

LAND FOR SALE | +/- 27.22 ACRES

# 734 S. MIAMI BLVD.

DURHAM, NC 27703 | MULTI-FAMILY LAND OPPORTUNITY



**NATRI** PROPERTIES

# PROPERTY OVERVIEW

Incredible development opportunity totaling ±27.22 acres near downtown Durham. Ideally positioned with frontage along US Hwy 70 and close proximity to NC 147 and Research Triangle Park.

## ADDRESS

734 S. Miami Blvd., Durham  
101 Spring Street, Durham  
1220 Lynn Rd., Durham

## ACRES

±27.22 acres assemblage of 3 parcels

## PARCELS

0840386490  
0840376685  
0840379671

## ZONING

Existing PDR zoning permits max density of 12.67 units/acre for a total of 320 units  
Permitted Uses Table

## PRICE

\$8,505,000.00 (\$309,385/acre)

## TRAFFIC COUNT

45,500 Annual Average Daily Traffic

## LOT SUMMARY

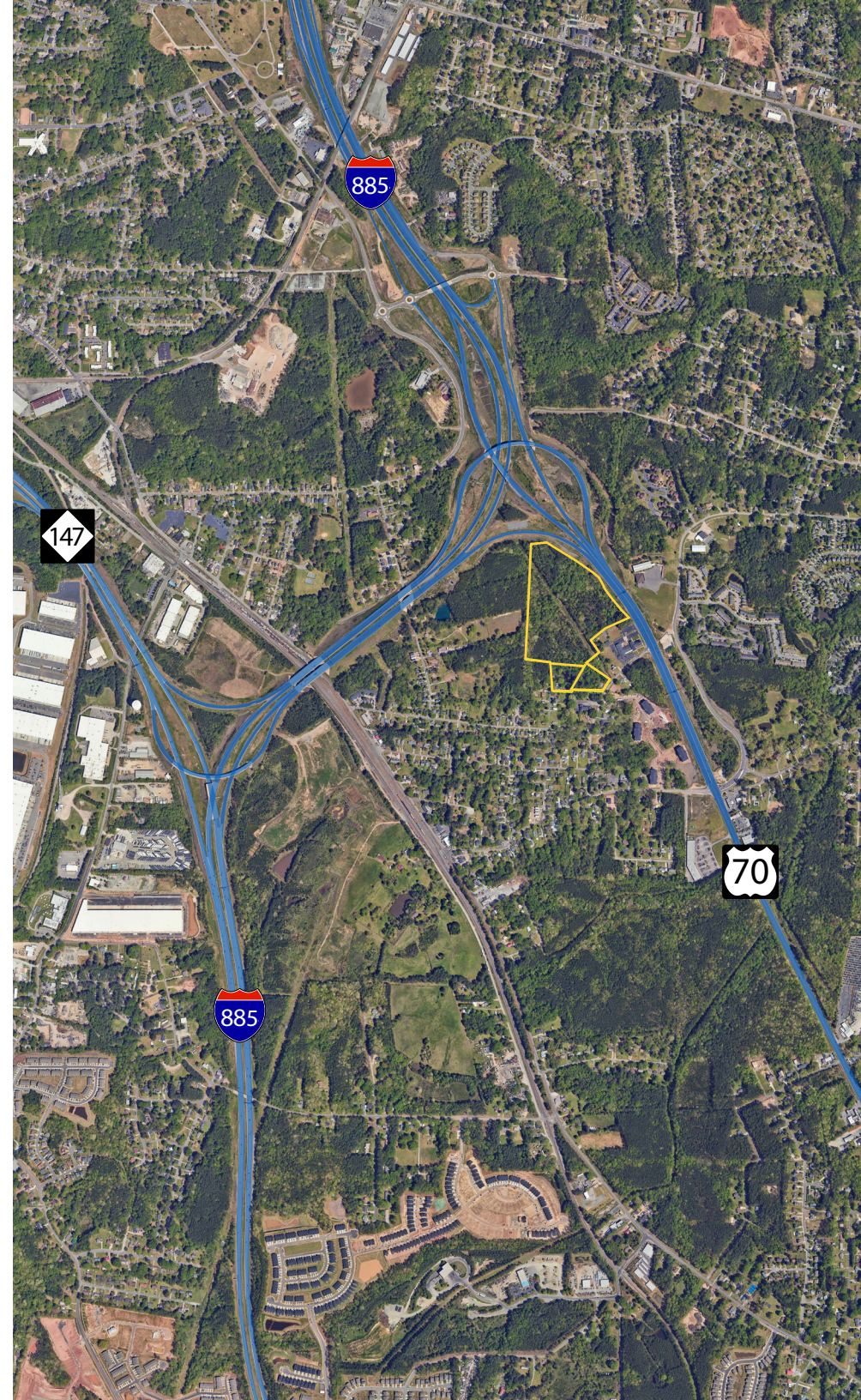
Previously Proposed Site Plan

- Total proposed units: 294 units
- Market rate units: 278 units
- Income restricted units: 16 units (5%)
- Proposed density: 11.64 units/ac for a total of 294 units

