

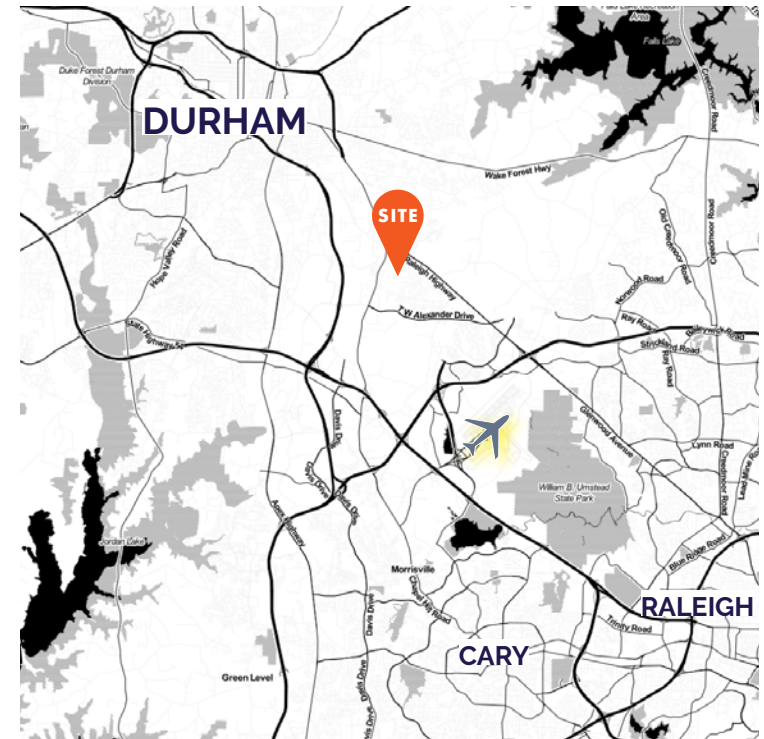


±29.12 ACRE DEVELOPMENT OPPORTUNITY

3102 E. US HIGHWAY 70
Durham, North Carolina 27703

SALE INFORMATION

Acreage	±29.12 acres
Location	Durham County
Zoning	RR & CG Residential Rural & Commercial General
Future Land Use	Apartment & Townhome Neighborhood
Proposed Use	Potential Development
Frontage	US Hwy 70
Parcel Number	0759449810
Utilities	Water Near to Site
Price	\$3,200,000
Description	Additional ±3.76 acres adjacent to the property could provide assemblage opportunity



INVESTMENT SUMMARY

APG Advisors is pleased to offer for fee simple sale this tract of land off Hwy. 70 West consisting of 29.11 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 along Hwy. 70.



