

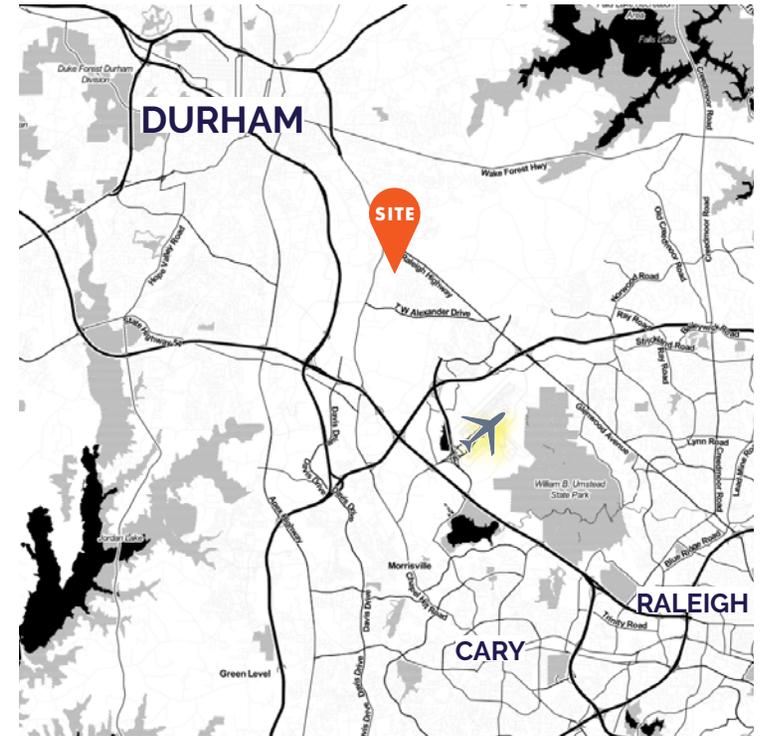
±3.73 ACRE DEVELOPMENT OPPORTUNITY

2123 PAGE ROAD
Durham, NC 27703



SALE INFORMATION

Acreage	±3.73 acres
Location	Durham County
Zoning	RR
Future Land Use	Apartment & Townhome Neighborhood
Proposed Use	Potential Development
Frontage	Page Road
Parcel Number	0759437948
Utilities	Water & Sewer (Annexation required)
Price	\$650,000
	Additional ±29.12 acres adjacent to the property could provide assemblage opportunity

