

**±9 ACRE HOTEL AND MULTIFAMILY
DEVELOPMENT OPPORTUNITY**

Creekstone Drive

±5 acres for development

Page Creek Lane

±1.18 acres

±2.75 acres

Terrance Pine Drive

Page Road

40

**4751, 4752 & 4825 CREEKSTONE DR
Durham, NC 27703**

SALE INFORMATION

Address	4751, 4752 & 4825 Creekstone Drive Durham, NC 27703		
County	Durham		
Parcel Numbers	0747558736	0747559696	0747662198
Acreage	±9 acres total		
Zoning	CSD-C & IL(D)		
Price	Contact Broker		
Description	Positioned within Durham's premier Research Triangle corridor, this approximately ±9-acre assemblage presents a compelling hotel and multifamily development opportunity minutes from Research Triangle Park, Raleigh-Durham International Airport and I-40. The assemblage includes 4751 and 4752 Creekstone Drive together with approximately five acres of the adjoining 4825 Creekstone Drive property. The final lot line and acreage contributed from 4825 Creekstone Drive are flexible, allowing the site configuration to respond to development needs. With excellent regional connectivity and proximity to one of the Southeast's strongest concentrations of technology, life science and research employers, the property is well positioned to support hospitality and residential demand.		



NEARBY DEMAND DRIVERS

- Research Triangle Park
- Raleigh-Durham International Airport
- Brier Creek Commons
- Duke University & Duke Health
- American Tobacco Campus
- Durham Bulls Athletic Park

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.



Location Map



LINKS

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

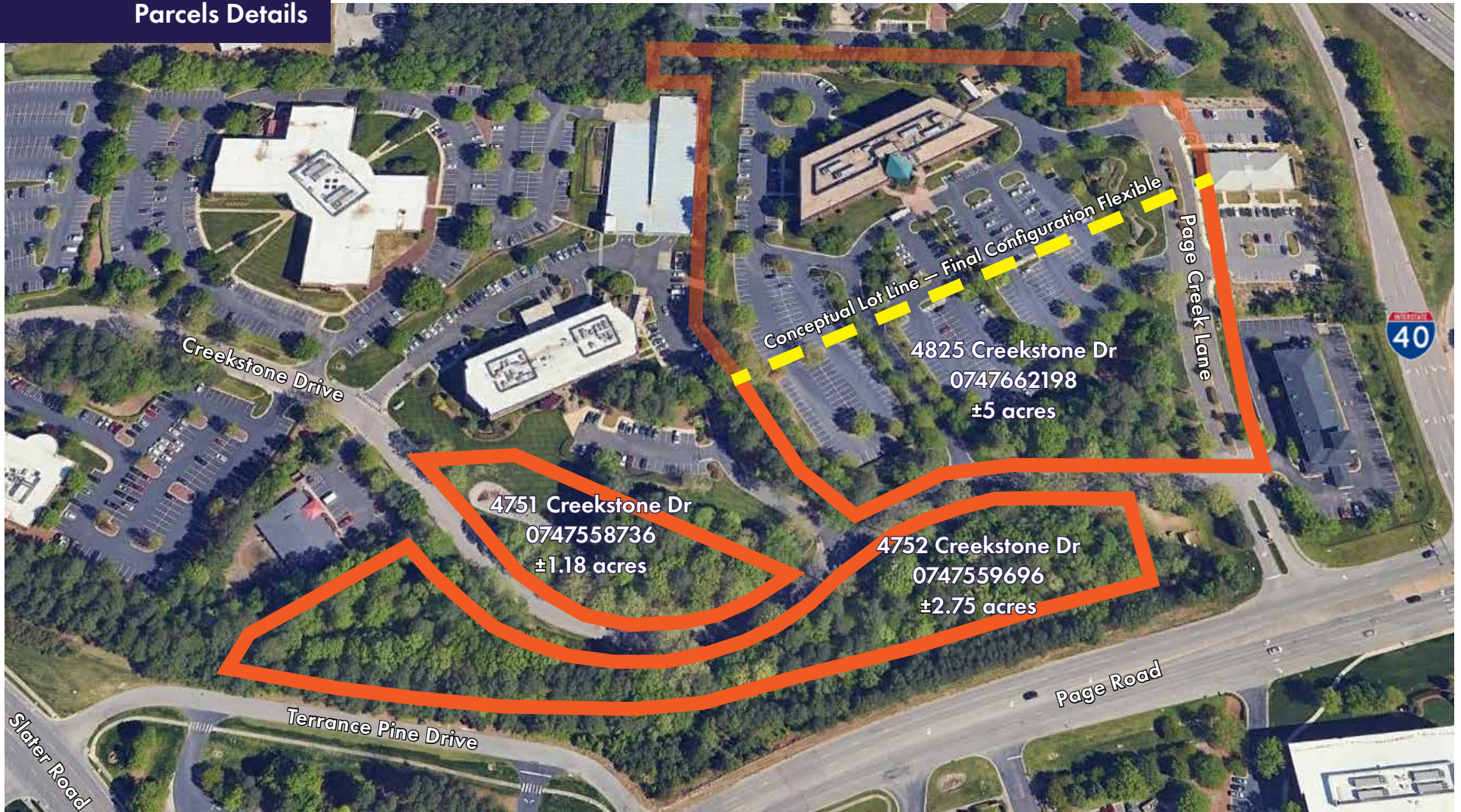
EASE OF ACCESS

I-40	±1.0 miles
Research Triangle Park	±2.1 miles
I-540	±1.5 miles
RDU Inter'l Airport	±4.7 miles
Downtown Durham	±11.3 miles
Downtown Raleigh	±16.5 miles

