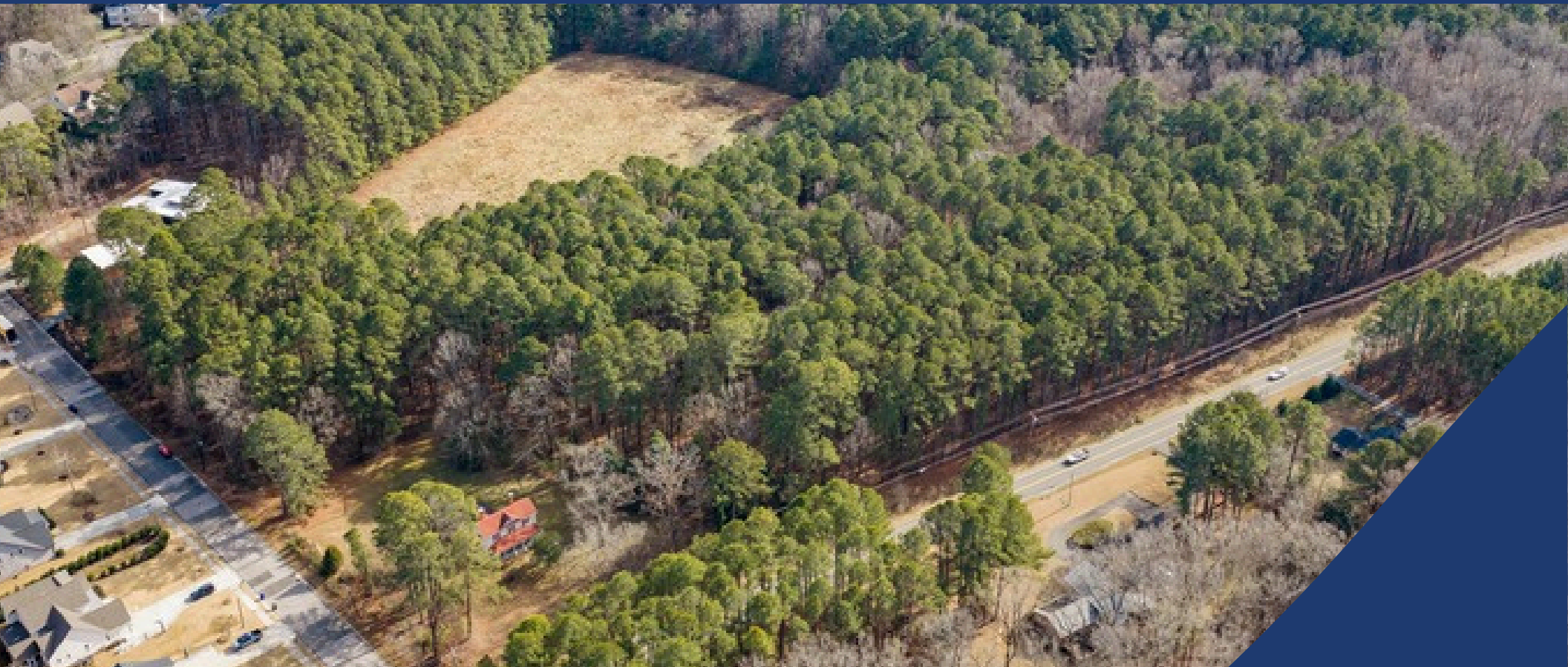


FOR SALE

±3.7 Acres Residential Land in South Durham



7315 FARRINGTON ROAD
7325 FARRINGTON ROAD
7318 OAK LEAF DRIVE




EXCEPTIONAL DEVELOPMENT OPPORTUNITY

Exceptional development opportunity in established residential corridor with convenient access to major highways and interstates, providing easy commutes to Chapel Hill, Downtown Durham, and Research Triangle Park.

