



SUMMER 2025





Project Overview





Phase 1: \$200+MM in planned investment

\$35 M

in state-funded infrastructure including walking paths, new roads, & utilities

130 K_{SF}

office building anchored by WFU

42 K_{SF}

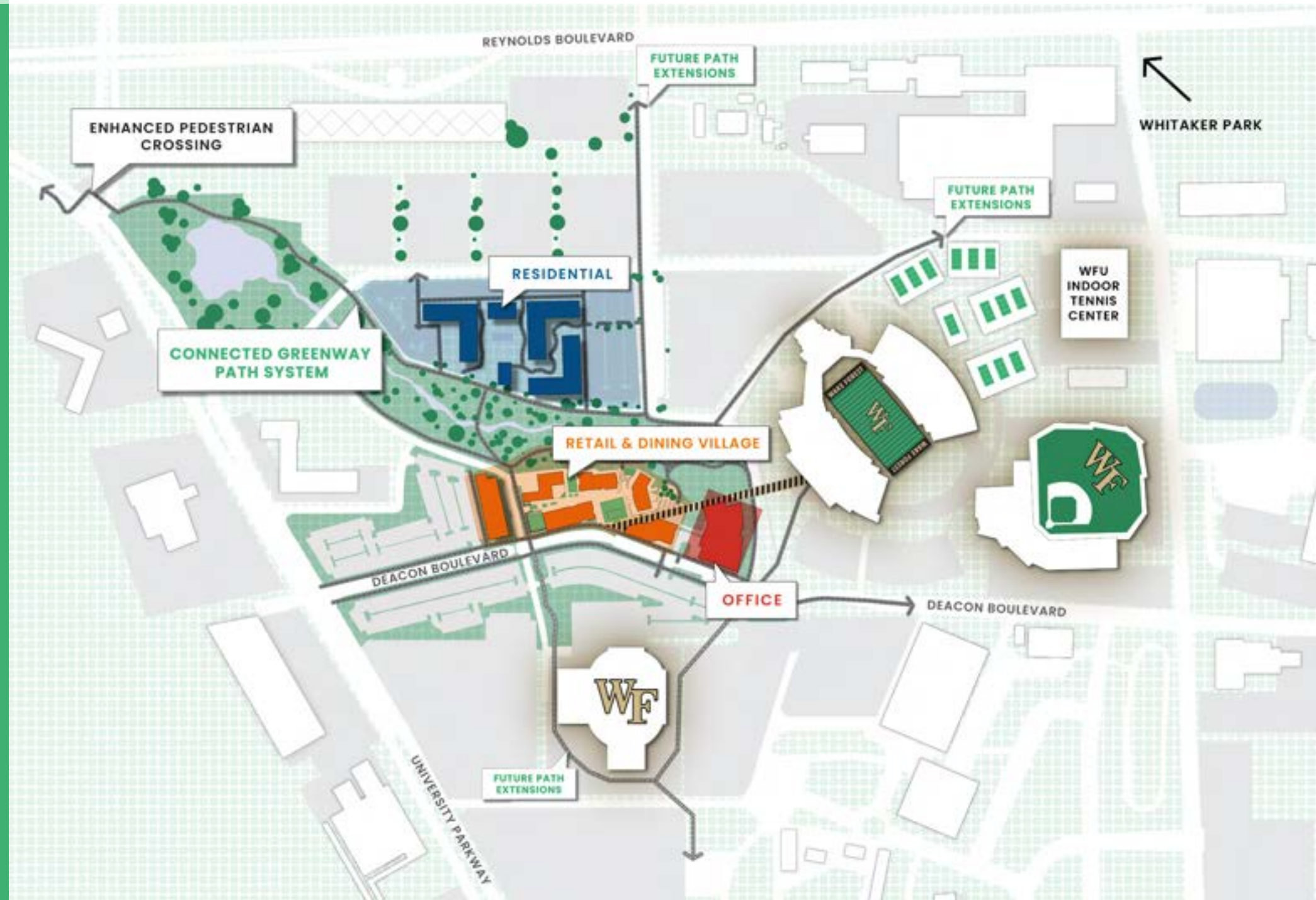
of experiential retail surrounded by patios and lawns

