	29,030	96,858	320,479
2010 Census	28,449	92,237	298,253
Growth 2010-2025	7.0%	7.3%	10.5%
<strong>HOUSEHOLDS</strong>			
2030 Projection	12,057	38,766	138,196
2025 Estimate	11,922	38,735	135,699
2020 Census	11,131	37,184	130,210
2010 Census	10,681	35,599	121,400
Growth 2010-2025	11.6%	8.8%	11.8%
<strong>AVERAGE HOUSEHOLD INCOME</strong>			
2030 Projection	\$78,472	\$90,243	\$89,577
2025 Estimate	\$78,388	\$90,487	\$89,775
2010 Census	\$48,717	\$53,482	\$55,112
Growth 2010-2024	61.1%	68.7%	62.5%
<strong>EDUCATION</strong>			
College Degree	55.0%	61.1%	64.0%
Unemployment Rate	3.8%	3.2%	3.0%
White Collar Workers	49.7%	55.2%	58.3%
Median Age	37.8	37.7	37.7

# SURROUNDING DEVELOPMENT



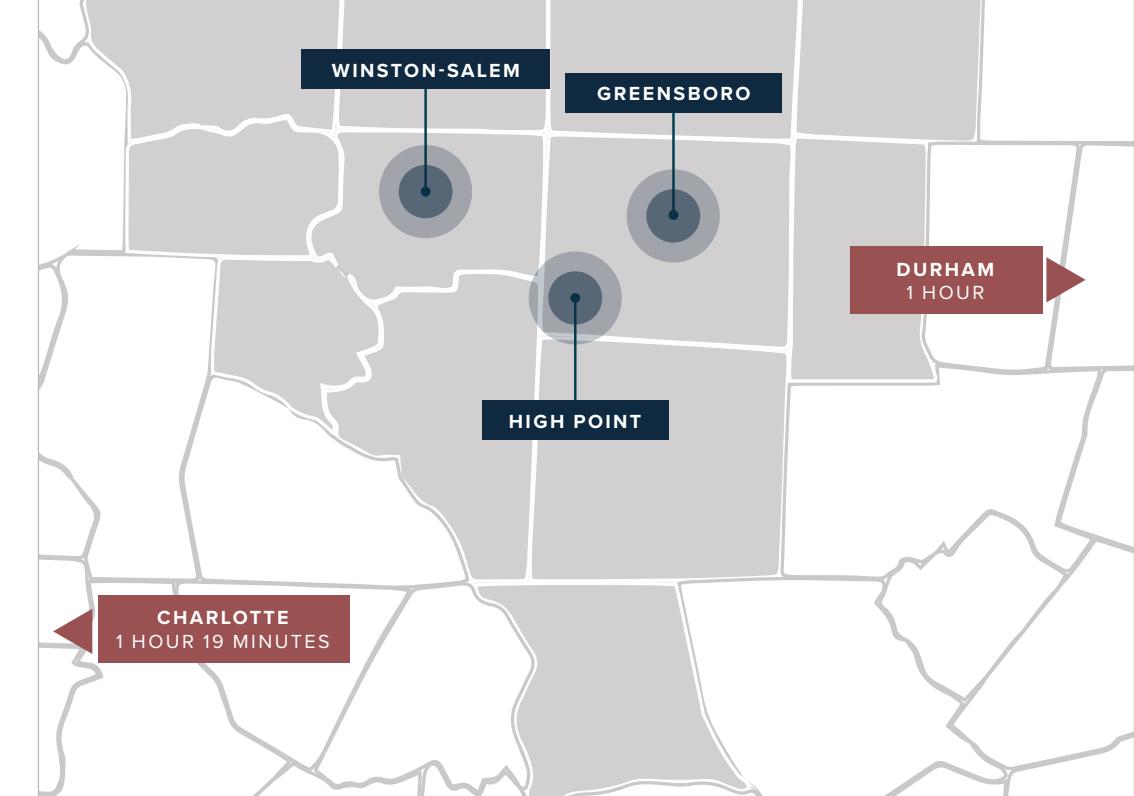
# THE TRIAD

The Triad region of North Carolina, encompassing Greensboro, Winston-Salem, and High Point, has experienced remarkable job growth and economic expansion in recent years. The area has attracted significant investment in advanced manufacturing, life sciences, logistics, and technology sectors, transforming its traditional manufacturing base into a more diversified economy. Major economic announcements have included several multi-billion dollar projects, notably in the electric vehicle and semiconductor manufacturing spaces, bringing thousands of high-paying jobs to the region. The Triad's strategic location along major interstate corridors, competitive business costs, and strong workforce development programs through its universities and community colleges have positioned it as an increasingly attractive alternative to larger metropolitan areas. This economic momentum has spurred additional growth in housing, retail, and service industries throughout the region, creating a positive cycle of development and opportunity for residents.

**9%** — POPULATION GROWTH SINCE 2010 (HIGH POINT)

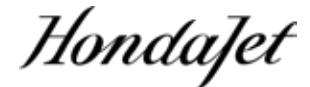
**11%** — POPULATION GROWTH SINCE 2010 (GREENSBORO)

**12%** — POPULATION GROWTH SINCE 2010 (WINSTON-SALEM)



# THE TRIAD: JOB GROWTH & MAJOR EMPLOYERS

- » **JetZero** announced that they will invest over \$4.7 billion to build its first commercial airplane manufacturing facility at Piedmont Triad International Airport in Greensboro. This is projected to create 14,500 jobs and represents the largest economic development project in North Carolina's history based on the job commitment.
