



PICKETT  
SPROUSE  
COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

WAYFIELD AVE

751

South Durham Multifamily  
Development Opportunity

9.88 Acre Assemblage  
Hwy 751, Durham, NC 27713

# Act now to participate in this rapidly growing part of the Research Triangle

*Located in one of the Triangle's most sought-after growth corridors, this site offers exceptional access to employment centers, premier shopping, dining, and entertainment. Its strategic location positions future residents just minutes from everything that makes Durham and the Research Triangle a top destination.*



## Streets at Southpoint



## Renaissance Village



## Renaissance Center



## Southpoint Auto Mall



SUBJECT

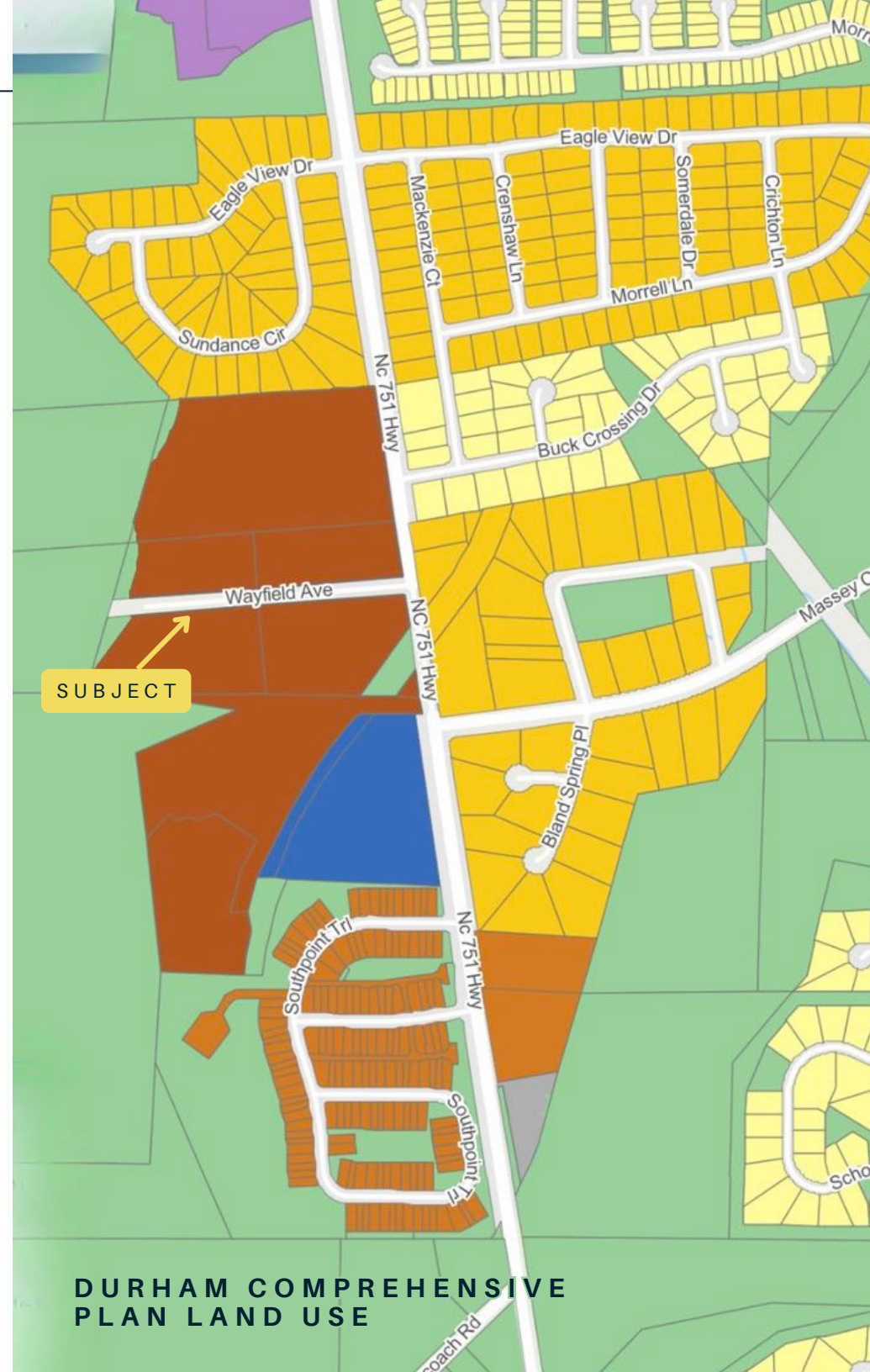