229 unit

multifamily apartments serving 500+ residents

22 unit

for-sale luxury loft-style condos

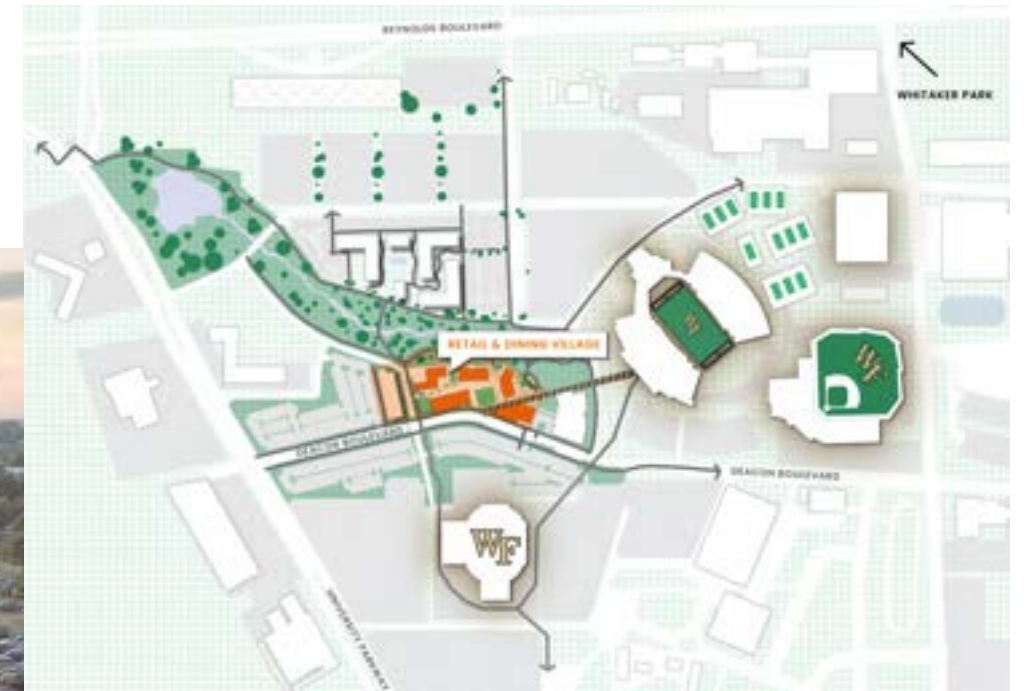


Infrastructure



-  **REDESIGNED STREETSCAPES**
intentionally reshaping roadways, including Deacon Blvd. for optimized access, traffic flows, and pedestrian-friendliness
-  **PEDESTRIAN CONNECTIVITY**
building out network of trails and walkways connecting to WFU campus and areas within and surrounding The Grounds
-  **ENVIRONMENTAL REVITALIZATION**
restoring natural stream banks, reshaping stream channel geometry, and replanting native vegetation to create a harmonious balance surrounding The Grounds