- » **Boom Supersonic** selected the Piedmont Triad International Airport for its manufacturing facility, promising to create around 1,750-2,400 jobs with an investment of over \$500 million.
- » **VinFast**, the Vietnamese electric vehicle manufacturer, announced plans to build a manufacturing facility in Chatham County, with projected employment of 7,500 workers and a \$4 billion investment.
- » **Wolfspeed** established a silicon carbide manufacturing facility in Chatham County with a \$1 billion investment, creating approximately 1,800 jobs.
- » **HAECO Americas** expanded its aircraft maintenance operations at PTI Airport, adding several hundred jobs.
- » **Toyota Battery Manufacturing** announced a \$14 billion electric vehicle battery plant in Randolph County, creating approximately 5,000 jobs.
- » **FedEx** opened a major distribution hub at the Piedmont Triad International Airport, creating over 800 jobs.



- » **Amazon** opened fulfillment centers in both Guilford and Forsyth counties, creating over 1,000 jobs combined.
- » **VOLVO** recently unveiled plans for a \$41 million investment to relocate its worldwide financial headquarters to an expanded campus neighboring its current offices at the Highway 68 and Interstate 40 junction. This development will integrate approximately 360 additional financial services personnel, bringing the total workforce at this location to over 1,000 employees.
- » **HONDAJET** their global headquarters near Greensboro's airport in 2007, and has undergone consistent expansion of this central facility for more than 15 years. Their ongoing commitment to the area is demonstrated by investments exceeding \$245 million in developing the headquarters complex.

## RUMORED ANNOUNCEMENTS

A state lawmaker suggested Triad may be on the verge of landing an economic development project that would dwarf even the 5,000-worker Toyota plant about to open south of Greensboro.