ACREAGE	±3.7
ADDRESS	7315, 7325 Farrington Road 7318 Oak Leaf Drive
CURRENT ZONING	RR
FUTURE ZONING	RB (Proposed)
PARCEL NUMBERS	0707596207, 0707595053, 0707597199
BEST USE	Residential Development
ROAD FRONTAGE	Farrington Road
PRICE	Contact Broker for Pricing

NEARBY POINTS OF INTEREST

NEW HOPE COMMONS



4.9 MILES


To Duke Hospital

SOUTH SQUARE



6.6 MILES

EASTGATE CROSSING



5.0 MILES

STREETS AT SOUTHPOINT



4.2 MILES

CHAPEL HILL

UNC Hospital

FALCONBRIDGE SHOPPING CENTER



1.4 MILES

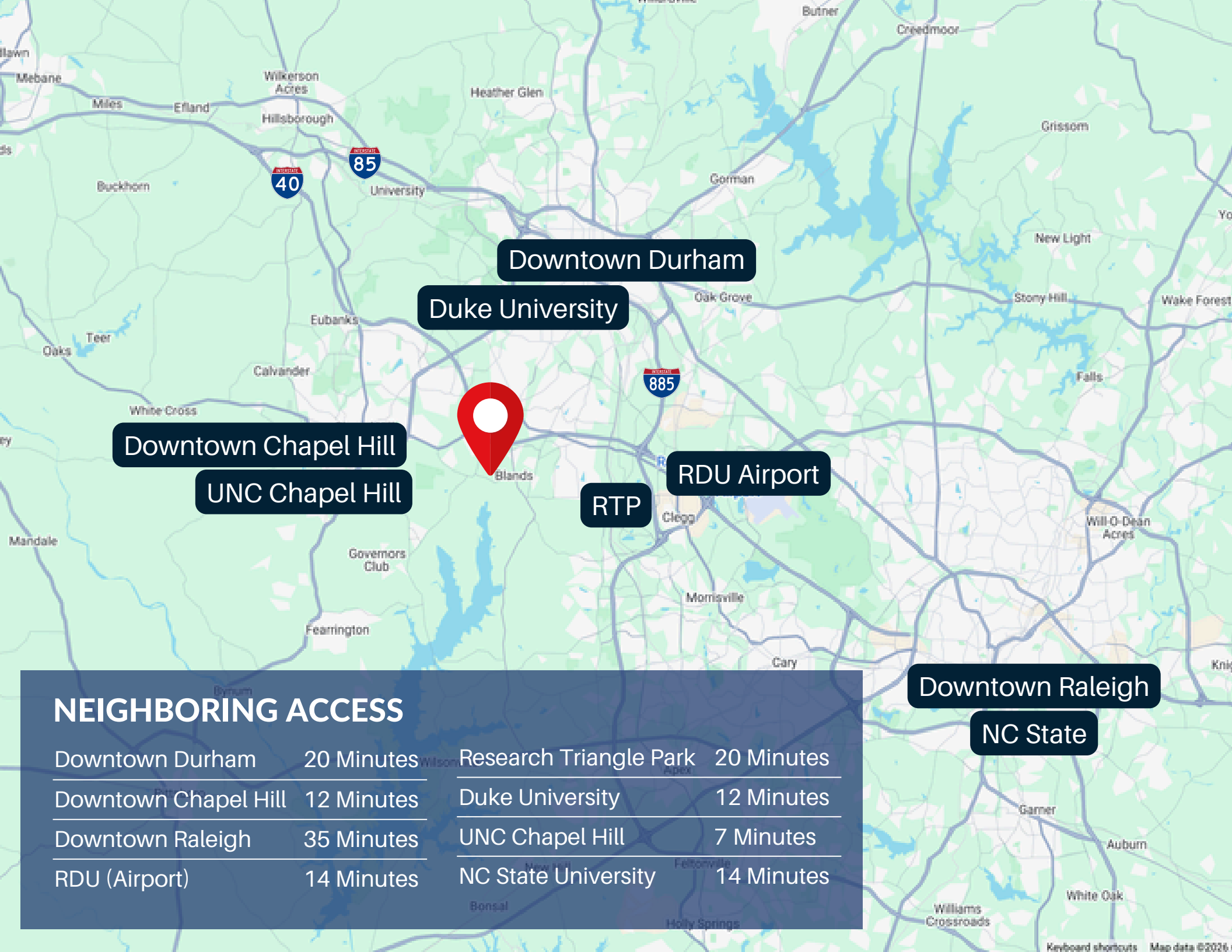
RENAISSANCE CENTER



3.2 MILES

To I-40 - 1.5 miles
To Hwy 54 - 1.5 miles

SUBJECT



Downtown Durham

Duke University

Downtown Chapel Hill

UNC Chapel Hill

RTP

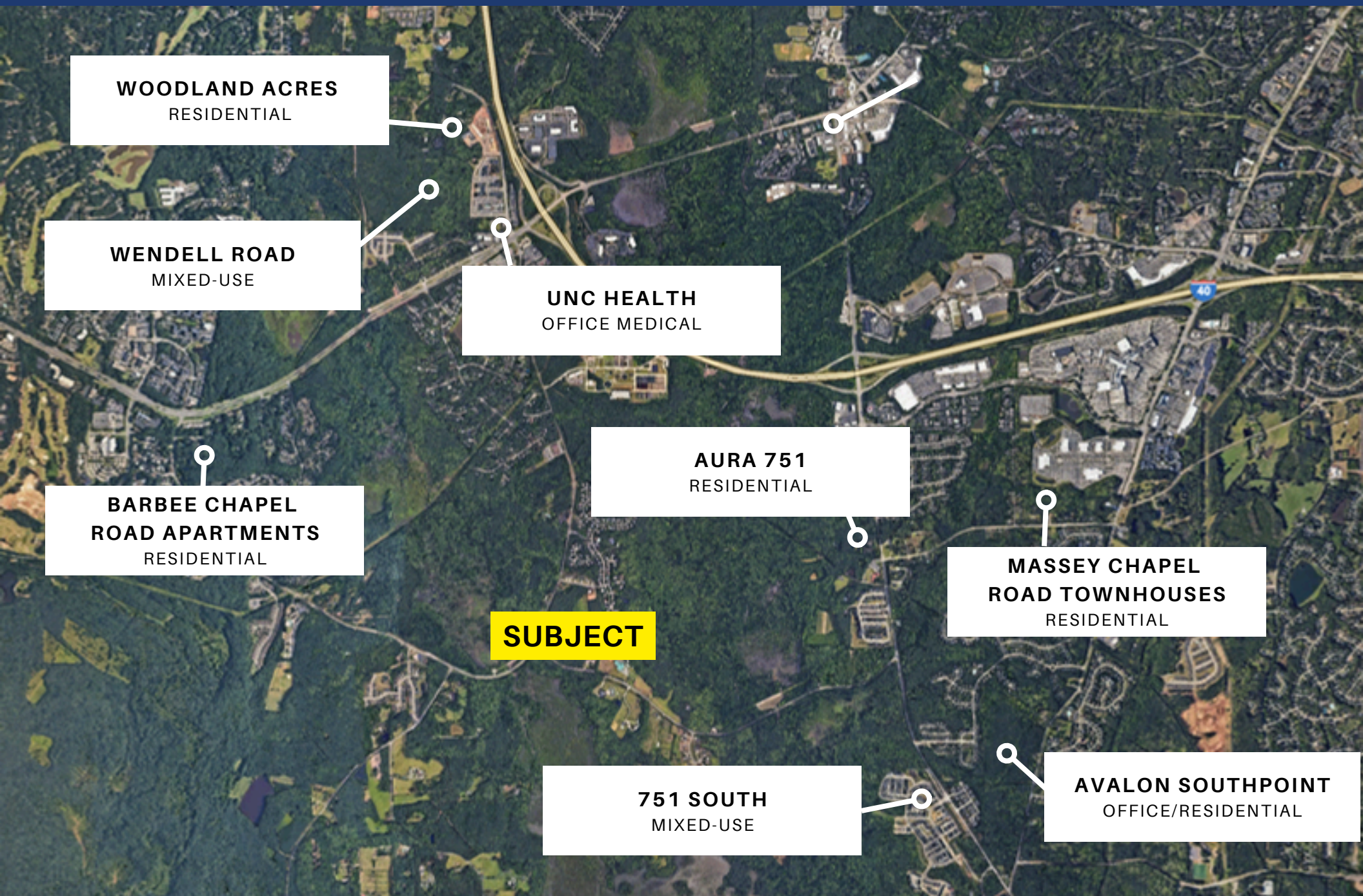
RDU Airport

Downtown Raleigh

NC State

NEIGHBORING ACCESS			
Downtown Durham	20 Minutes	Research Triangle Park	20 Minutes
Downtown Chapel Hill	12 Minutes	Duke University	12 Minutes
Downtown Raleigh	35 Minutes	UNC Chapel Hill	7 Minutes
RDU (Airport)	14 Minutes	NC State University	14 Minutes

