

Lloyd Farm

Lloyd Farm is the latest development from Argus Development Group, LLC. Located on 40 acres in Carrboro, NC, at the northeast corner of NC Highway 54 and Old Fayetteville Road, ***Lloyd Farm*** is a mixed use project containing an upscale shopping village of approximately 125,000 square feet and a 220 unit senior living component.

While design is underway and evolving, ***Lloyd Farm*** will seek to provide an attractive gateway to Carrboro and embrace the uniqueness of the surrounding area. Integral to the project will be substantial buffering for the surrounding neighborhoods, inviting pedestrian access points at the property borders and a pedestrian pathway through the development, public transit connections, and preservation of natural features and wetlands.

The shopping village, ***The Shops at Lloyd Farm***, will be anchored by a 60,000 square foot Harris Teeter and include a collection of retail stores and offices. ***The Shops*** will feature outdoor seating and civic gathering areas, inviting and varying architecture, and a landscaping plan incorporating existing tree canopies and native additional plantings all arranged around a central parking area.

Argus is working with EYC Companies and The Kalikow Group on the development of the residential component, ***The Lofts at Lloyd Farm***. This project will be the first of its kind in Carrboro, featuring one and two bedroom units and free-standing cottages developed for a senior lifestyle. The apartment building and grounds will be developed to encourage an active and immersive senior community life.

As one of the three points of the Research Triangle, the Carrboro/Chapel Hill market enjoys a well-educated, diverse demographic make-up and a strong economic base. The location boasts strong demographics, with a 3 mile population of 48,000 and a 5 mile population of over 83,000 permanent residents. In addition, UNC-Chapel Hill is home to over 25,000 students. ***Lloyd Farm*** is located in a trade area with one of the highest percentage of individuals over the age of 25 with college degrees, as 73% of the trade area residents over 25 have a college degree (including 42% of the population which have graduate degrees) as compared to the national average of 27%.