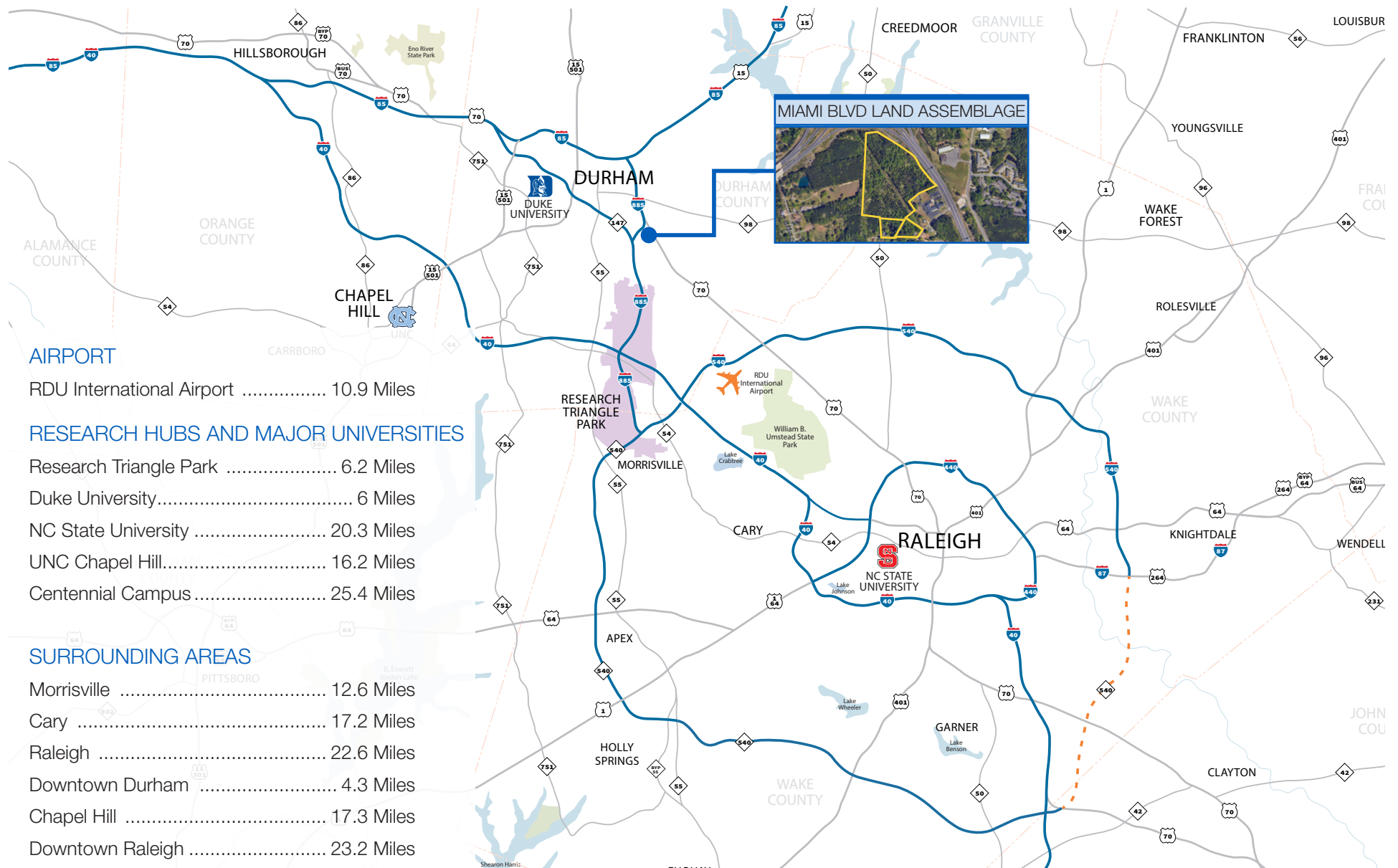
## CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com  
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**NAITRI** PROPERTIES



# TRIANGLE REGION



## AIRPORT

RDU International Airport ..... 10.9 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park ..... 6.2 Miles  
 Duke University ..... 6 Miles  
 NC State University ..... 20.3 Miles  
 UNC Chapel Hill ..... 16.2 Miles  
 Centennial Campus ..... 25.4 Miles

## SURROUNDING AREAS

Morrisville ..... 12.6 Miles  
 Cary ..... 17.2 Miles  
 Raleigh ..... 22.6 Miles  
 Downtown Durham ..... 4.3 Miles  
 Chapel Hill ..... 17.3 Miles  
 Downtown Raleigh ..... 23.2 Miles