	2-Mile	5-Mile	10-Mile
2025 Population	16,672	137,488	601,267
Average Household Income	\$129,057	\$143,180	\$135,923
Median Age	36.1	37.5	38.2



Parcels Details





www.apgcre.com

4751 & 4752 Creekstone Drive Survey

SURVEYORS NOTES

- A.) The surveyors have been made on the ground and correctly show the location of all buildings, structures and other improvements situated on the above premises that there are no visible encroachments on the subject property or upon the land abutting and property.
- B.) This map or plat and the survey on which it is based were made in accordance with laws regulating surveys in the State of North Carolina.
- C.) The property described herein is the same property described in Chicago Title Insurance Company Commitment No. 231-13488A, dated November 13, 2023 at 5:00 PM (As to Tract 1) and revised December 15, 2023 at 5:00 PM (As to Tracts 2 and 3) and all easements, covenants and restrictions affecting the subject property or upon the land abutting and property.
- D.) Except as shown, all visible utilities serving the subject property enter through adjacent public easements and/or recorded public utility easements.
- E.) The survey is made in accordance with a professional liability policy in the amount of \$1 million.
- F.) The Subject Property has direct physical access to Page Creek Lane & Creekstone Drive, both being a dedicated public right-of-way.
- G.) There are no apparent encroachments or building ground observed on site.
- H.) There are no party walls or visible encroachments or other described property by owners, shops or buildings, structures or other improvements situated on adjoining property, except as shown on the survey.
- I.) There are no apparent encroachments or building ground observed on site of the subject property.
- J.) The Subject Property forms a mathematically closed figure and is adjacent with adjacent parties with no apparent gaps, gaps or overlaps.

TITLE

Surveyor's review of Chicago Title Insurance Company Commitment No. 231-13488A, dated November 13, 2023 at 5:00 PM (As to Tract 1) and revised December 15, 2023 at 5:00 PM (As to Tracts 2 and 3).

Schedule B - Section 8

1-2) STANDARD EXCEPTIONS.

3) Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 1353, page 196; Book 1519, page 333; Book 1938, page 16, and any related maps, plans, plat(s) and other document(s) and amendments(s).

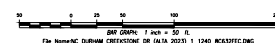
4) Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation or other adverse circumstance affecting the title disclosed by plat(s) recorded in Book 161, Page 12 (As to Tract 1); Plat Book 112, Page 170; Plat Book 114, Page 199 (As to Tracts 1 and 2); Plat Book 113, Page 48 (As to Tract 2); Plat Book 114, Page 191 and Plat Book 123, Page 28 (Tract 2).

5) ALL MATTERS SHOWN HEREON.

- 6) STANDARD EXCEPTIONS.
- 7) Easement(s) to Duke Power Company recorded in Book 177, page 91.
- 8) Easement to Department of Transportation recorded in Book 1226, page 971.
- 9) Deed of Easement to General Telephone Company of the South recorded in Book 1389, page 279.
- 10) Restrictions and reservation of easements as evidenced in General Warranty Deed recorded in Deed Book 1934, page 787.
- 11) Deed of Easement to the County of Durham recorded in Book 1362, page 778.
- 12) Restrictive covenants and easements contained in those certain General Warranty Deeds recorded in Deed Book 1389, page 279 and Deed Book 1389, page 285 (As to Tract 1).
- 13) Nonexclusive Strip, Access and Utility Easement recorded in Book 1389, page 358 (As to Tracts 1 and 2).
- 14) Nonexclusive Access and Utility Easement recorded in Book 1389, page 348 (As to Tracts 1 and 2).
- 15) Parking License Declaration recorded in Book 9892, page 400 (As to Tract 1).
- 16) Access and Utility Easement Agreement recorded in Book 8524, page 791 (As to Tract 1).
- 17) Terms and provisions of the lease by and between Highlands Realty Limited Partnership, a North Carolina limited partnership, and Private Diagnostic Clinic, PLLC, a North Carolina professional liability company, a memorandum of which is recorded in Book 8000, page 619.
- 18) Declaration of Cross Access and Drainage Easements recorded in Book 2725, page 551 (As to Tract 1 and 2).
- 19) STANDARD EXCEPTION.
- 20) Memorandum of Action by the Department of Transportation, recorded in Book 1766, page 720, Consent Judgment regarding Civil Action 19-CV-0780 recorded in Book 2751, page 104 (As to Tract 2).
- 21) Easement(s) contained in that certain Deed recorded in Book 1369, page 379 (As to Tract 2).

CURVE TABLE				
CURVE	CHORD BEG.	CHORD	RADIUS	ARC
C7	S89° 50' 10" E	285.7	1828.74	285.87° 0' 00" 00"
C8	S89° 44' 56" E	265.76	1829.86	285.26° 0' 54" 00"
C9	S89° 20' 05" W	160.30	265.51	194.43° 42' 00" 01"
C10	S89° 24' 05" W	470.26	325.50	525.50° 52' 30" 02"
C11	S89° 01' 35" E	387.17	274.50	429.72° 89° 41' 42"

Sheet 2 of 2
ALTA/NSPS Land Title Survey
4751 & 4752 Creekstone Drive
City of Durham, Durham County, NC
Nov 2023 - Scale: 1"=50'



Visit our website for more information.