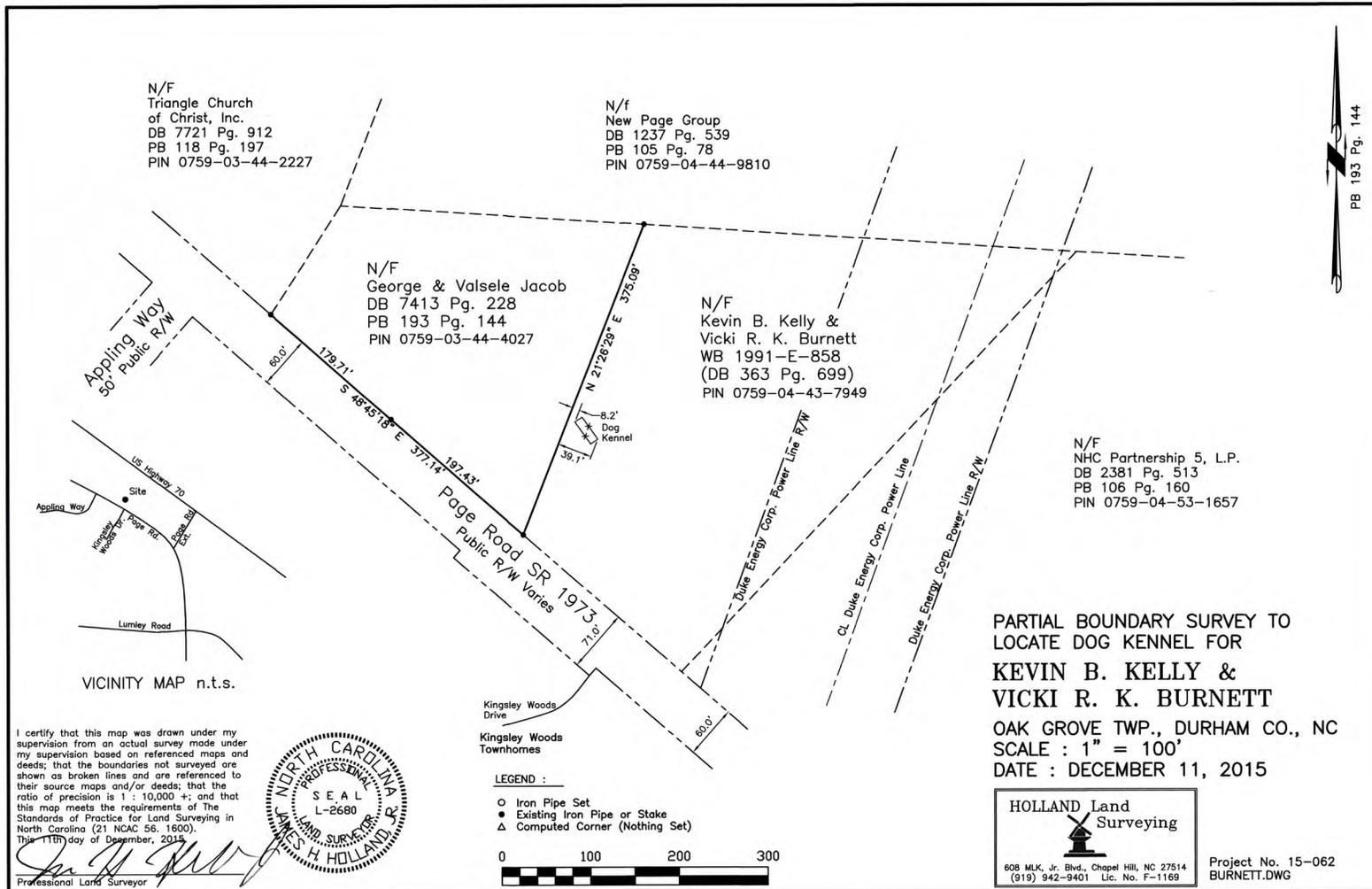


INVESTMENT SUMMARY

APG Advisors is pleased to offer this tract of land off Hwy. 70 West consisting of 3.73 acres. The Corner Page site is located at the intersection of Hwy. 70 and Leesville Road in Durham County, about two miles west of Brier Creek which has been a highly successful mixed-use project with retail, multifamily, single family and a Championship 18 hole golf course at Brier Creek Country Club. This property is ideal for a variety of commercial or residential developments, given its proximity to Brier Creek and high visibility. This property is also located close to Research Triangle Park which is 5 miles away and employs over 50,000 workers. The physical characteristics of the property are valuable with some rolling topography with great frontage.