Parcel Outline



Additional Adjacent Land



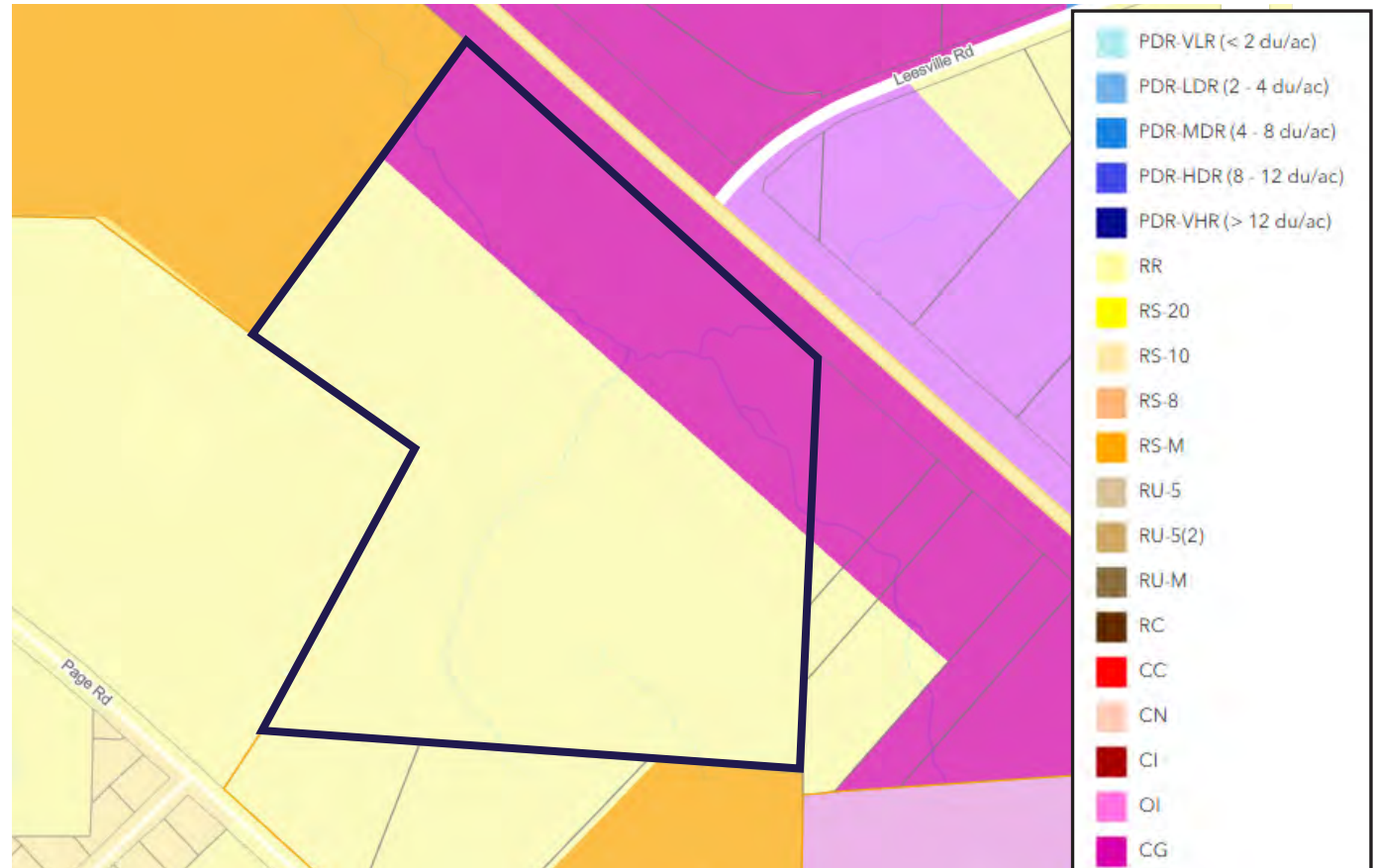
Zoning

RR - Residential Rural

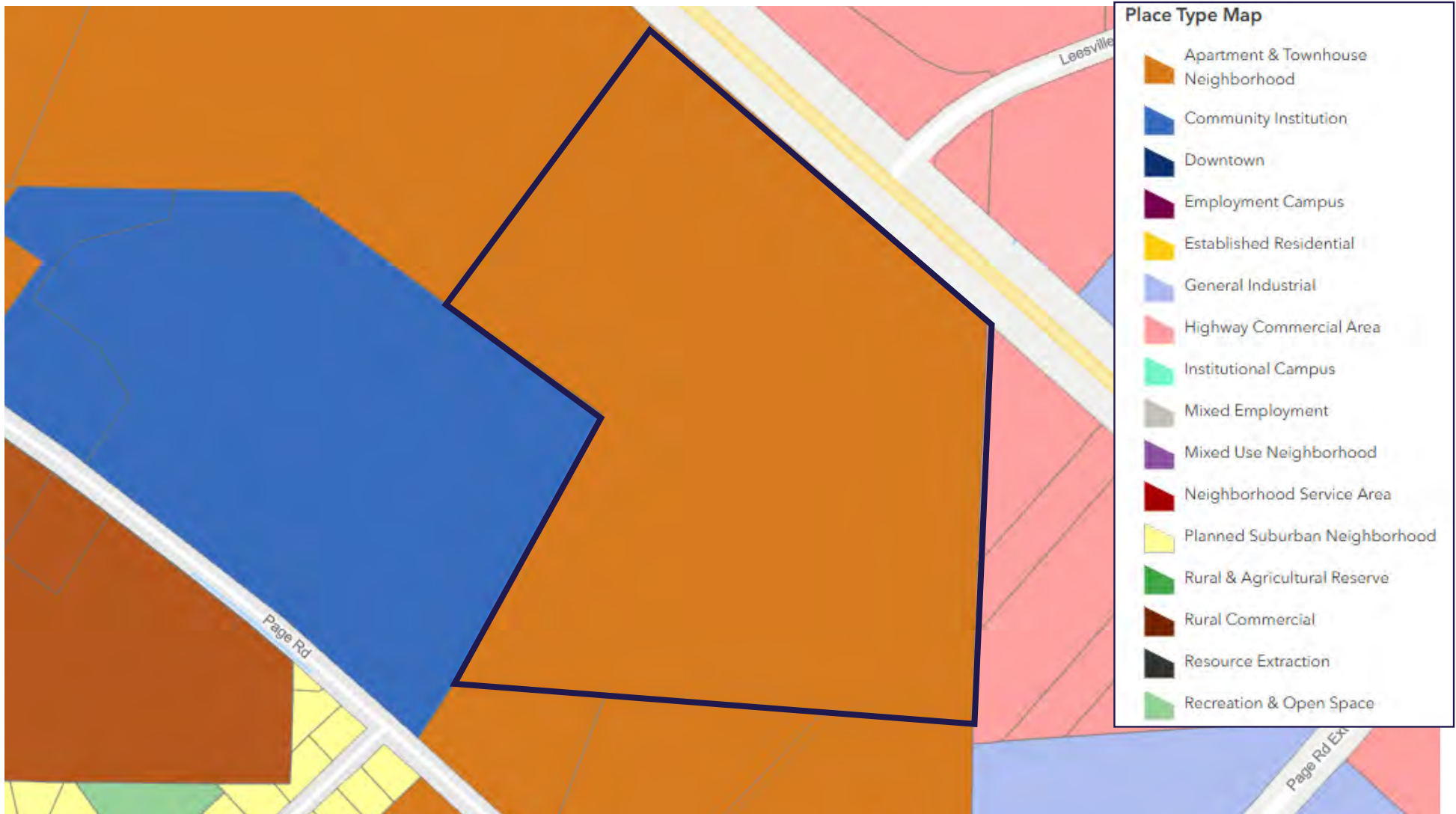
The RR District is established to provide for agricultural activities and residential development on lots of one acre or greater and in conservation subdivisions. Commercial and industrial development is generally prohibited.