**\$5.6B**

TOYOTA'S TOTAL INVESTMENT  
IN NEW CHATHAM COUNTY  
BATTERY PLANT



**50**

NUMBER OF COMPANIES  
LOCATED WITHIN THE PTI  
AIRPORT CAMPUS



**200**

AEROSPACE COMPANIES  
LOCATED IN THE TRIAD

No. 1  
**ECONOMIC GROWTH POTENTIAL**  
Business Facilities

No. 1  
**BEST STATE FOR BUSINESS**  
Forbes

No. 2  
**BEST BUSINESS CLIMATE**  
(North Carolina) Site Selection Magazine

No. 1  
**LOWEST UNIONIZATION RATE IN US**  
Forbes

No. 1  
**PLACE TO START A SMALL BUSINESS IN US**  
(Greensboro-High Point) ZenBusiness

No. 6  
**BEST FOR CORPORATE FACILITY INVESTMENTS**  
Site Selection



# ECONOMY

The Triad region has a highly diversified economy serving the textile, furniture, tobacco, aviation, laboratory sciences and logistics industries. Most recently, Amazon announced the delivery of a new 1.0 million square foot distribution center, Publix has announced plans to expand their new 940,000 square foot distribution center by an additional 1.2 million square feet and FedEx recently expanded its nearly 1.0 million square foot presence in the market via delivery of a 286,281 square foot build-to-suit. Moreover, UPS announced two major projects in the Triad - a \$54.2 million equipment expansion at its existing distribution hub and plans to build a new \$262 million, 510,000 square foot distribution center.

In December of 2021, the auto manufacturing powerhouse Toyota (NYSE: TM) formally announced Toyota Battery Manufacturing, North Carolina ("TBMNC"), a state-of-the-art lithium-ion battery production facility. The company more recently announced a new investment of nearly \$8 billion that will add approximately 3,000 jobs and brings the total investment in the plant to approximately \$13.9 billion and job creation to more than 5,000. This represents the largest single-site investment in North Carolina history. Toyota's commitment reinforces the exceptional quality of the MSA's labor force and strengthening, world-class economy.

 **TOYOTA**

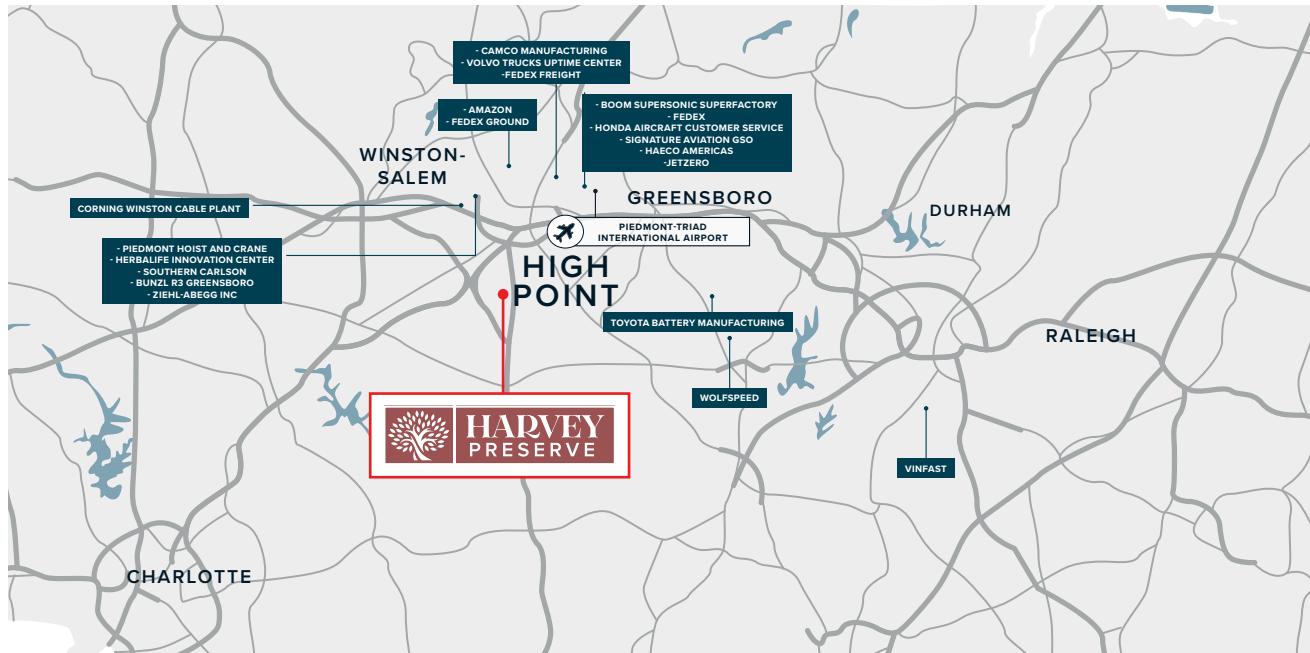
**JOBS**  
3,000  
**INVESTMENT**  
\$8B  
**LOCATION PURPOSE**  
EV Battery Production  
**ANNOUNCEMENT DATE**  
Oct-23