Site Survey



PB 193 Pg. 144



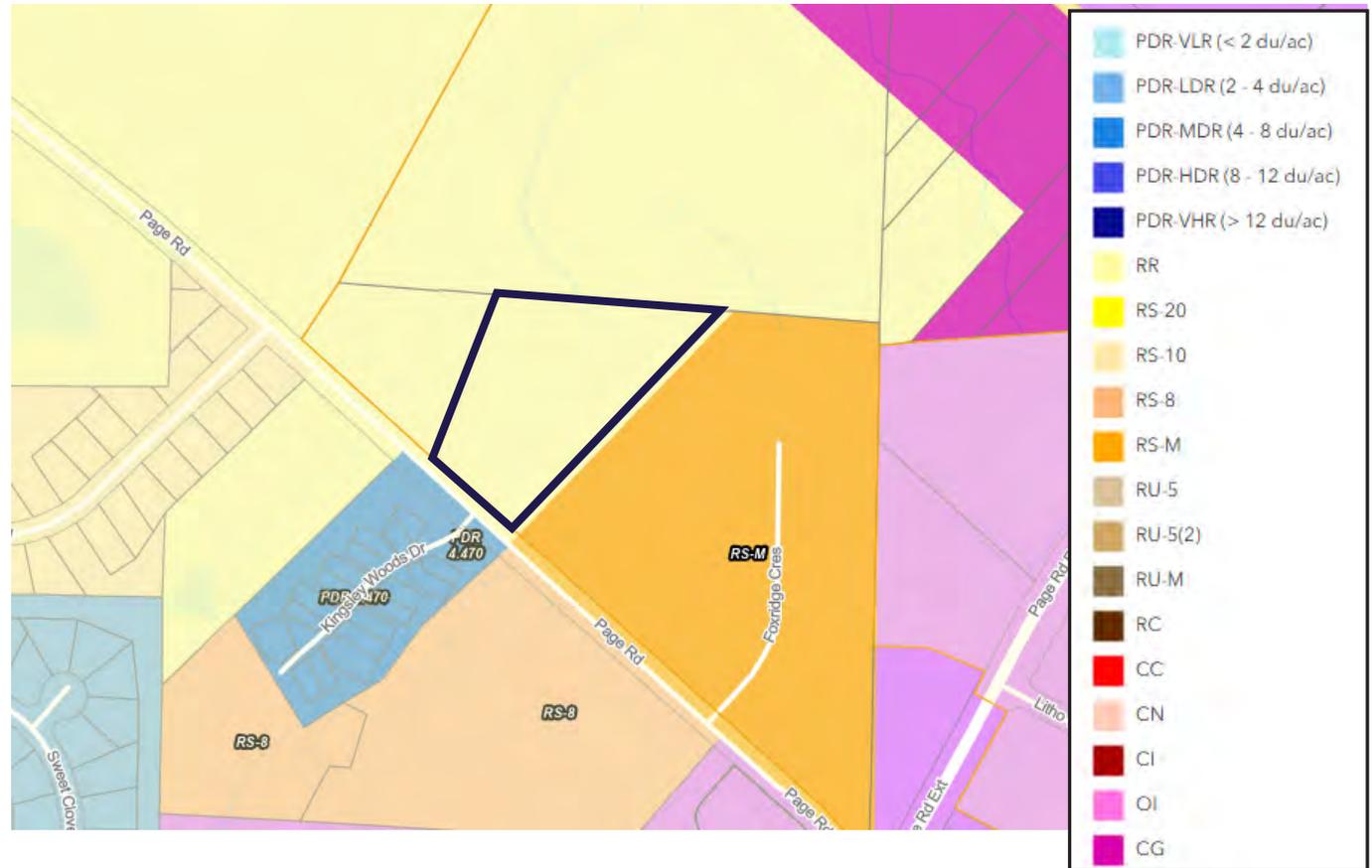
Additional Adjacent Land



Zoning

RR - Residential Rural

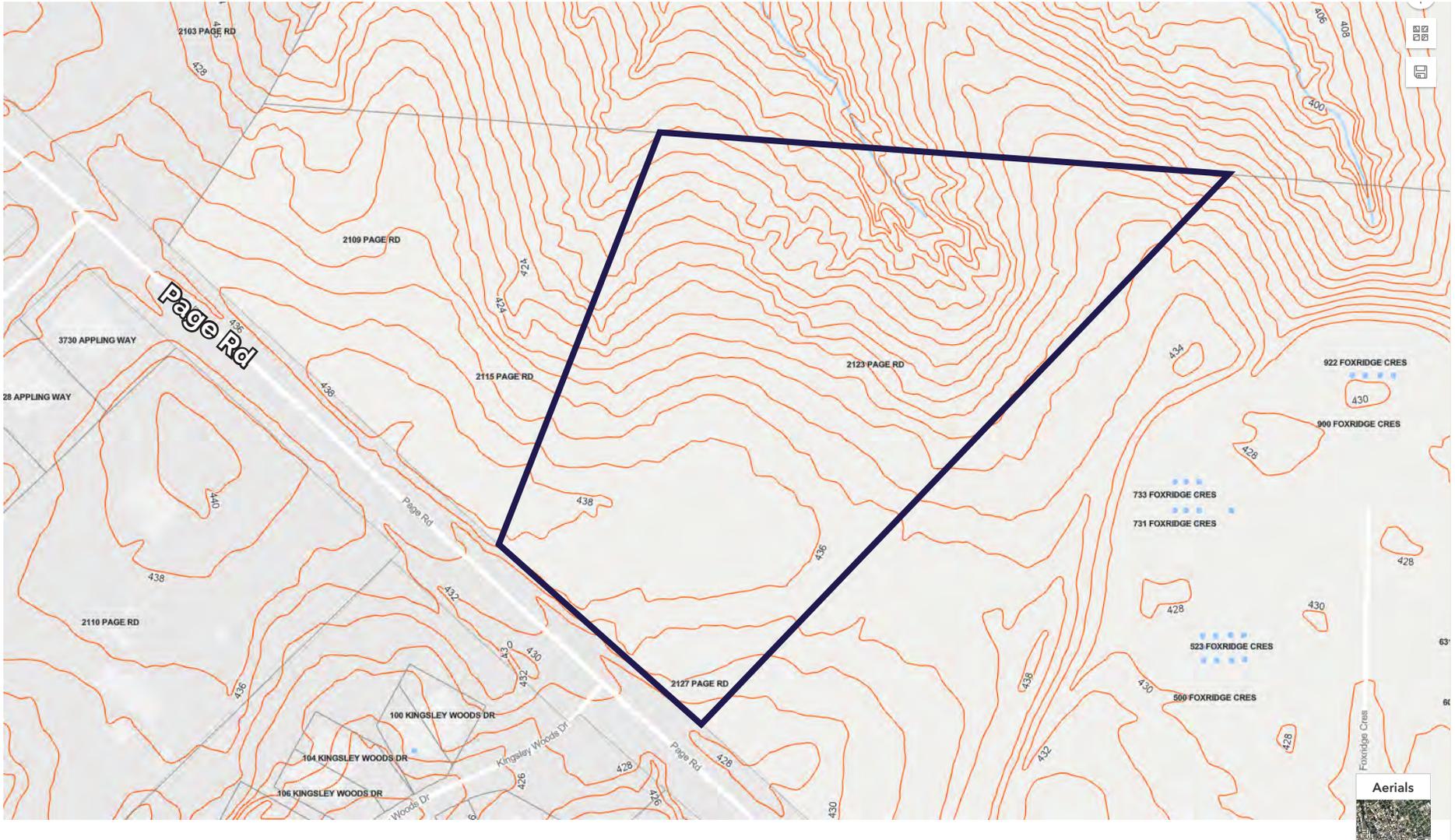
The RR District is established to provide for agricultural activities and residential development on lots of one acre or greater and in conservation subdivisions. Commercial and industrial development is generally prohibited.