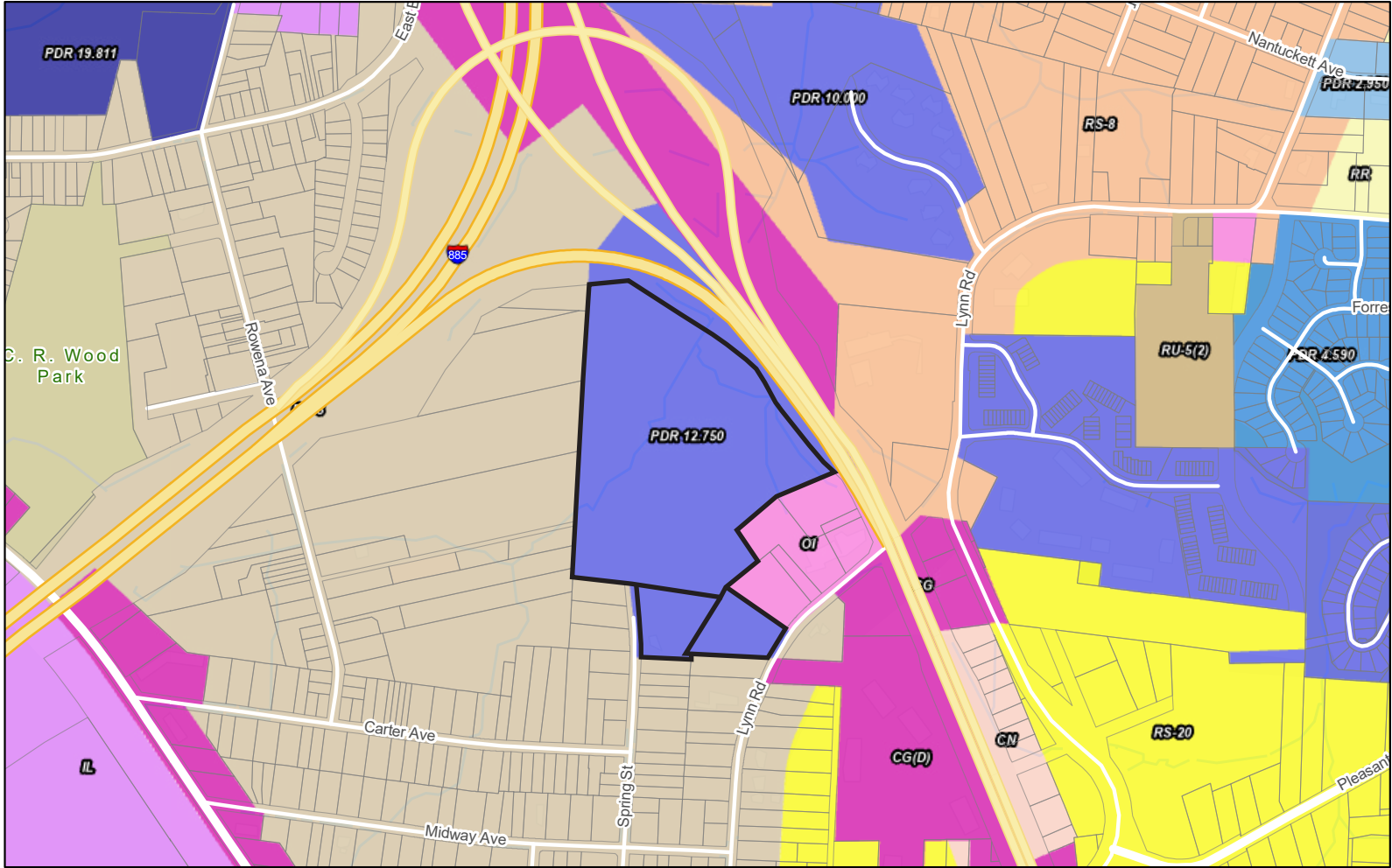
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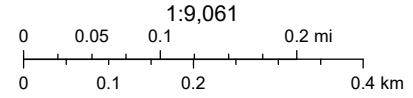


# ZONING MAP



3/30/2026

Parcels, Durham County	PDR-MDR (4 - 8 du/ac)	RR	RU-5	OI
<b>Zoning</b>	PDR-HDR (8 - 12 du/ac)	RS-20	RU-5(2)	CG
PDR-LDR (2 - 4 du/ac)	PDR-VHR (> 12 du/ac)	RS-8	CN	IL



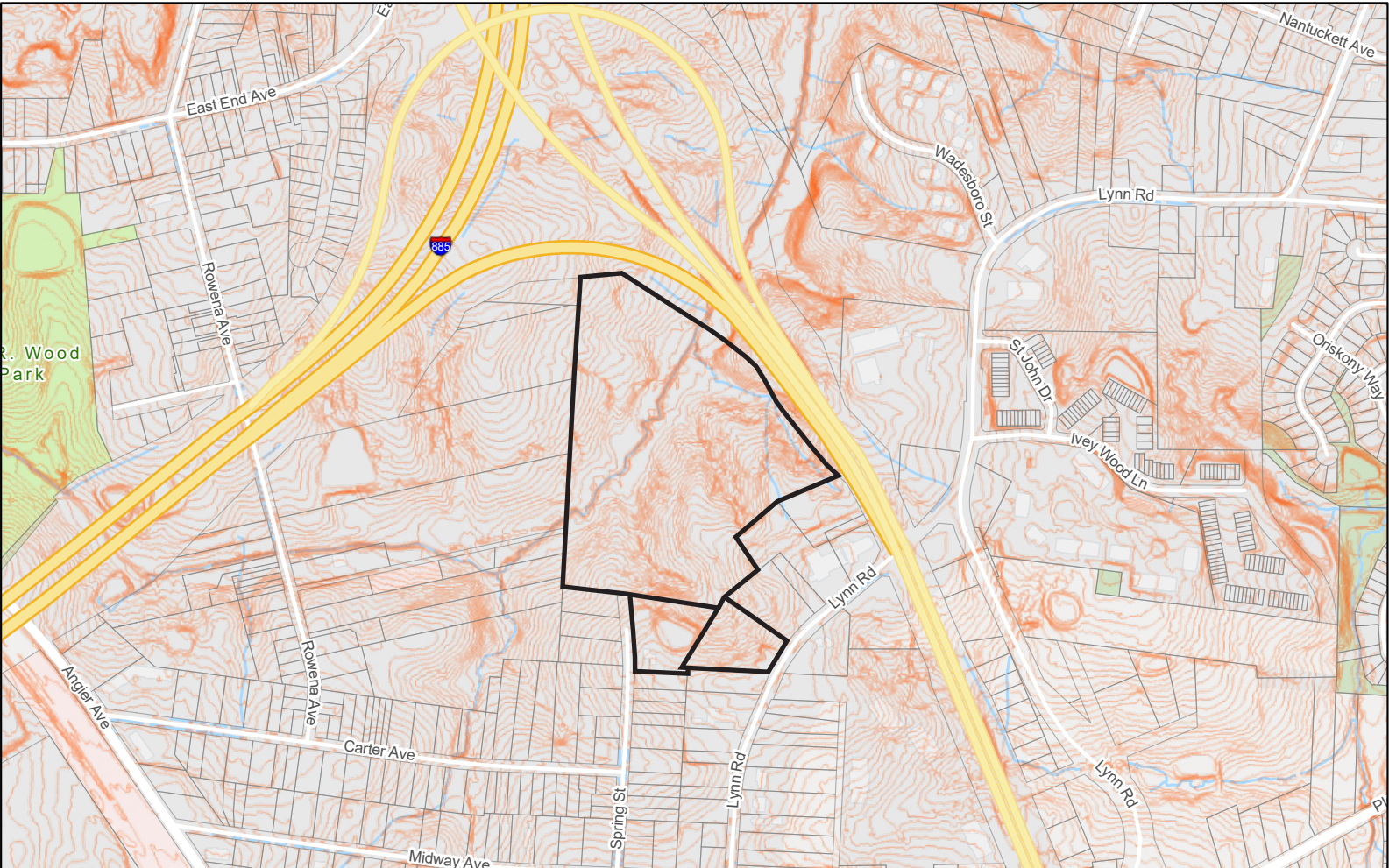
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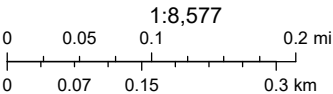