**HONDA**

**JOBS**  
250  
**INVESTMENT**  
\$55.7M  
**LOCATION PURPOSE**  
Light Jet Production  
**ANNOUNCEMENT DATE**  
Jul-23

 **BOOM**

**JOBS**  
1,750  
**INVESTMENT**  
\$700M+  
**LOCATION PURPOSE**  
Overture Superfactory  
**ANNOUNCEMENT DATE**  
Jan-22



**#6**

MSA FOR CORPORATE FACILITY INVESTMENT

**90**

AVERAGE COST OF LIVING INDEX IN THE TRIAD

**#4**

MOST POPULAR MOVING DESTINATION IN NC (2024)

#### PIEDMONT TRIAD MSA

Ideally positioned at the midpoint of the Eastern Seaboard and equidistant from Charlotte and Raleigh-Durham, the Triad is recognized as one of the most high-growth logistics hubs in the U.S. due to its excellent transportation networks, highly-skilled labor pool and outstanding economic fundamentals.

**1.8M** MSA Residents

**40%** MSA Growth  
Since 2000

**60%** Population Accessible in 1-Day Drive

**2.0x** Avg. Population Growth vs. United States  
North Carolina

**Nº.1** Best State To Do Business  
- Forbes

# LEADING ACADEMIC INSTITUTIONS IN THE TRIAD REGION

## ECONOMIC DRIVERS PROPELLED BY LEADING ACADEMIC INSTITUTIONS

---

The Triad region is home to more than fifteen colleges and universities that collectively enroll over 80,000 students. These institutions of higher learning serve as a vital educational foundation for the area, producing approximately 18,000 graduates annually. This robust educational ecosystem is a key factor in the Triad's highly educated workforce, with the region boasting one of the most academically qualified labor pools in the Southeast.

### HIGH POINT UNIVERSITY

High Point

HIGHPOINT.EDU

Nº 1  
BEST-RUN  
COLLEGE IN THE  
NATION

PRINCETON REVIEW

\$2 billion+ invested in academics, facilities, student life, technology and scholarships since 2005

99% of graduates are employed or continuing their education within 180 days of graduation

No. 1 Most Innovation Regional College

### UNC GREENSBORO

Greensboro

UNCG.EDU

Nº 2  
UNDERGRADUATE  
TEACHING  
AND NURSING  
PROGRAMS IN THE  
STATE

US NEWS & WORLD REPORT

\$1 Billion economic impact on the Triad

Over \$65 million in external funding annually

Benefits as a member of the UNC University System, receiving \$3.7B

### WAKE FOREST UNIVERSITY

Wake Forest

ADMISSIONS.WAKE.EDU

Nº 4  
BEST COLLEGE IN  
NORTH CAROLINA

NICHE (2025)

97% of Wake Forest graduates go on to pursue advanced degrees or find employment within 6 months of receiving degree

Recognized as the national model for leadership and character development education and has received more than \$43 million from the Lilly Foundation to help other colleges and universities replicate Wake Forest's success

## NC AGRICULTURAL AND TECHNICAL STATE UNIVERSITY

Greensboro

NCAT.EDU

Nº 1

HBCU IN NORTH  
CAROLINA

LEARN (2025)