# Property Details

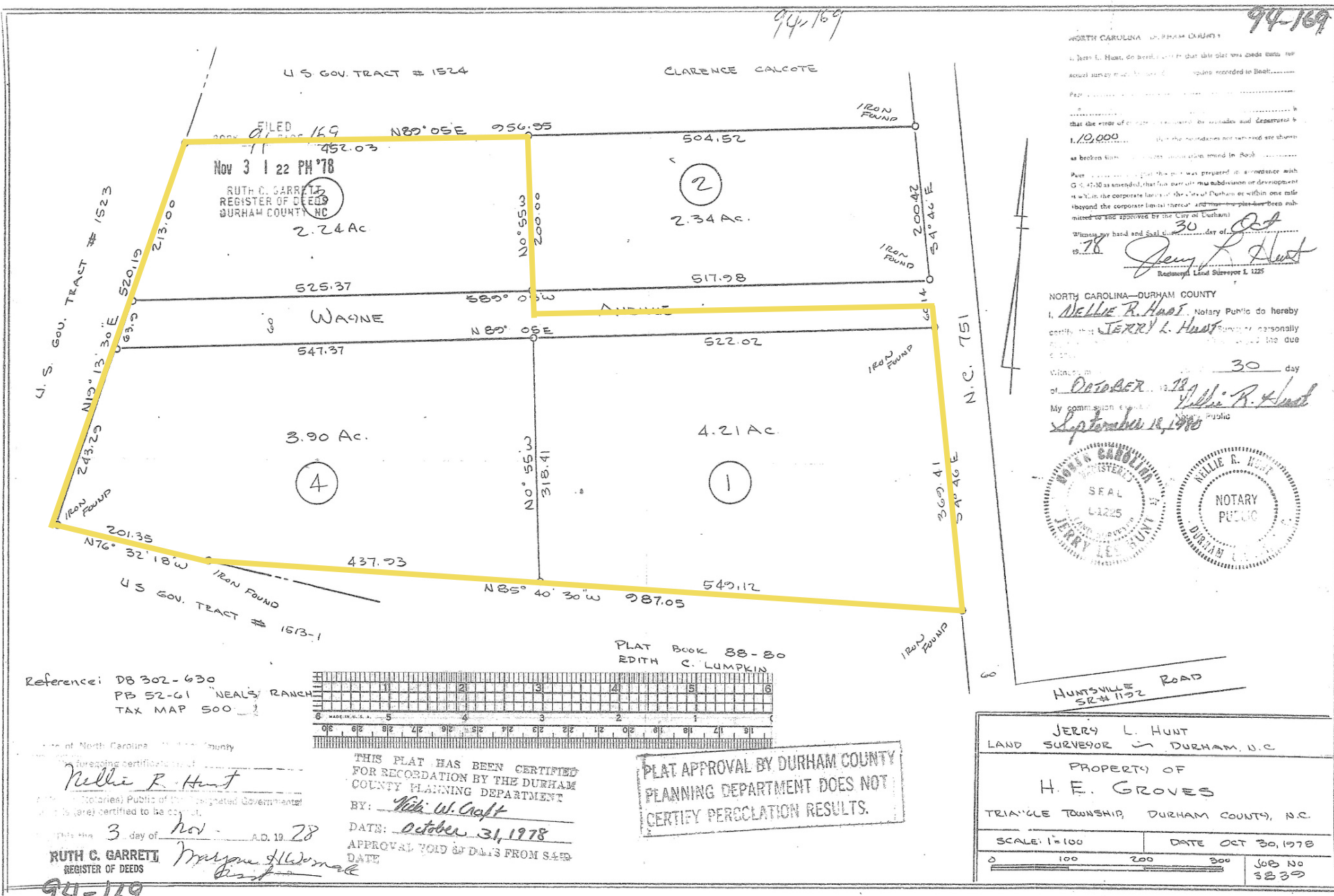
|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| <b>PIN</b>        | 0718104377, 0718104697, and<br>0718200319                            |
| <b>ACRES</b>      | 9.88+                                                                |
| <b>PRICE</b>      | \$7,150,000                                                          |
| <b>ZONING</b>     | Rural Residential                                                    |
| <b>PLACE TYPE</b> | Mixed Residential Neighborhood<br>(Durham's 2023 Comprehensive Plan) |

Massive 9.88+ acre apartment site located on Highway 751 just 1/2 mile South of I-40 and The Streets at Southpoint, under 15 minutes to Research Triangle Park, downtown Durham, downtown Chapel Hill and RDU International Airport.