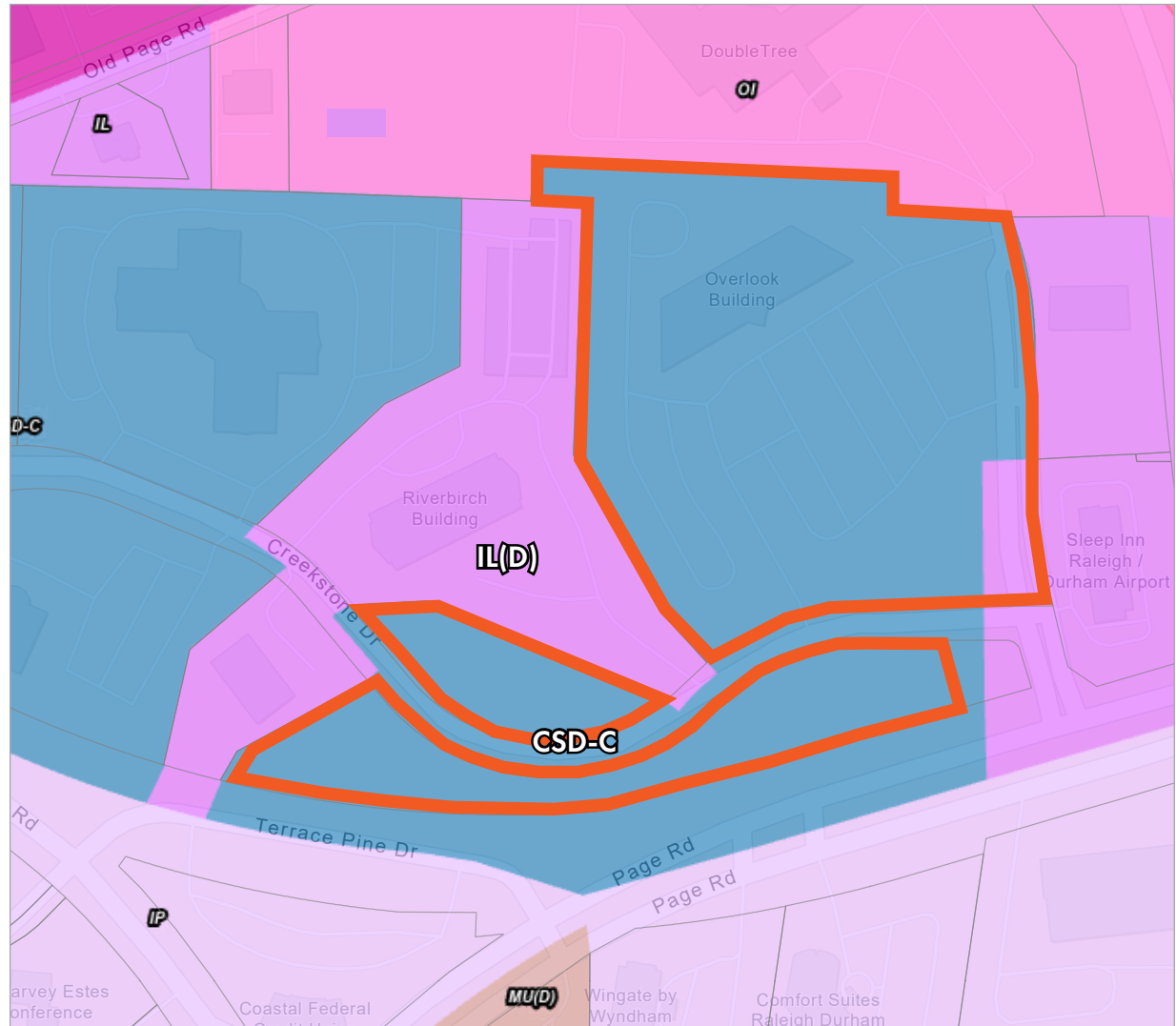
Zoning

CSD-C - Compact Suburban Design District - Core

The CSD-C (Compact Suburban Design – Core) district supports high-intensity, walkable mixed-use development. As the highest-density sub-district, it accommodates a broad range of commercial and residential uses while encouraging quality urban design and pedestrian connectivity.

IL(D) - Light Industrial (Development)

The IL (Light Industrial) district is intended to accommodate a broad range of light manufacturing, warehousing, wholesaling, office, and supporting commercial uses. The district emphasizes high-quality site design, compatibility with surrounding properties, and minimal environmental impacts while providing locations for industrial operations with limited effects on adjacent development.