CG - Commercial General

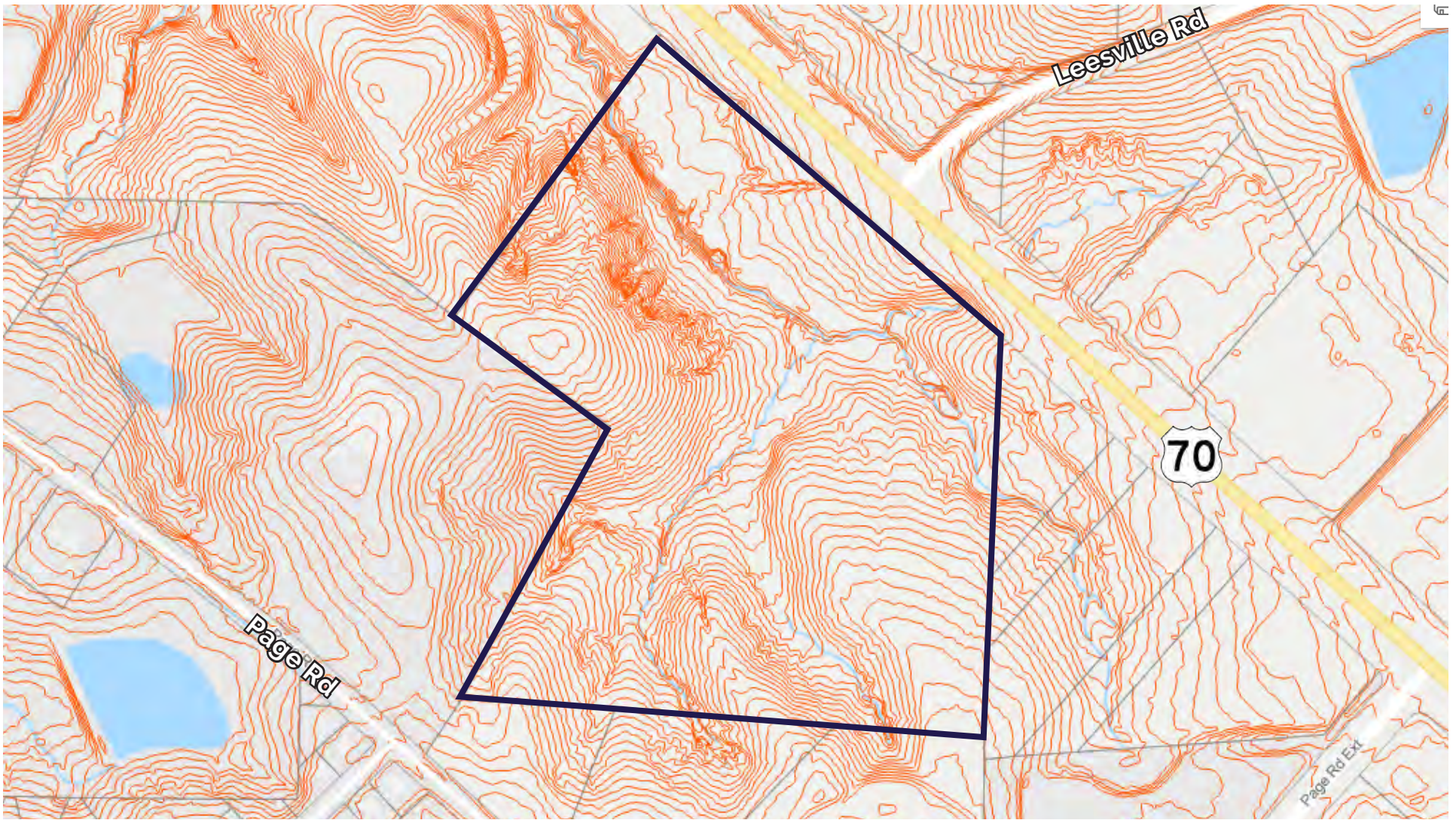
The CG District is established to provide for a wide variety of commercial activities of varying scales that are designed to be served by major thoroughfares, and other similar high-volume rights-of-way. It is the intent of this district to provide sufficient size and depth of property to meet business needs, yet maintain safe traffic flows. Businesses in this district should be sited convenient to automotive traffic. Development in the CG District should provide safe pedestrian access to adjacent residential areas.