# TOPOGRAPHY MAP



3/30/2026

- Parcels, Durham County
- Topographic Contours (2-feet)



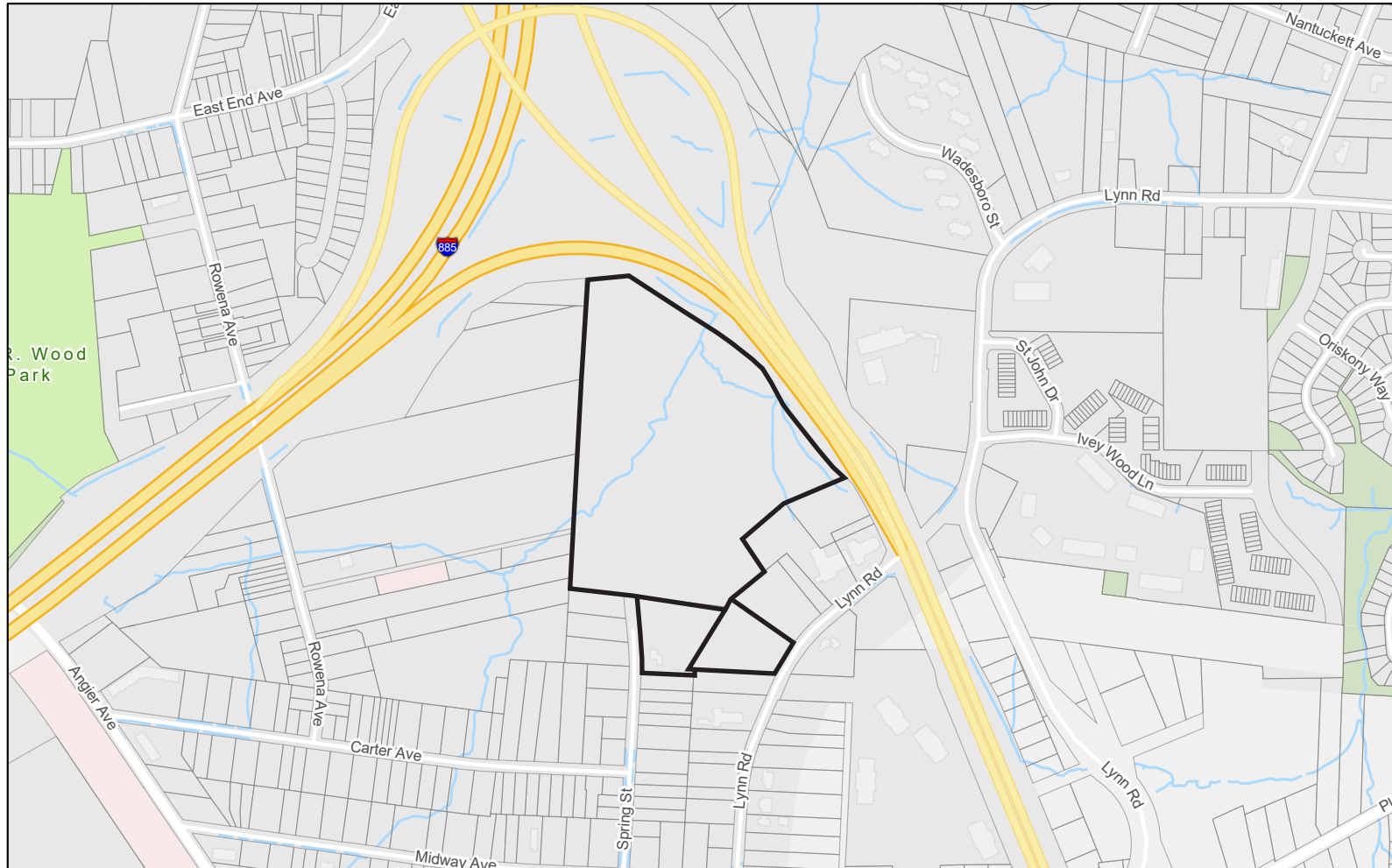
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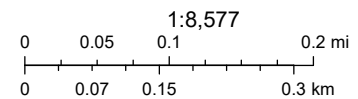