Durham's 2023 Comprehensive Plan designates the property for Mixed Residential Neighborhood. This land use type includes apartments, and neighboring parcels have been approved for 29+ dwelling units per acre. Refer to listing photos for information regarding land use and location of public utilities.

Sellers will entertain offers on standard form 580L-T, proof of funds must accompany any offer. Contact listing agent with questions.



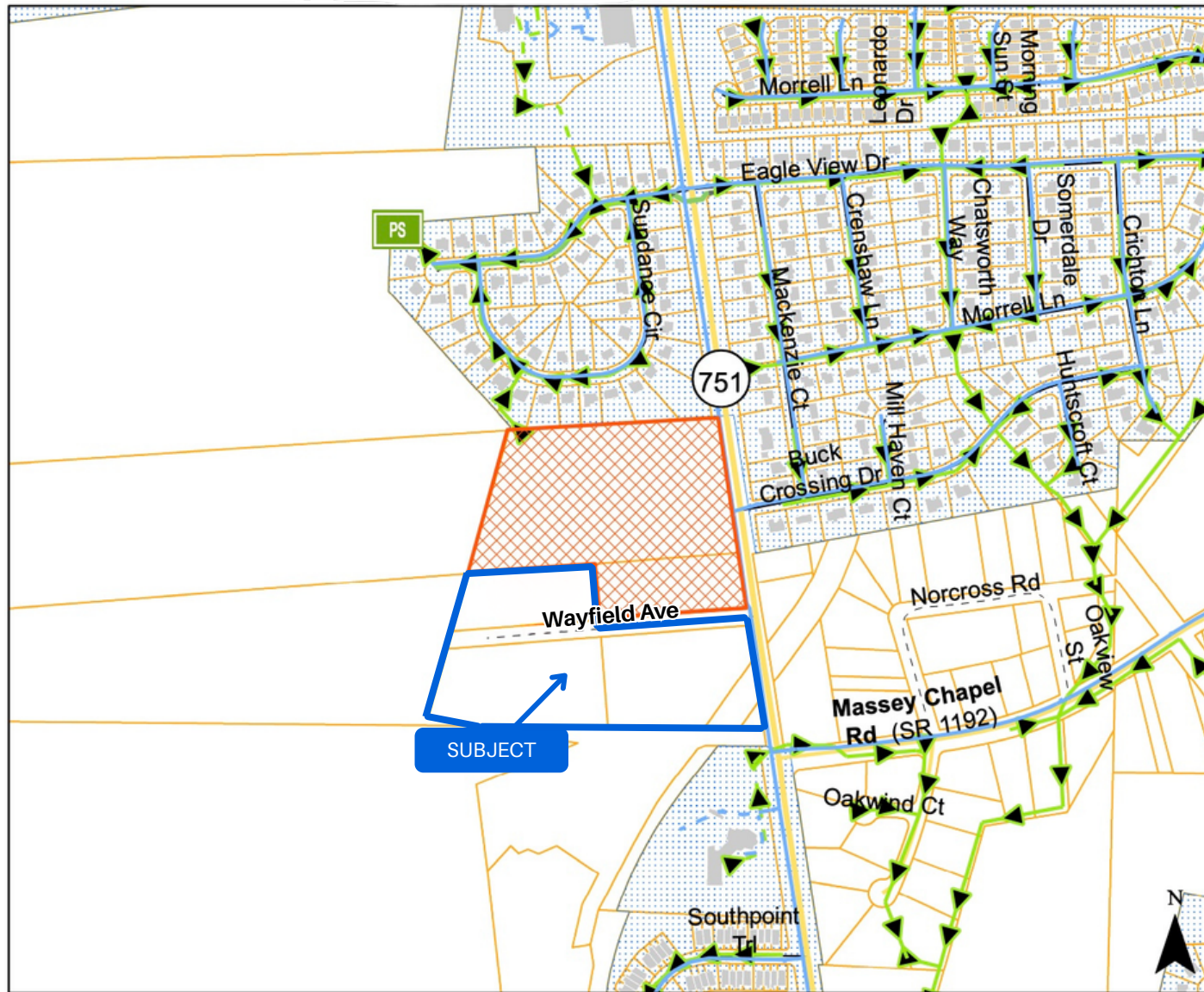


# Vicinity Utility Map

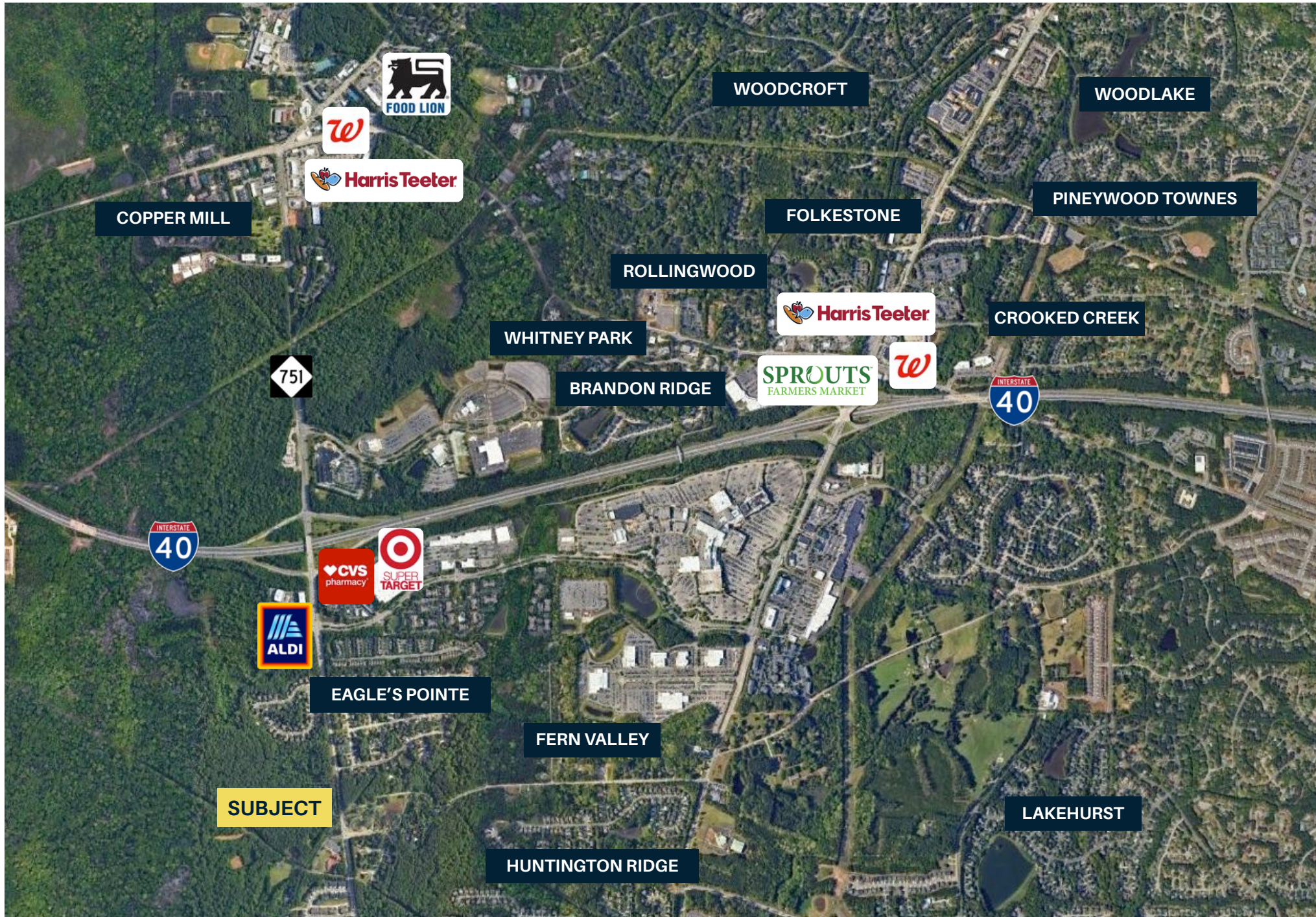


Legend:

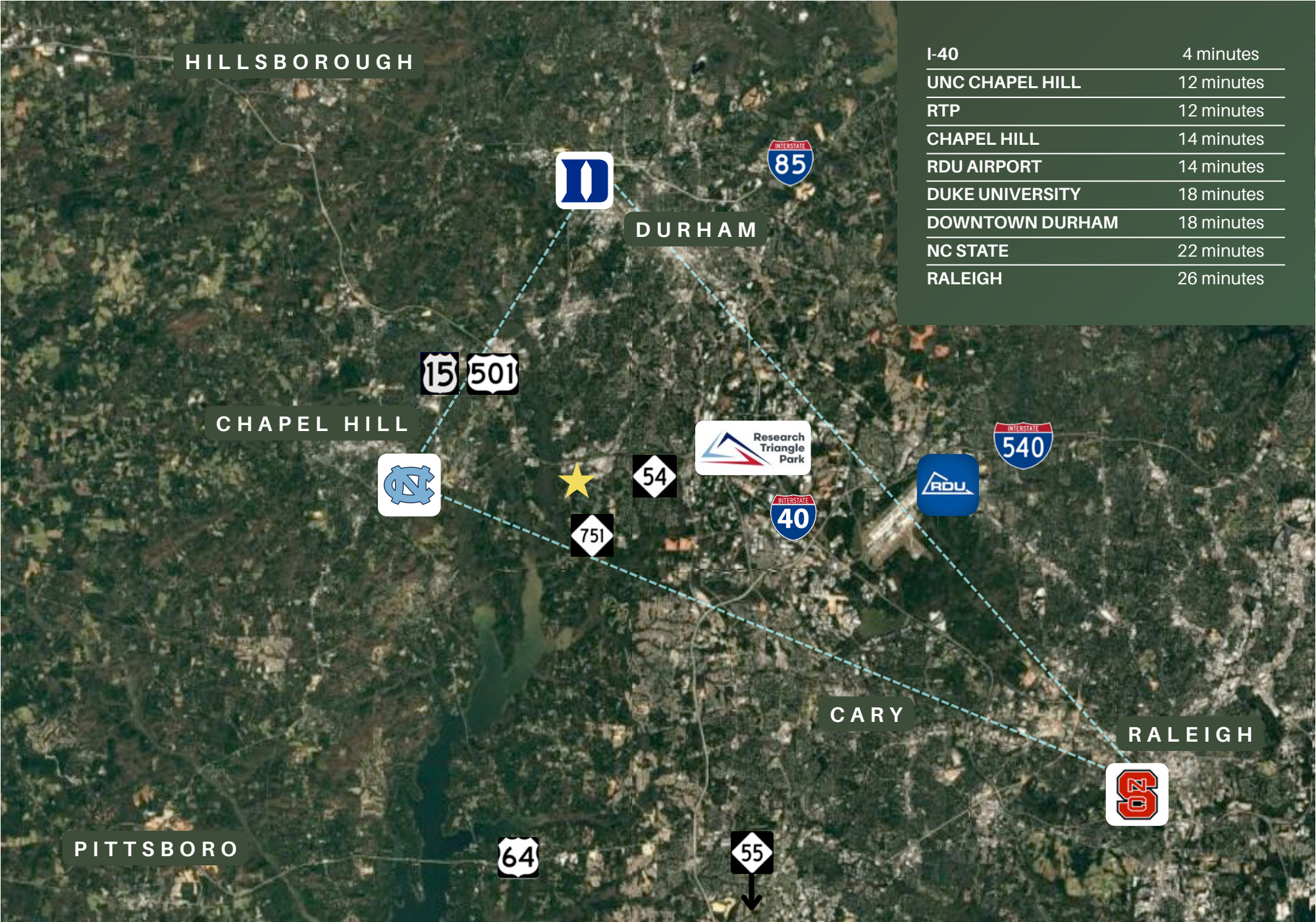
- City Waterline
- Transmission Main
- Private Waterline or Pending Acceptance
- City Sewer
- Private Sewer or Pending Acceptance
- Force Main
- County Sewer
- Project Location
- City Limits