Future Land Use

Transit Opportunity

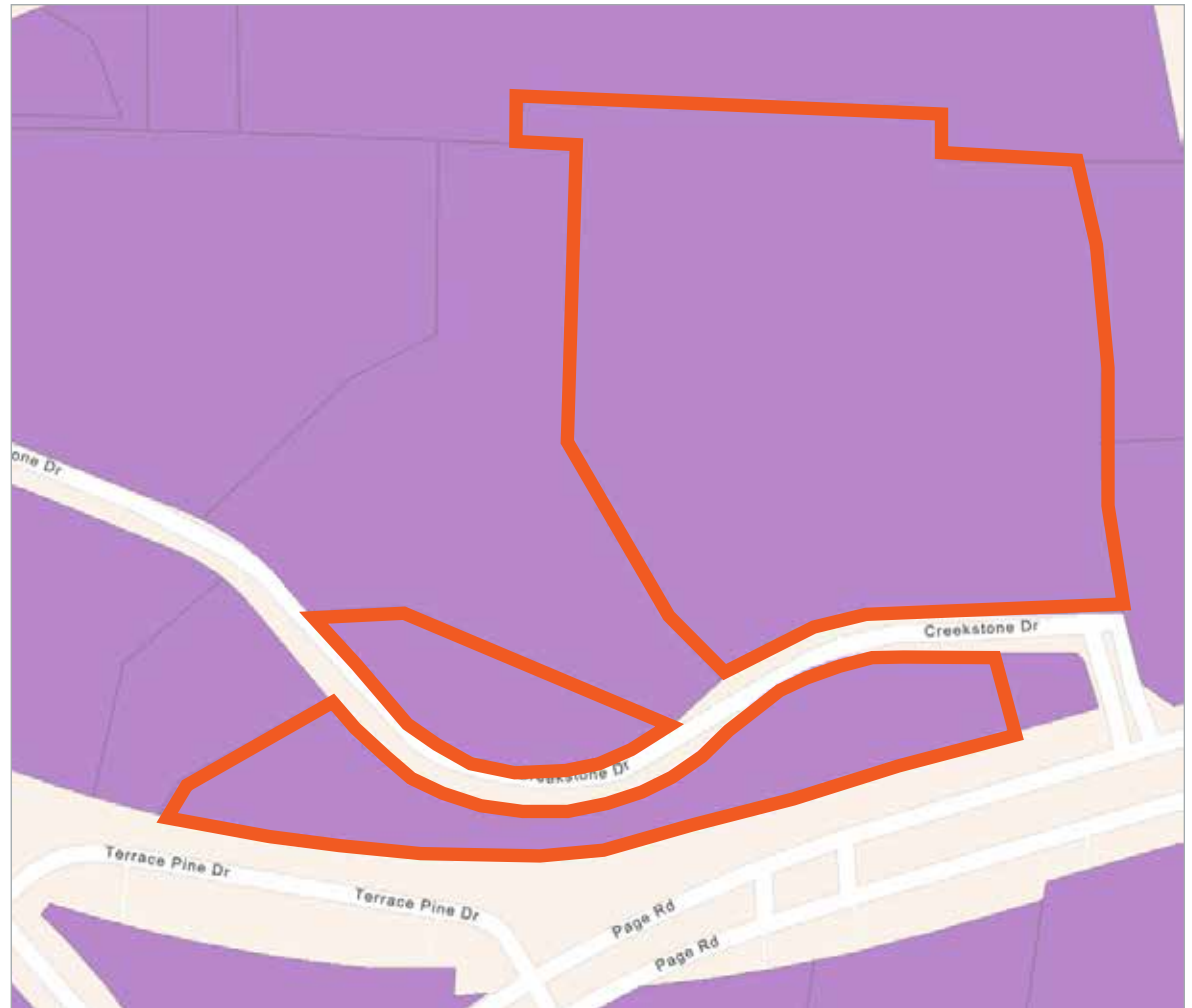
The property is designated as a Transit Opportunity Area, supporting compact, higher-intensity development near existing and planned transit corridors. The designation promotes mixed-use, employment, commercial and residential development while promoting walkability and multimodal connectivity.

Primary Uses:

- Commercial
- Hospitality
- Office
- Mixed-use
- Multifamily residential
- Civic & Institutional

Development Priorities:

- Compact, higher-intensity development
- Redevelopment and infill
- Walkable streets and multimodal transportation
- Mixed commercial and residential environments
- Long-term growth within the Research Triangle corridor



Development Concept - Scheme B

SCHEME B - RESIDENTIAL PODIUM BUILDING				
LEVEL	GSF	RSF	UNITS (950 AVG)	PARKING COUNT
4	92750	76055	80	0
3	92750	76055	80	0
2	92750	76055	80	0
1	81830	57101	60	0
B	115710	0	0	356
SURFACE PARKING				214
TOTAL	475790	285266	300	356

* CONCEPTUAL PLAN BASED ON LIMITED SITE INFORMATION. ALL SETBACKS, EASEMENTS, UTILITIES, AND GRADING TO BE VERIFIED.

* RSF AREAS AND YIELD NOTED IN YIELD DATA ABOVE ARE BASED ON THE MASSING AS SHOWN AND DO NOT INCLUDE BALCONIES OR AMENITY SPACES.

* ASSUMED CORE FACTOR OF 0.82.



DEVELOPMENT CONCEPT / TYPICAL LEVEL

4 | FEBRUARY, 3, 2026



Development Concept - Scheme B cont.



DEVELOPMENT CONCEPT / AERIAL MASSING

5 | FEBRUARY 3, 2026

MILL CREEK
ARCHITECTURE
IB+B
ARCHITECTURE

FRANK QUINN C: 919.349.2273 | O: 919.582.3150 | fquinn@apgcre.com

DAVID BATTEN C: 919.810.1720 | O: 919.582.3117 | dbatten@apgcre.com



Visit our website for
more information.

Development Concept - Scheme C

SCHEME C - RESIDENTIAL DECK WRAP BUILDING				
LEVEL	GSF	RSF	UNITS (950 AVG)	PARKING COUNT
5	74932	58447	62	50 (half level)
4	74932	58447	62	86
3	74932	58447	62	86
2	74932	58447	62	86
1	74932	48447	51	86
B	18106	14123	15	82
SURFACE PARKING				214
TOTAL	392766	296357	314	476
*assumes 10,000 sf amenity @ level 1				1.52/UNIT

* CONCEPTUAL PLAN BASED ON LIMITED SITE INFORMATION. ALL SETBACKS, EASEMENTS, UTILITIES, AND GRADING TO BE VERIFIED.

* RSF AREAS AND YIELD NOTED IN YIELD DATA ABOVE ARE BASED ON THE MASSING AS SHOWN AND DO NOT INCLUDE BALCONIES OR AMENITY SPACES.

* ASSUMED CORE FACTOR OF 0.78.



DEVELOPMENT CONCEPT / TYPICAL LEVEL

4 | FEBRUARY, 3, 2026



Development Concept - Scheme C cont.



DEVELOPMENT CONCEPT / AERIAL MASSING

5 | FEBRUARY 3, 2026

MILL CREEK
ARCHITECTURAL
IB+B
ARCHITECTURE

FRANK QUINN C: 919.349.2273 | O: 919.582.3150 | fquinn@apgcre.com

DAVID BATTEN C: 919.810.1720 | O: 919.582.3117 | dbatten@apgcre.com



Visit our website for
more information.