# STREAM / FLOODPLAIN MAP



3/30/2026

Parcels, Durham County Flood Zones (Development)  
X (Area of Minimal Flood Hazard)



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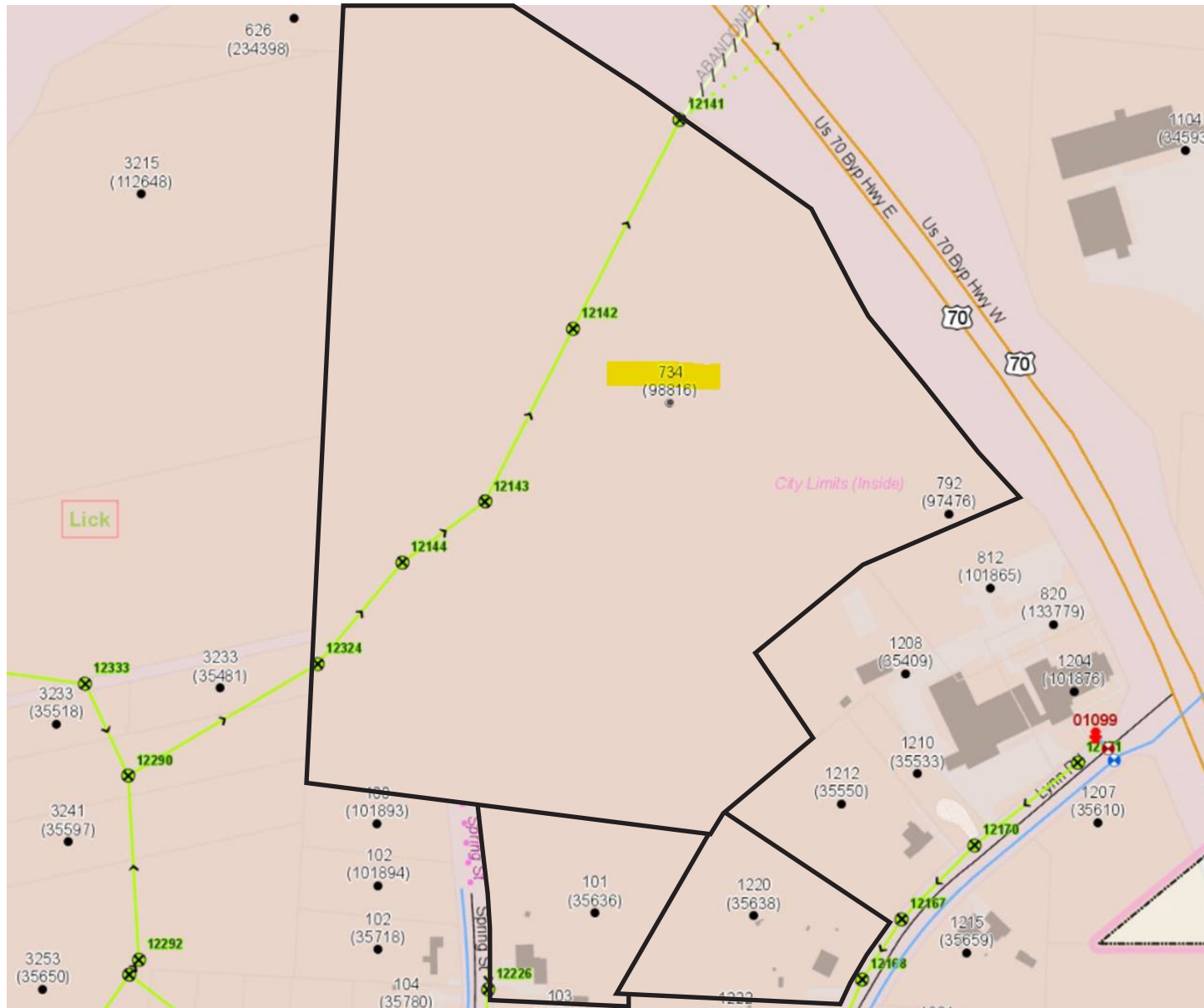
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# UTILITIES MAP