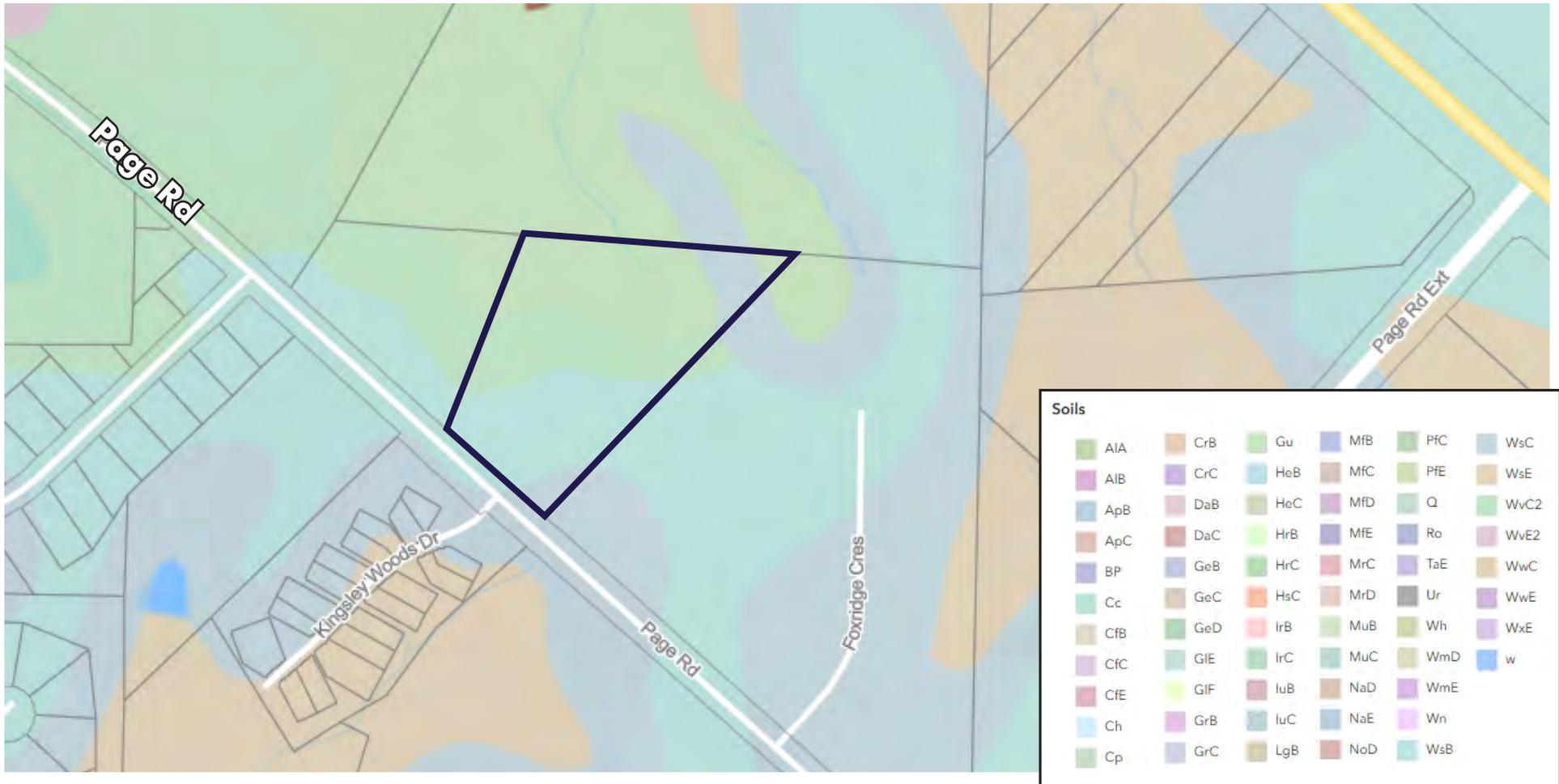
Future Land Use



Topography



Soils



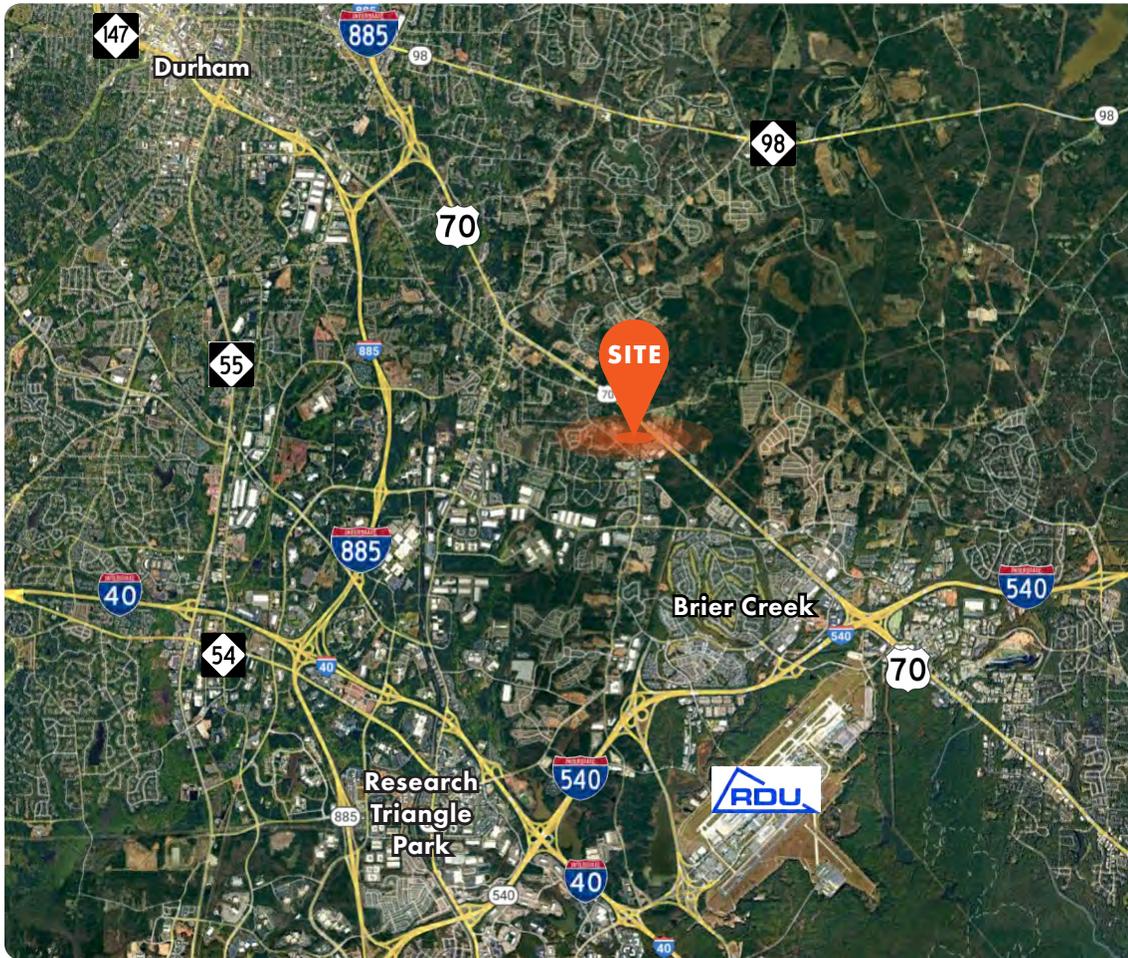
Flood Hazard Area



Neighborhood Overview



Location Map



LINKS

- [Durham Planning & Development](#)
- [Durham County](#)
- [Durham County Future Use Plan](#)
- [Public Transportation](#)
- [Chamber of Commerce](#)

EASE OF ACCESS

US Hwy 70	0.0 miles
Interstate 540	2.9 miles
Interstate 40	4.8 miles
Downtown Durham	9.1 miles
Downtown Raleigh	16.1 miles

	1-Mile	3-Mile	5-Mile
Population	5,877	49,859	109,214
Average Household Income	\$151,904	\$141,202	\$124,874
Median Age	36.9	37.9	36.4