Development Concept - Scheme D

SCHEME D - RESIDENTIAL DECK WRAP BUILDING				
LEVEL	GSF	RSF	UNITS (950 AVG)	PARKING COUNT
5	75716	59058	62	50 (half level)
4	75716	59058	62	86
3	75716	59058	62	86
2	75716	59058	62	86
1	75716	49058	52	86
B	18516	14442	15	82
SURFACE PARKING				214
TOTAL	397096	299735	315	476
*assumes 10,000 sf amenity @ level 1				1.51/UNIT

* CONCEPTUAL PLAN BASED ON LIMITED SITE INFORMATION. ALL SETBACKS, EASEMENTS, UTILITIES, AND GRADING TO BE VERIFIED.

* RSF AREAS AND YIELD NOTED IN YIELD DATA ABOVE ARE BASED ON THE MASSING AS SHOWN AND DO NOT INCLUDE BALCONIES OR AMENITY SPACES.

* ASSUMED CORE FACTOR OF 0.78.



DEVELOPMENT CONCEPT / TYPICAL LEVEL

4 | FEBRUARY, 3, 2026

MILL CREEK ARCHITECTURE I+B+M ARCHITECTURE



Development Concept - Scheme D cont.



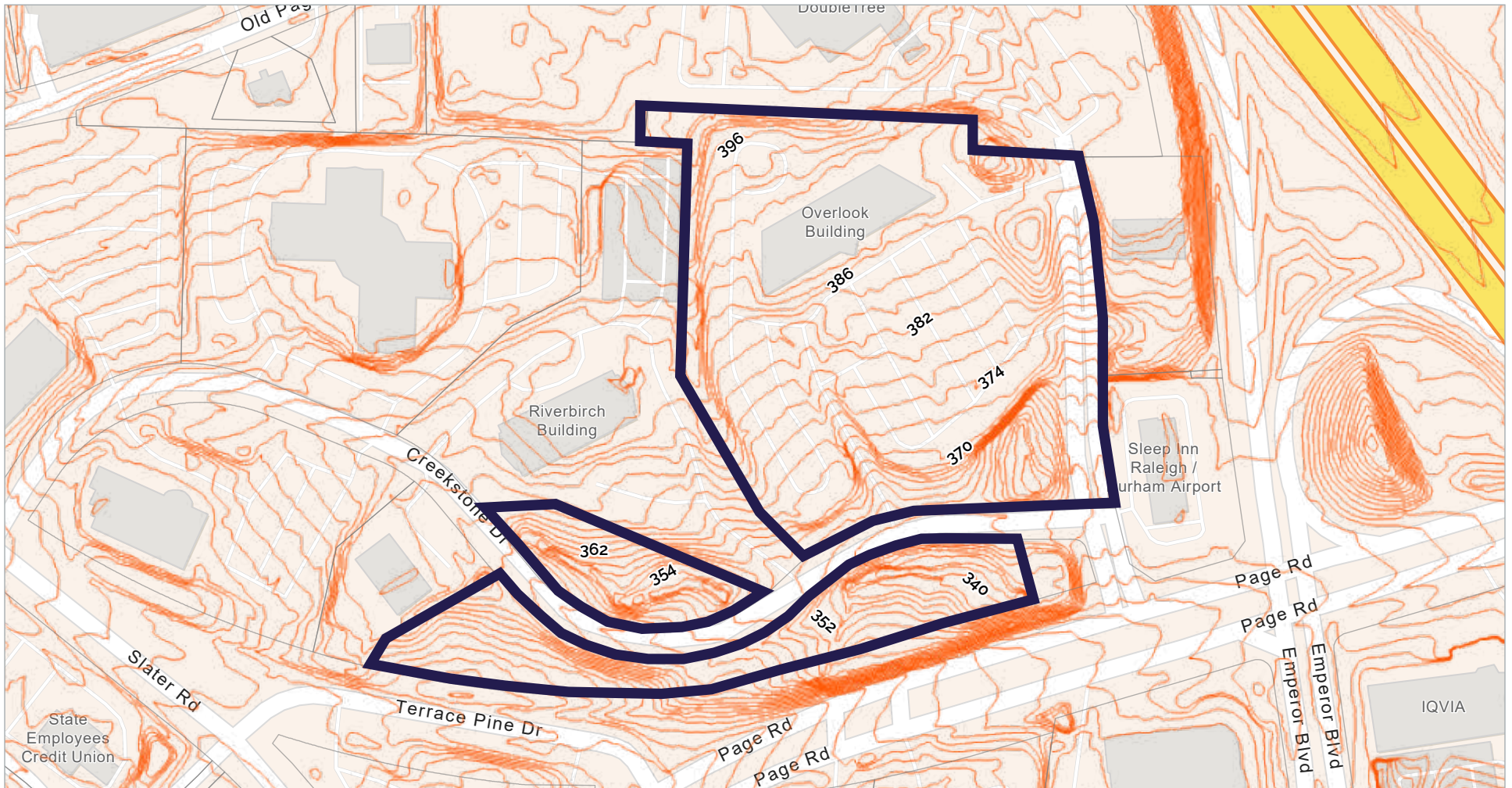
DEVELOPMENT CONCEPT / AERIAL MASSING

5 | FEBRUARY 3, 2026

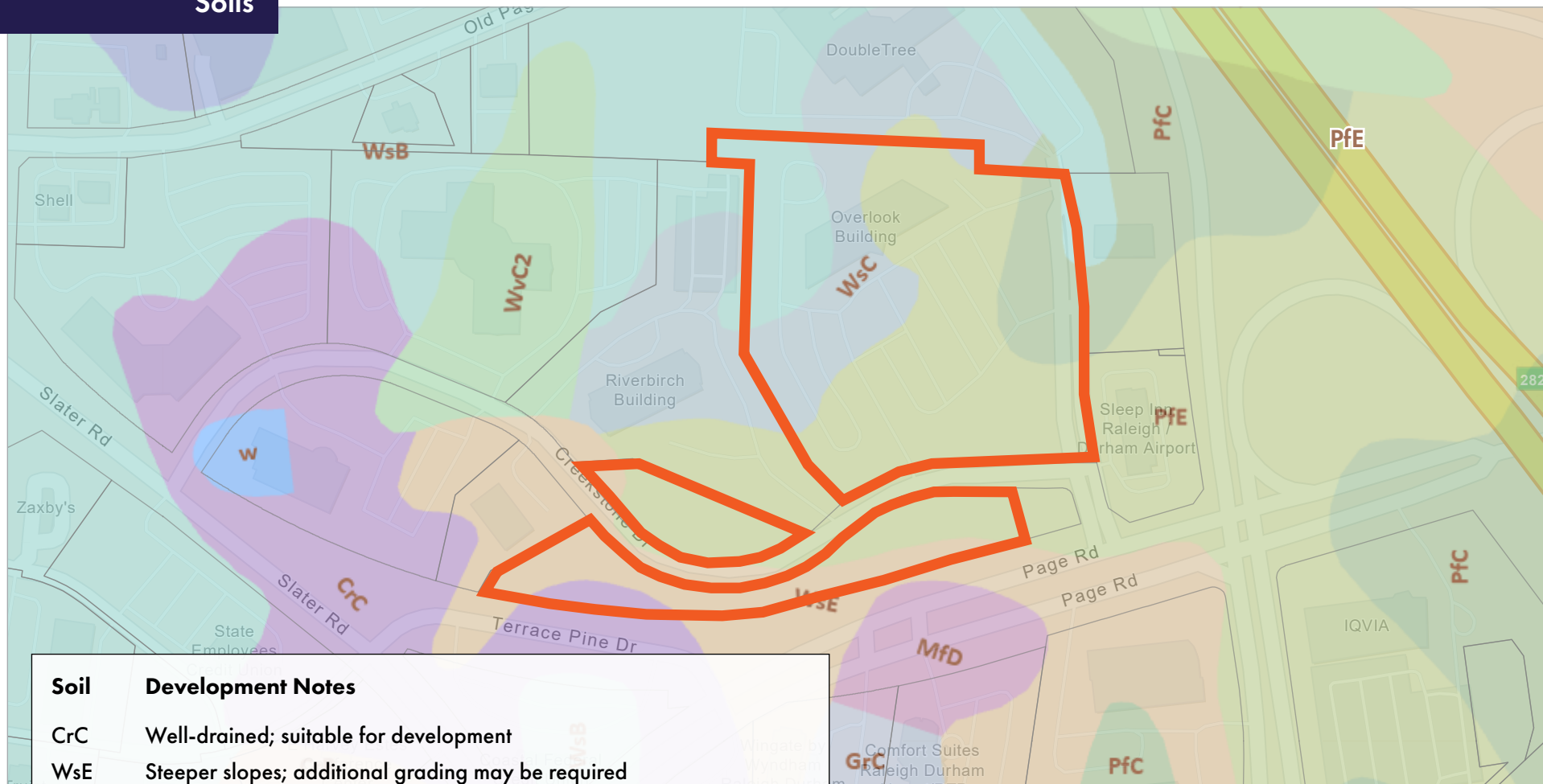
MILL CREEK
ARCHITECTURAL
I-B+B
ARCHITECTURE