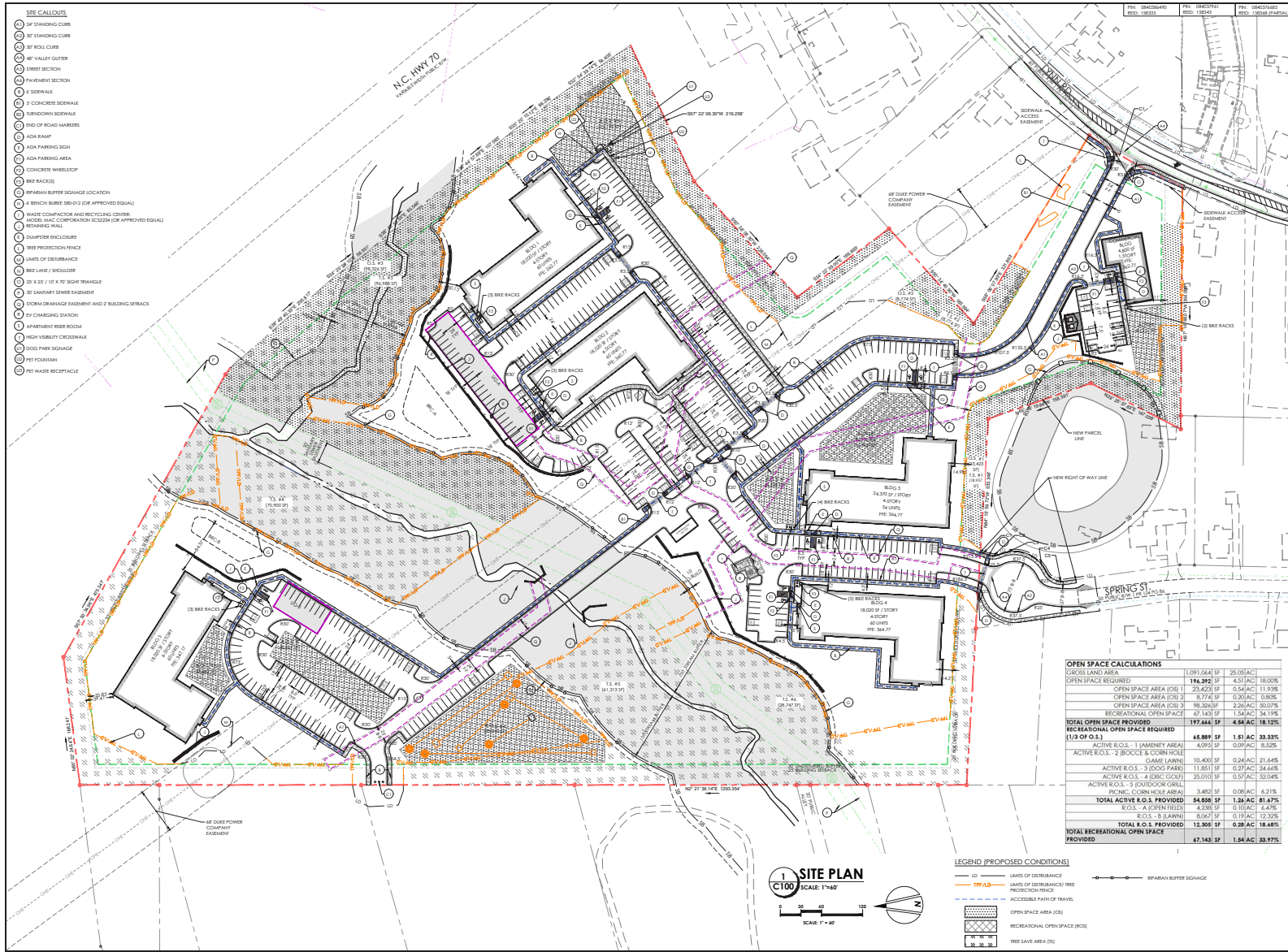
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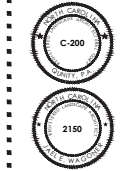
# APPROVED SITE PLAN



14 CONSULTANT PLACE, SUITE 201  
DURHAM, NORTH CAROLINA 27707  
P 919.401.4910  
WWW.QUINTY.COM  
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. C-5654

**FOX CROSSING II**  
101 SPRING ST. 1220 LYNN RD.  
724 & 792 WILMERS RD.  
DURHAM, NORTH CAROLINA

## SITE PLAN



DATE	01/02/2024
PROJECT NO.	2253
SHEET NO.	C100
SCALE	1" = 40'
DRAWN BY	AMC
CHECKED BY	JEW
DATE	01/02/2024
PROJECT NO.	2253
SHEET NO.	C100

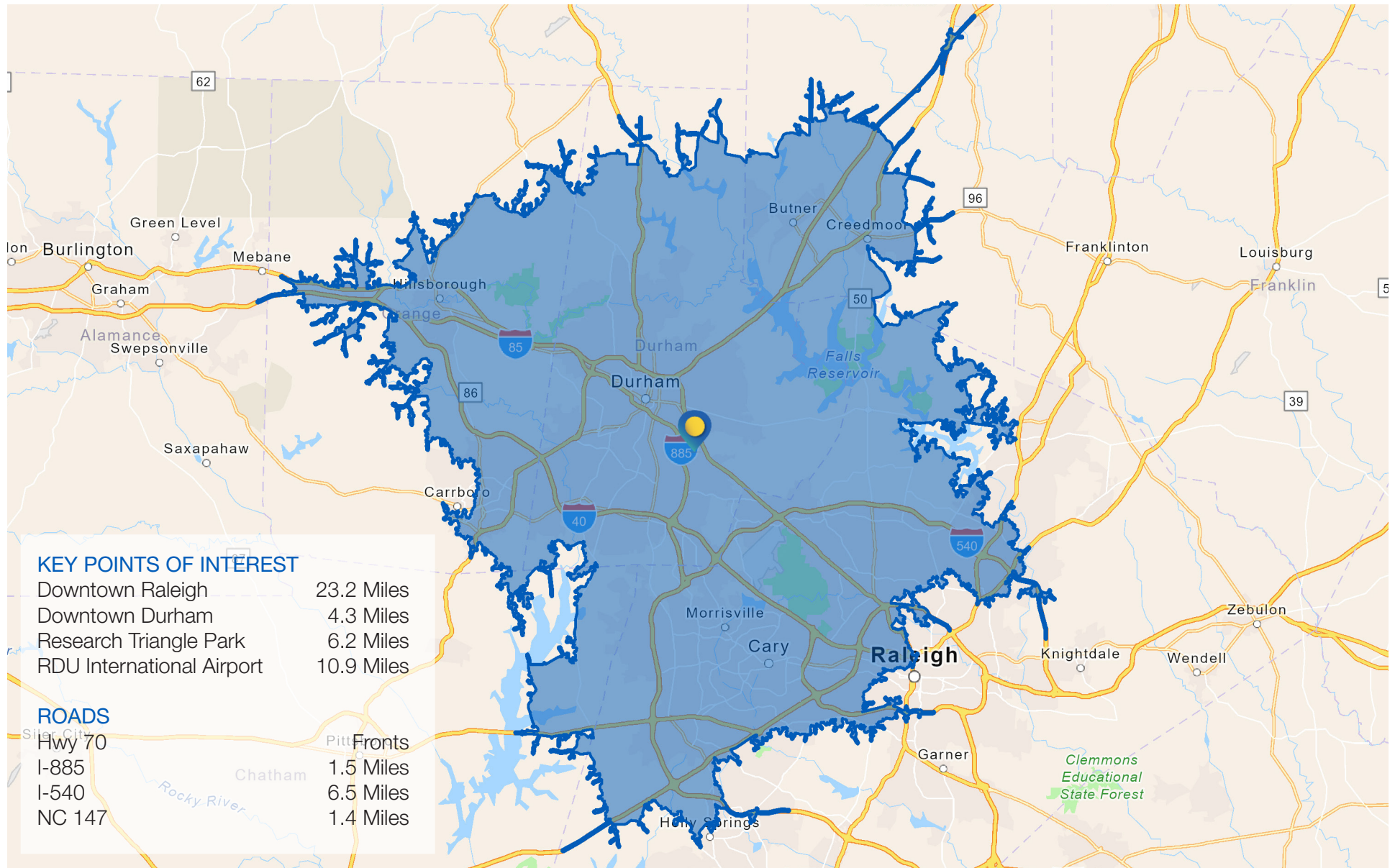
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# DRIVE TIME MAP