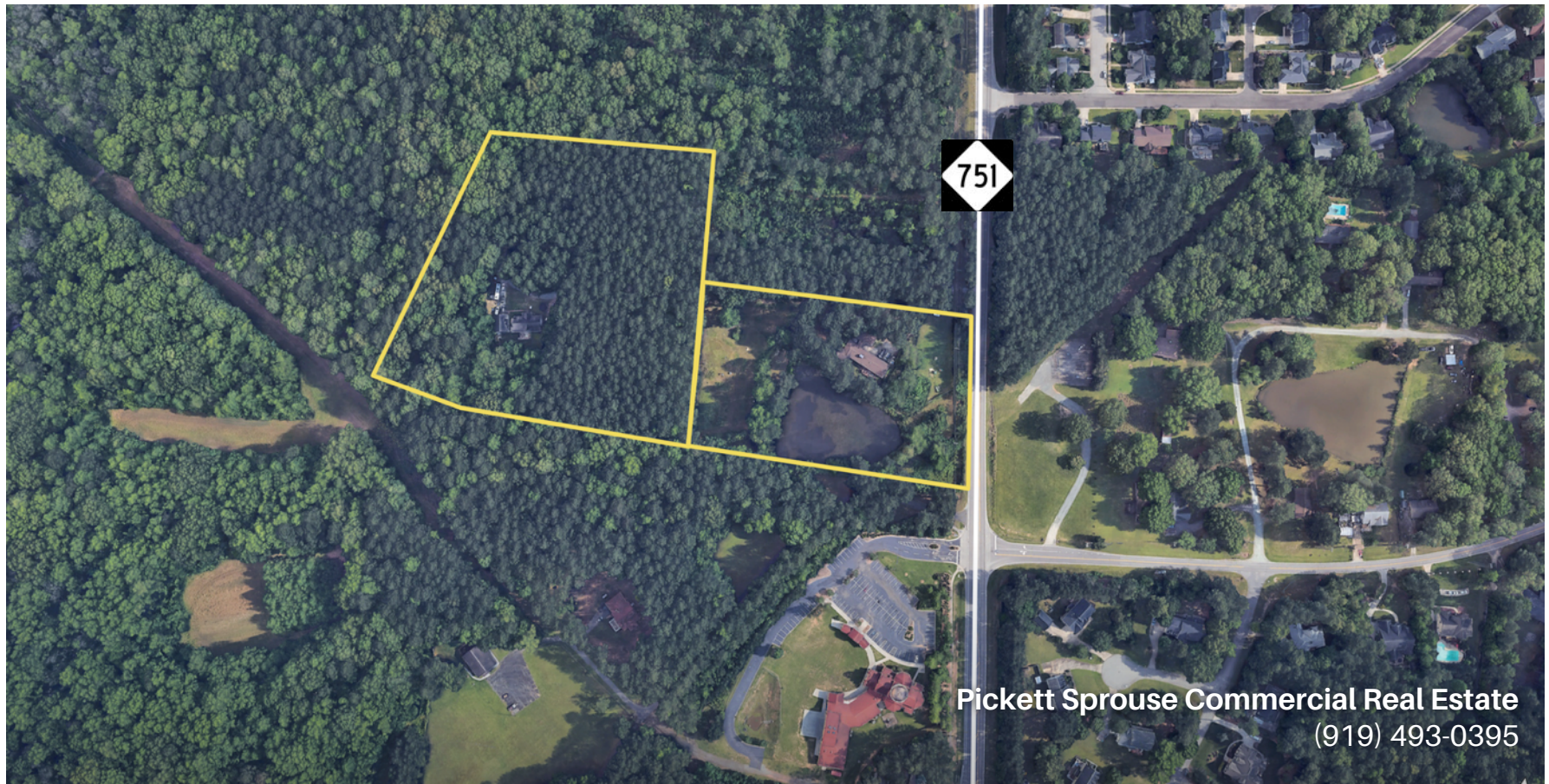


## NEARBY RESIDENTIAL MAP



LOCATION





# Contact Us

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