Most affordable of North Carolina's top  
Universities

\$2.4 billion annual economic impact on the  
state of North Carolina

A&T faculty secured nearly \$250 million in  
sponsored research over the last two years  
(2023-24)



WAKE FOREST UNIVERSITY



NC AGRICULTURAL AND TECHNICAL STATE UNIVERSITY

## ELON UNIVERSITY

Elon

ELON.EDU

Nº 1

IN THE NATION FOR  
EXCELLENCE IN  
UNDERGRADUATE  
TEACH

US NEWS & WORLD REPORT

\$695 million in annual economic impact

7,400+ Jobs Supported

Ranked among the top institutions in all  
eight categories of academic programs  
linked to student success



HIGH POINT UNIVERSITY



ELON UNIVERSITY

## GUILFORD COLLEGE

Greensboro

GUILFORD.EDU

Nº 3

OLDEST  
CO-EDUCATIONAL  
COLLEGE IN THE  
NATION

US NEWS & WORLD REPORT

\$1 Billion economic impact on the Triad

Over \$65 million in external funding annually

Benefits as a member of the UNC University  
System, receiving \$3.7B



UNC GREENSBORO



GUILFORD COLLEGE



# HIGH POINT



## PREMIER LIFE SCIENCE & INNOVATION MARKET

---

High Point, one of three major cities that creates the Triad, is the 9th most populous city in North Carolina, with a population of over 118,500. Though historically focused on production of furniture, hosiery, and Hatteras Yachts, High Point diversified its economy by becoming a center for distribution and logistics, customer service, banking, manufacturing, photography and pharmaceuticals. The High Point Market remains important to High Point's economy and the city's furniture industry. Its bi-annual trade show is the largest furniture and furnishings industry event in the world. It is held in April and October of each year. Approximately 12,000,000 square feet of showroom space is used by 2,300 exhibitors, in 188 separate buildings. Over 100 countries are represented through both vendors and visitors.

The City of High Point is also home to High Point University, a private university in North Carolina that has seen a nearly \$2 billion in investment since 2005. Princeton Review also labeled it as the #1 Best-Run College in the nation in 2025.

### CITY OF HIGH POINT GROWTH

**15,000**

JOBs CREATED IN HIGH POINT IN 2024

**\$5 BILLION**

BILLION INVESTED IN DEVELOPMENT IN 2024

## INVESTMENT ADVISORS

### CASEY SHERMAN

Senior Director  
704.777.2488  
Casey.Sherman@jll.com

### HUNTER BARRON

Managing Director  
704.526.2840  
hunter.barron@jll.com

## ANALYST

### LAURA HOUCHENS

Associate  
804.855.8165  
laura.houchens@jll.com

## DEBT & STRUCTURED FINANCING

### TRAVIS ANDERSON

Senior Managing Director  
704.526.2806  
travis.anderson@jll.com

### MAX LA CAVA

Managing Director  
917.825.7346  
max.lacava@jll.com







# HARVEY PRESERVE

## INVESTMENT ADVISORS

### CASEY SHERMAN

Senior Director

704.777.2488

Casey.Sherman@jll.com

### HUNTER BARRON

Managing Director

704.526.2840

hunter.barron@jll.com

### TEDDY HOBBS

Director

919.424.8157

teddy.hobbs@jll.com

## ANALYST

### LAURA HOUCHENS

Associate

804.855.8165

laura.houchens@jll.com

## DEBT & STRUCTURED FINANCING

### TRAVIS ANDERSON

Senior Managing Director

704.526.2806

travis.anderson@jll.com

### ALEXIS KAISER

Director

704.526.2867

alexis.kaiser@jll.com



650 SOUTH TRYON STREET | SUITE 600 | CHARLOTTE, NORTH CAROLINA | 28202

4509 CREEDMOOR RD | SUITE 300 | RALEIGH, NORTH CAROLINA | 27612

Jones Lang LaSalle Americas, Inc. ("JLL") has been engaged by the owner of the property [Shopton Townhomes] to market for sale information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.