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# AMENITIES

Located with quick access to all the essential amenities and more, this Multi-family land opportunity is within 4 miles of Downtown Durham. Below lists some of the amenities within a 10 minute drive:

## FOOD

Aaktun Coffee, Restaurant & Bar  
Bojangles  
Burger King  
Chipotle  
Common Market Durham  
Cookout  
Dame's Chicken & Waffles  
Delancey Tavern  
Durham Food Hall  
Flavor Hills  
Flying Bull Restaurant and Brewery  
Geer Street Garden  
GRUB Durham  
Guglhupf Restaurant  
It's A Southern Thing  
J & J Fish & Chicken  
Lakewood Social  
Little Bull  
Local 22 Kitchen & Bar  
Lula and Sadie's  
McDonald's

Mezcalito  
Nerra  
Nikos  
Pizza Hut  
Queeny's  
Seraphone  
Sofia's Pizza  
Wendy's  
ZENSHI

## SHOPPING/SERVICES

Advance Auto Parts  
AutoZone Auto Parts  
Carlie C's  
CVS  
Family Dollar  
First Horizon  
First National Bank  
Food Lion  
Publix  
Sheetz  
Shell

Speedway  
Truist  
Walgreens

## HOTELS

Aloft  
Durham Marriott  
Hilton Garden Inn  
Residence Inn by Marriott  
SpringHill Suites  
The Durham Hotel

## SCHOOLS

Bethesda Elementary School  
Central Park School for Children  
Durham Charter School  
Fayetteville Street Elementary School  
Oak Grove Elementary School  
Spring Valley Elementary School

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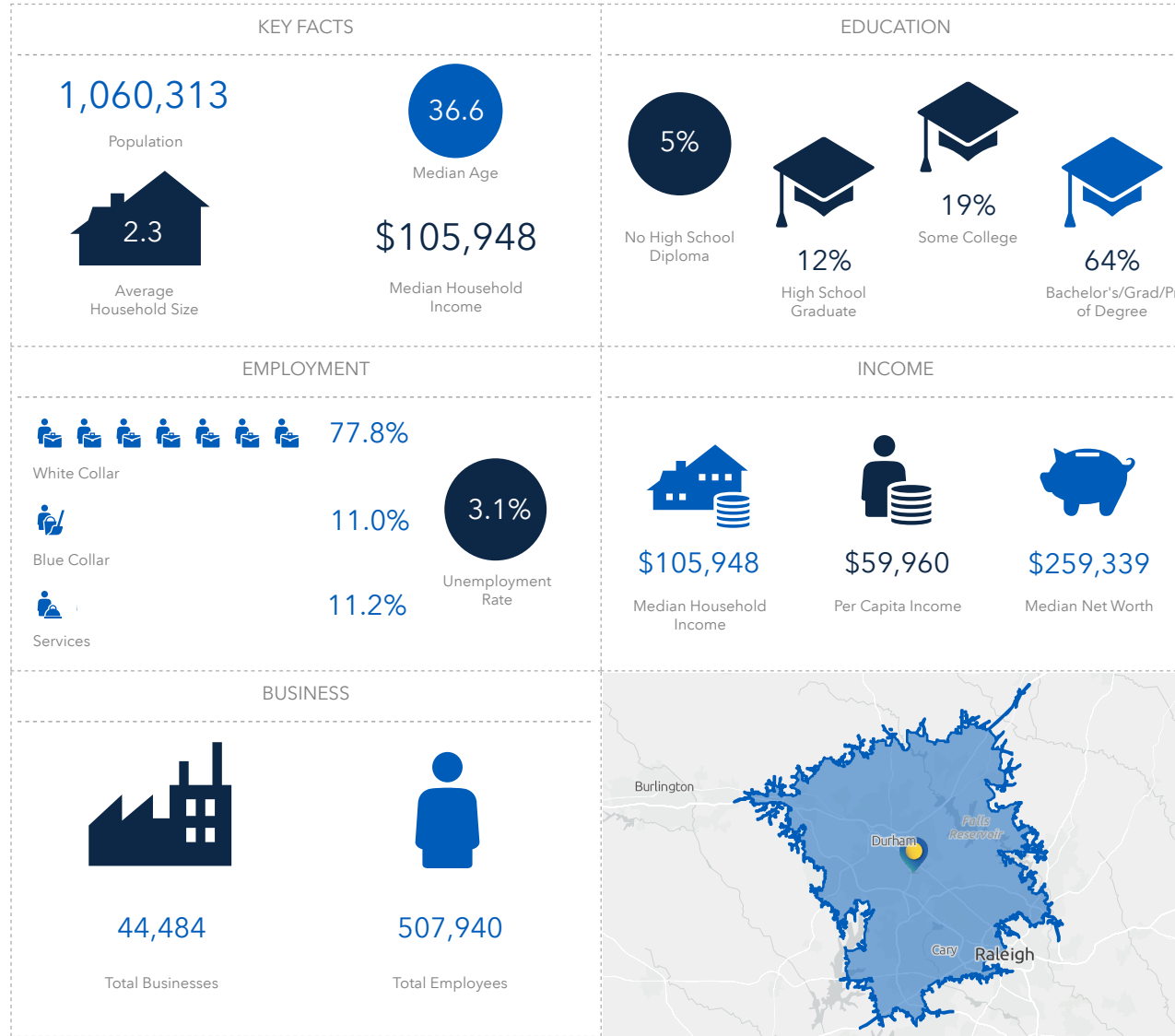
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# DEMOGRAPHICS