Topography



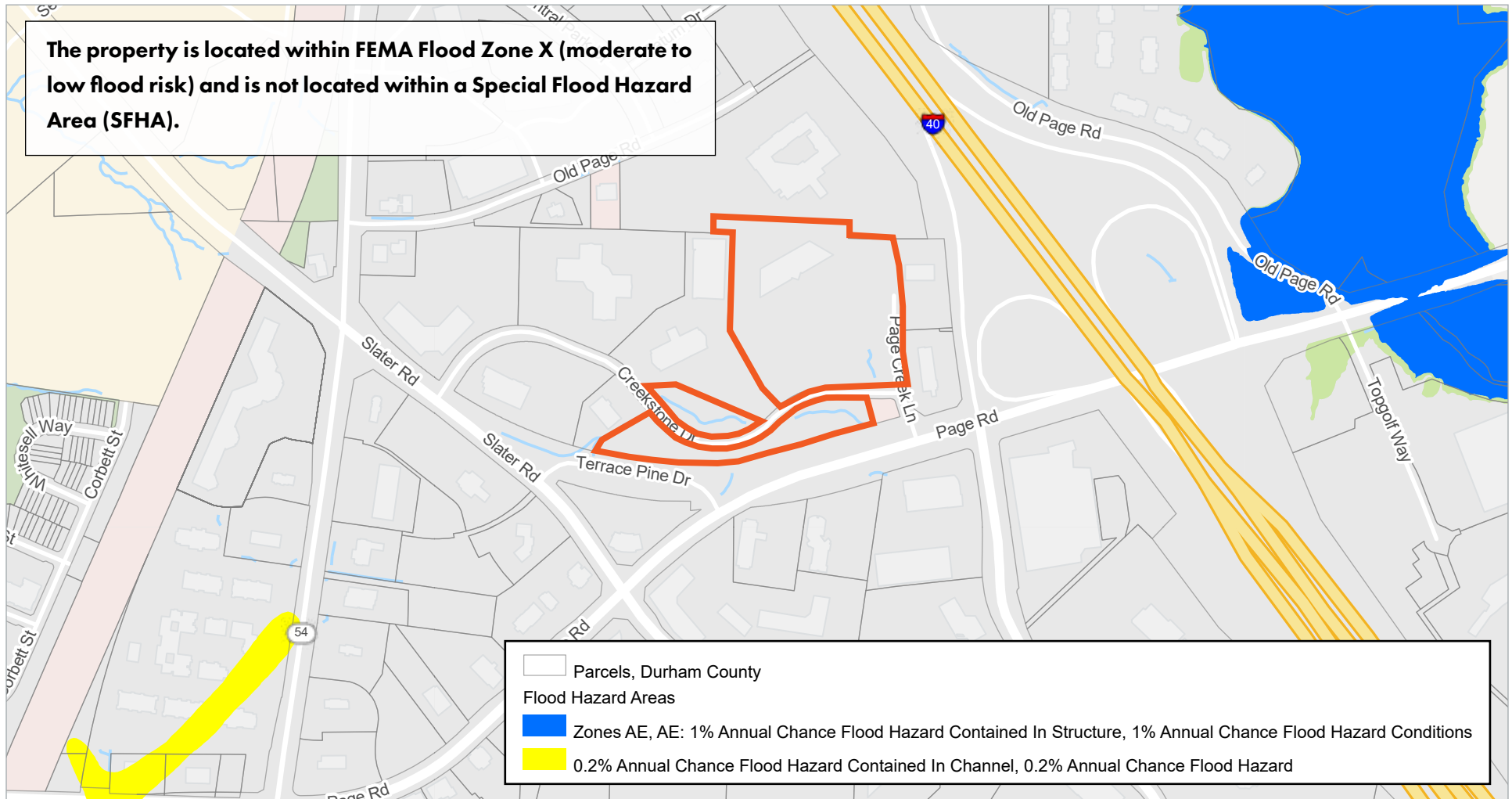
Soils



Soil	Development Notes
CrC	Well-drained; suitable for development
WsE	Steeper slopes; additional grading may be required
PfE	Well-drained; steeper terrain may increase site preparation
WsC	Well-drained; moderate terrain may require additional site preparation.



Floodplains



New Unified Development Ordinance

After the City of Durham and Durham County adopted their new Comprehensive Plan in October 2023, Durham's Planning Department turned its focus on implementing the plan's goals and actions by proposing changes to the Unified Development Ordinance (UDO). The UDO is a legally binding set of regulations that governs how land development is permitted in both the City and County.

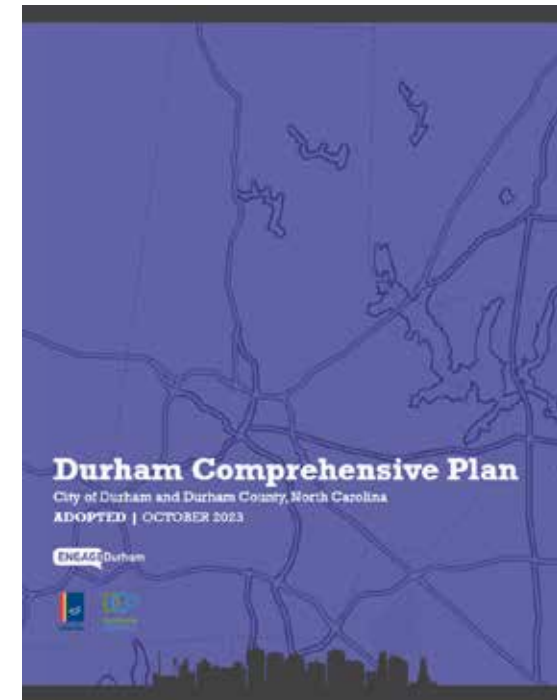
A team of consultants, led by Code Studio, has been hired to assist with this project. It is anticipated that preparing the new UDO will take approximately a year and a half before the public hearings and adoption process begins. A separate community consultant was hired to collaborate with staff and Code Studio, specifically to ensure equitable engagement and outreach to historically underrepresented communities.

[2023 Durham Comprehensive Plan](#)