Retail



FOOD & BEVERAGE

8+ units
1,700 SF - 5,500 SF
(w/ second level & deck space)
~24,000 total SF

SOFT RETAIL

6 units
1,200 SF - 5,100 SF
~17,500 total SF





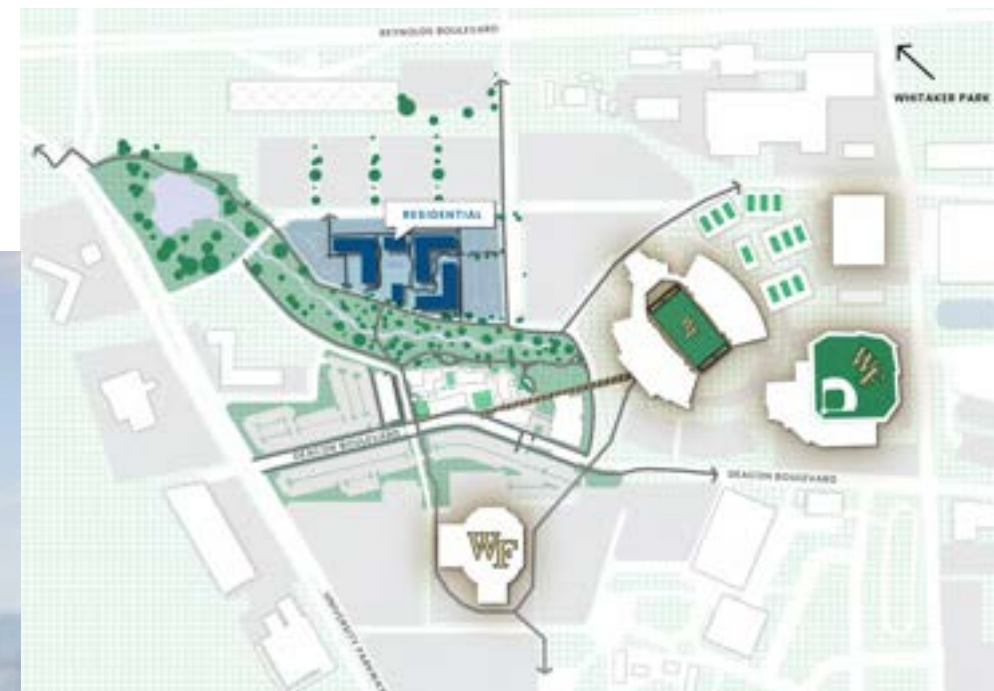








Residential



MULTIFAMILY

229 units // 521 bed modern, highly amenitized furnished apartments

DELIVERING 2027



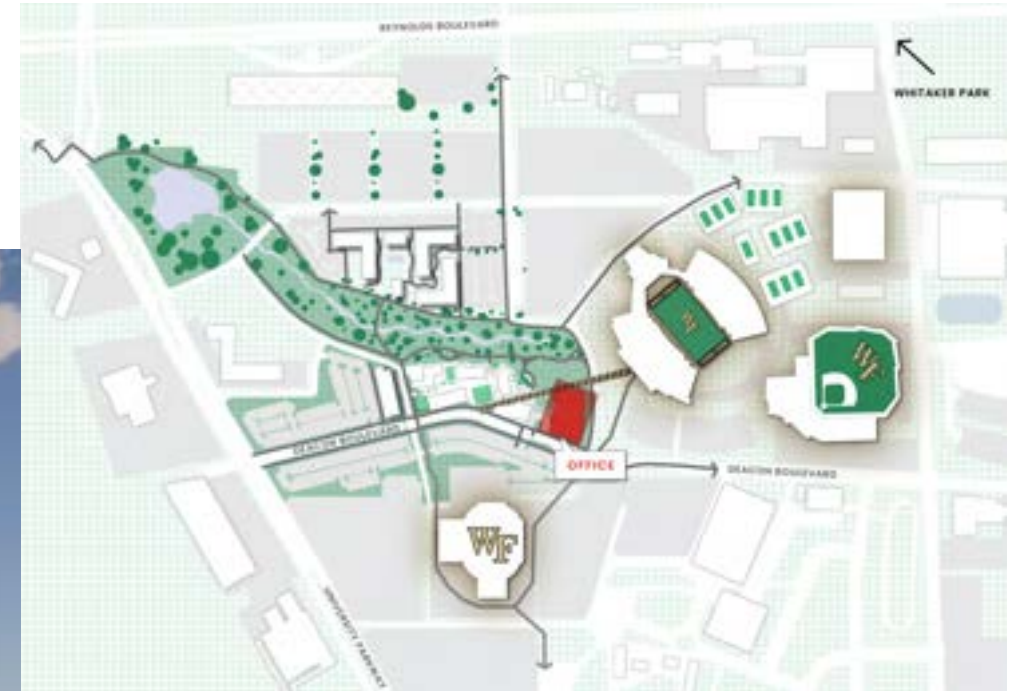
FOR-SALE CONDOS

22 luxury loft-style condos uniquely situated in the heart of the retail village

DELIVERING 2027



Office



- SIGNATURE OFFICE BUILDING**
Class-A, 5-story office building
130,500 square feet
Single-tenant: leased by WFU
for non-academic staff offices
Lays foundation for future
office and commercial
development
DELIVERING 2027



Project Status



JULY 2025 PROGRESS





BEFORE / AFTER (RENDERING)





Project Impact



Development and operations of The Grounds in its first ten years will generate over a billion dollars in total economic impact, including well over a billion dollars in direct spending.

	ONE-TIME CAPITAL DEVELOPMENT EXPENDITURES	10-YR OPERATIONS IMPACT (2025-2034)
DIRECT SPENDING	\$553.3 M	\$804.7 M
TOTAL BUSINESS SALES	\$880.9 M	\$1.3 B
STATE & LOCAL TAX REVENUE	\$26.1 M	\$65.2 M

This impact extends far beyond the property of The Grounds, spreading that impact from business operations, spending by residents and visitors, purchases of inputs from suppliers, and new consumption via household income impacts – as well as tens of millions of dollars in state and local tax revenue.



VisitTheGrounds.com

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