27 MINUTES



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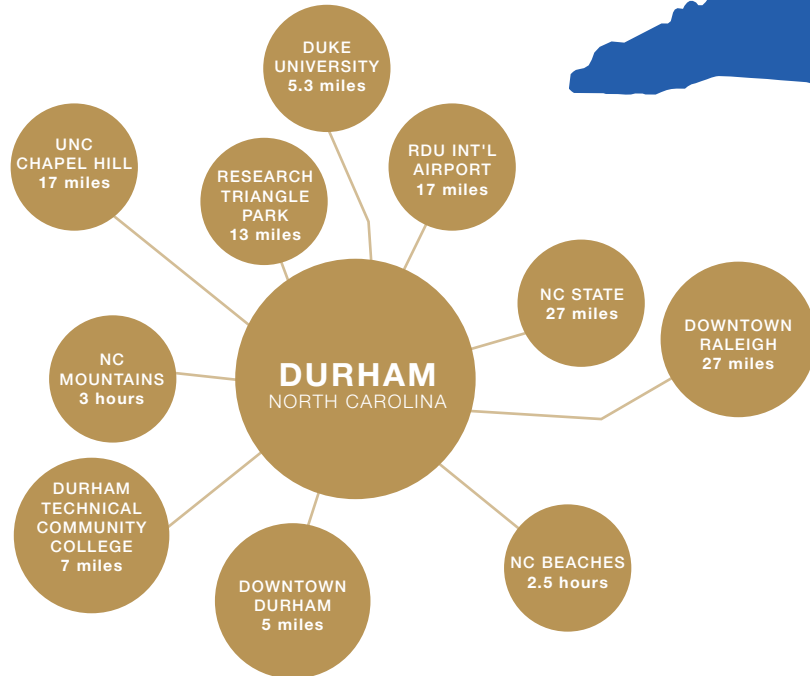
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# DURHAM COUNTY NORTH CAROLINA

Durham County is one of North Carolina's most dynamic and rapidly growing areas. Positioned between Raleigh and Chapel Hill, and anchored by the city of Durham, the county benefits from close proximity to Research Triangle Park—one of the largest research parks in the United States. Its strategic location, strong economy, and high quality of life contribute to continued population and business growth. Durham County offers excellent infrastructure with access to regional, national, and global markets through Raleigh-Durham International Airport, major rail networks, and key highways including I-40, I-85, and U.S. 70. This connectivity supports a thriving environment for industries ranging from technology and healthcare to advanced manufacturing. The county is home to world-renowned institutions such as Duke University and North Carolina Central University, along with Durham Technical Community College, providing a highly skilled and diverse workforce. Combined with a vibrant cultural scene and a strong entrepreneurial ecosystem, Durham County continues to attract talent, innovation, and investment.



Source: U.S. Census Data and Harnett County Economic Development

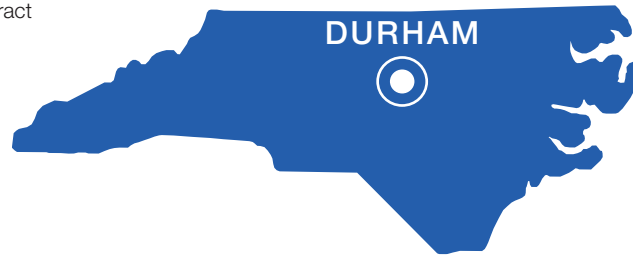
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## DEMOGRAPHICS

- Population growth: **21.4% growth from 2010 - 2020**
- Educational attainment: **92% high school graduate or higher degree**
- Median household income: **\$80,087**
- Average household size: **2.2**
- Median Age: **36.1**
- Unemployment rate: **3.4%**



## MAJOR EMPLOYERS

- Aisin
- Blue Cross and Blue Shield
- Wolfspeed
- IQVIA
- Biogen
- GlaxoSmithKline
- Fidelity Investments
- IBM
- Cisco Systems
- BioMérieux

**21.4%**  
Population Growth  
from 2010 to 2020

**#4**  
Innovative Hub

**7th**  
In the 2025 Digital  
Cities Survey

**5th**  
Largest County in  
North Carolina