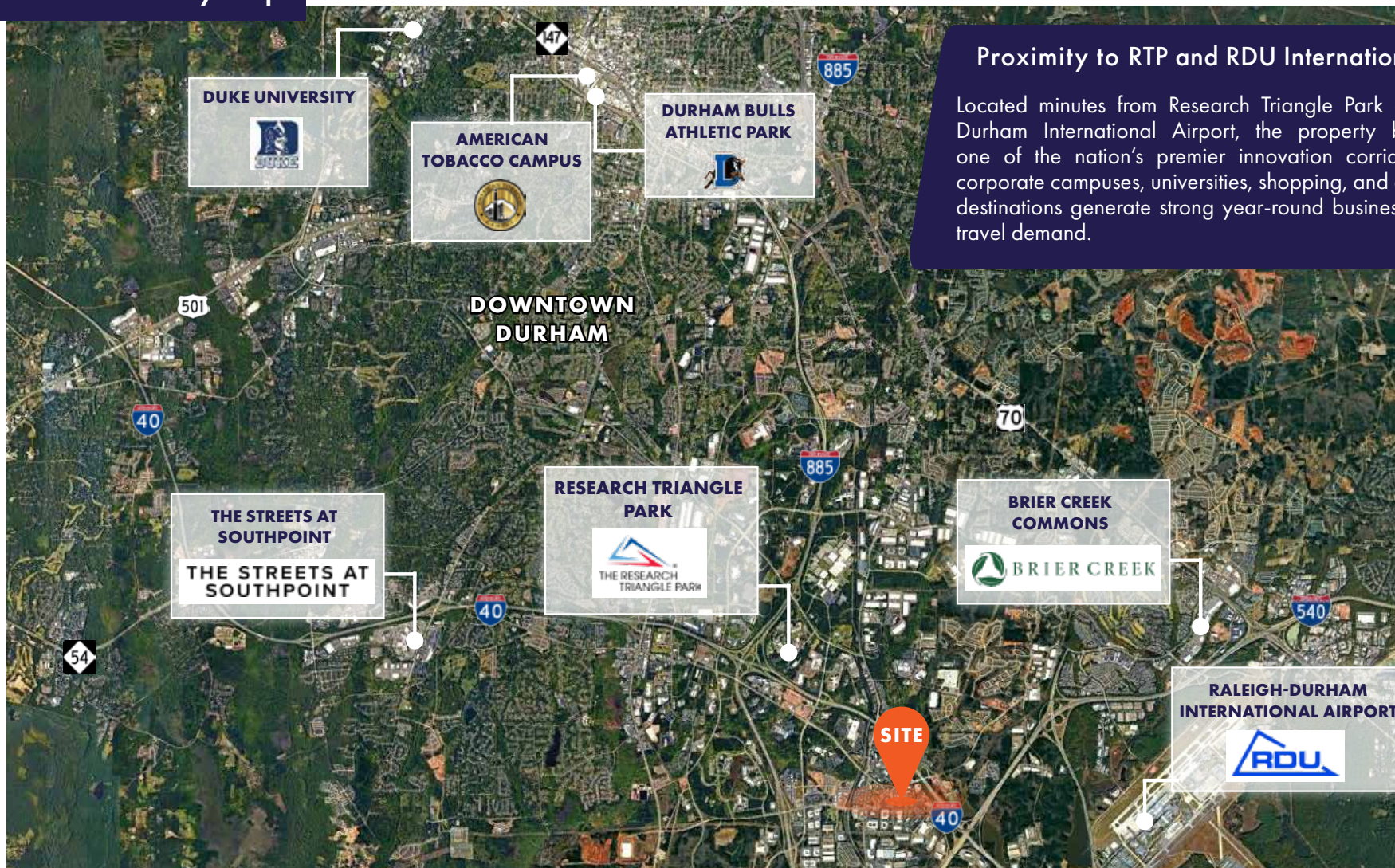
[New Proposed Zoning - Interactive Map](#)

[Comprehensive Plan's Impact on Review](#)

[Comprehensive Plan's Development and Adoption](#)



Proximity Map



Proximity to RTP and RDU International Airport

Located minutes from Research Triangle Park and Raleigh-Durham International Airport, the property benefits from one of the nation's premier innovation corridors. Nearby corporate campuses, universities, shopping, and entertainment destinations generate strong year-round business and leisure travel demand.



DURHAM QUICK FACTS

Community Profile

Durham is one of the Southeast's fastest-growing innovation economies, anchored by Research Triangle Park, Duke University, and Raleigh-Durham International Airport. Strong population growth, a highly educated workforce, and continued corporate investment continue to drive demand for new commercial and hospitality development.

Demographics

Population	304,027
Labor Force	171,763
Unemployment Rate	2.9%
Bachelors Degree or Higher	56.83%
Durham Land Area	115.4 Sq Miles
2025 Housing Units	136,837
Owner-Occupied Housing Units	48.83%
Renter-Occupied Housing Units	51.17%
2025 Average Household Income	\$83,128
Average Work Commute Time	21 minutes



Top 100 Places to Live in the US
(Livability, 2025)



#2 Best Cities for US
Job Seekers in 2024
(Durham-Chapel Hill)
(Indeed.com, 2025)



#2 Most Educated
Cities in the US
(Durham-Chapell Hill)
(Smart Asset, 2025)

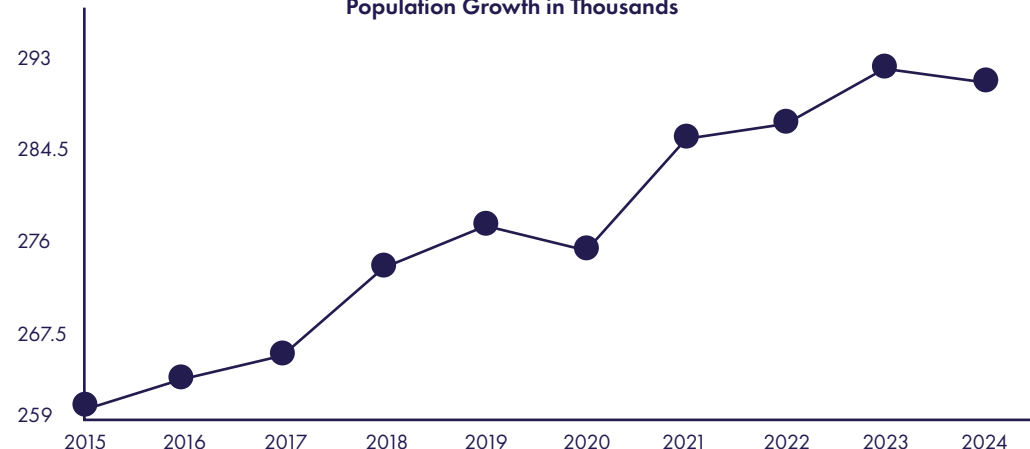


#3 US Market for Life
Sciences Talent Growth
(CBRE, 2025)



#6 Best Cities to
Start a Business
(WalletHub, 2026)

Population Growth in Thousands



Source: zoomprospector.com