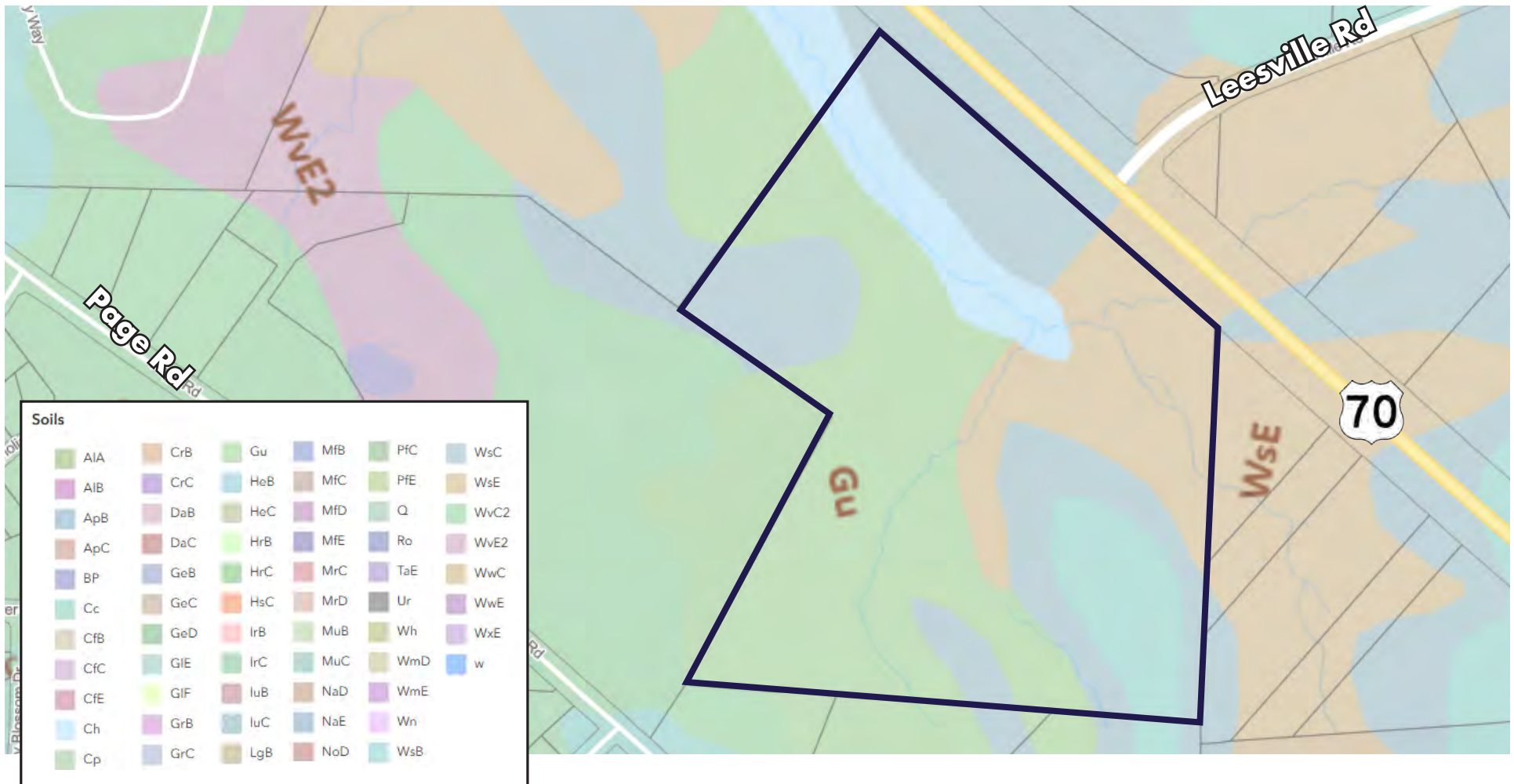
Future Land Use



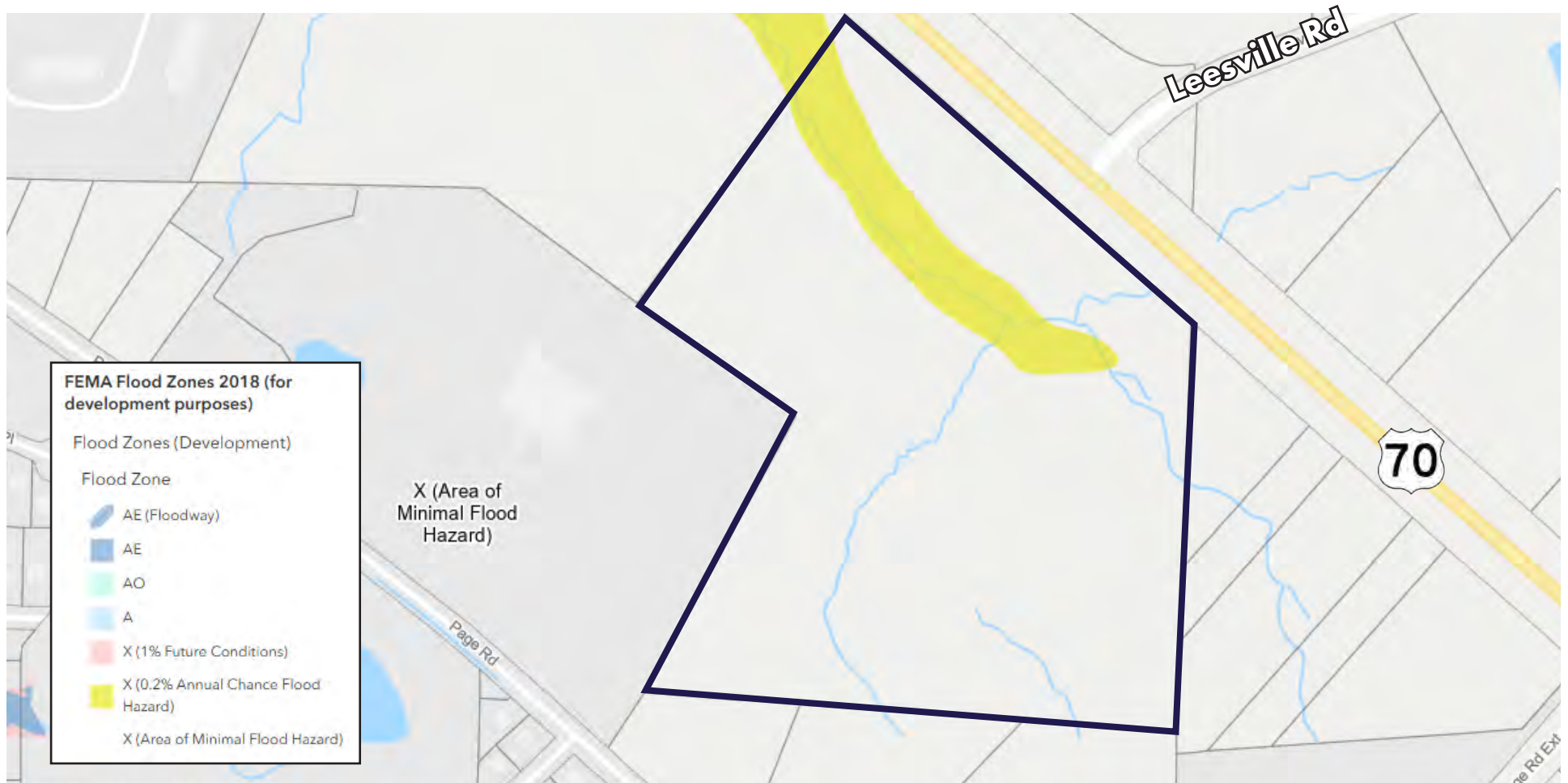
Topography



Soils



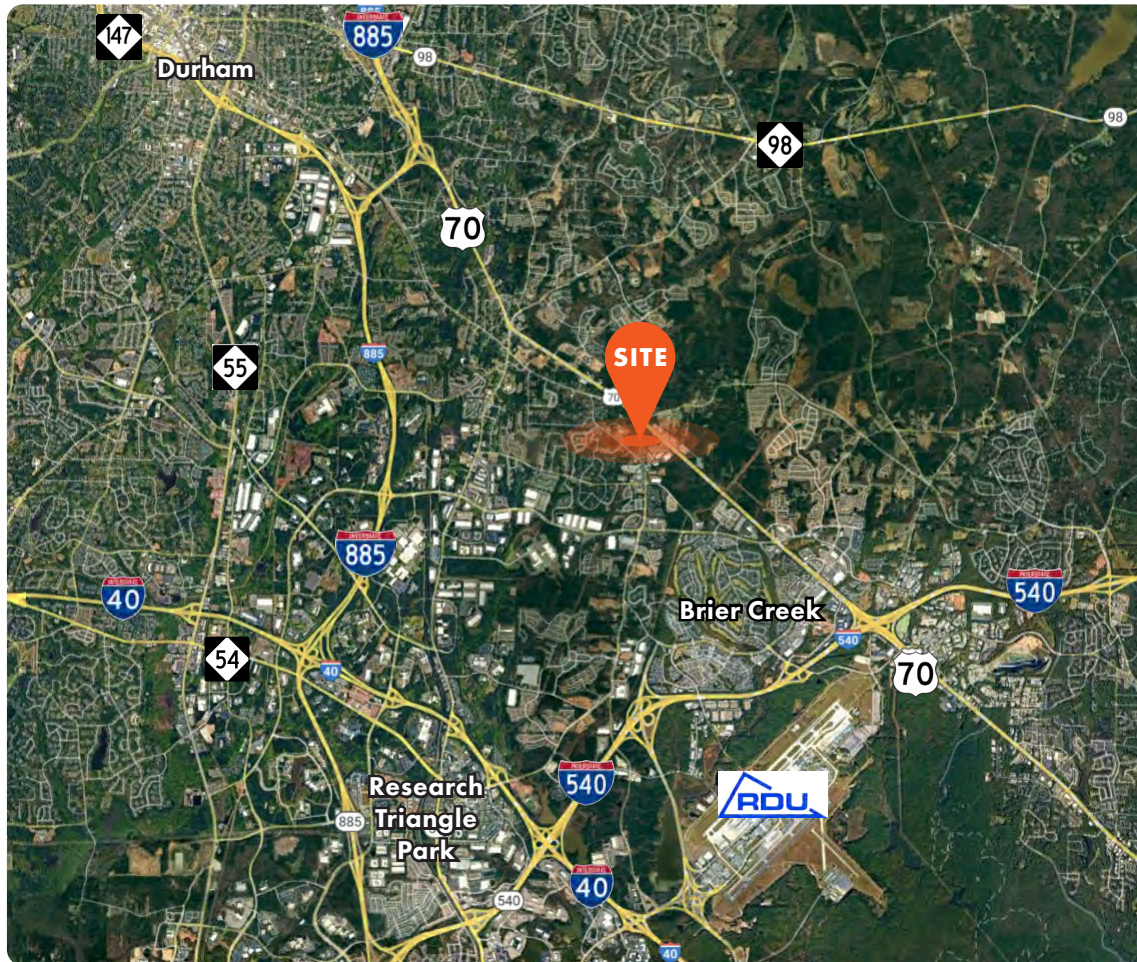
Flood Hazard Area



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



US Hwy 70 Improvements

This project would convert approximately 4 miles of U.S. 70 – from west of Lynn Road in Durham to east of Page Road Extension – to a controlled-access freeway.

Doing so would improve the connection between Interstate 885 in Durham and I-540 in Wake County.

The project would also improve traffic congestion, travel time and safety along U.S. 70.

Access to U.S. 70 would be provided at interchange locations. The intersection of U.S. 70 with South Miami Boulevard, Mineral Springs Road and Sherron Road would be converted to an interchange. The freeway classification means that there would no longer be driveways or intersections along this portion of U.S. 70 and new frontage roads, service roads or other local roadway connections would be evaluated.

[NC DOT Project Status](#)