FUTURE DEVELOPMENT



WOODLAND ACRES
RESIDENTIAL

WENDELL ROAD
MIXED-USE

UNC HEALTH
OFFICE MEDICAL

**BARBEE CHAPEL
ROAD APARTMENTS**
RESIDENTIAL

AURA 751
RESIDENTIAL

**MASSEY CHAPEL
ROAD TOWNHOUSES**
RESIDENTIAL

SUBJECT

751 SOUTH
MIXED-USE

AVALON SOUTHPOINT
OFFICE/RESIDENTIAL

CURRENT ZONING

RR (RURAL RESIDENTIAL)



Provides for residential development, community service and other uses with special use permit including community centers, places of worship, parks, outdoor recreation, day care centers, and veterinary clinics.

FUTURE ZONING

R-B (RESIDENTIAL SUBURBAN)



Suburban in nature with 20,000 SF (or approximately 1/2 acre) minimum lot sizes, agricultural uses included. Additional uses may be allowed with special use permit.

POPULATION

	2 miles	5 miles	10 miles
2020 Population	11,652	120,128	419,169
2024 Population	12,086	118,736	440,201
2029 Population Projection	12,631	119,270	457,075
Annual Growth 2020-2024	0.9%	-0.3%	1.3%
Annual Growth 2024-2029	0.9%	0.1%	0.8%
Median Age	39.3	34.4	35.8
Bachelor's Degree or Higher	80%	67%	61%
U.S. Armed Forces	1	59	395

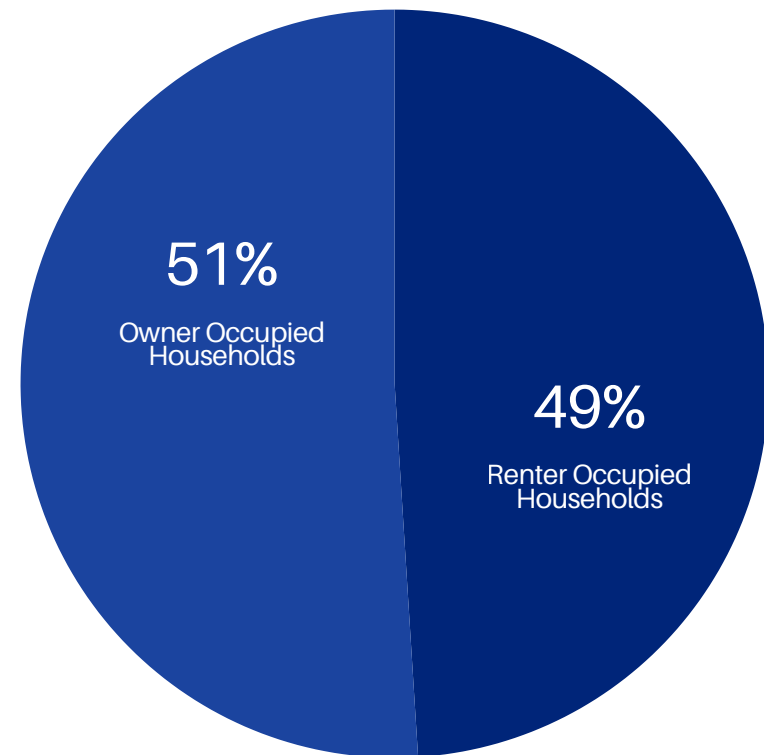
HOUSEHOLDS

	2 mile	5 mile	10 mile
2020 Households	5,608	49,275	168,891
2024 Households	5,725	48,686	176,953
2029 Household Projection	5,983	49,095	183,878
Annual Growth 2020-2024	1.9%	1.0%	2.2%
Annual Growth 2024-2029	0.9%	0.2%	0.8%
Owner Occupied Households	3,434	25,185	92,044
Renter Occupied Households	2,549	23,910	91,834
Avg Household Size	2.1	2.2	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$210.9M	\$1.7B	\$6B

INCOME

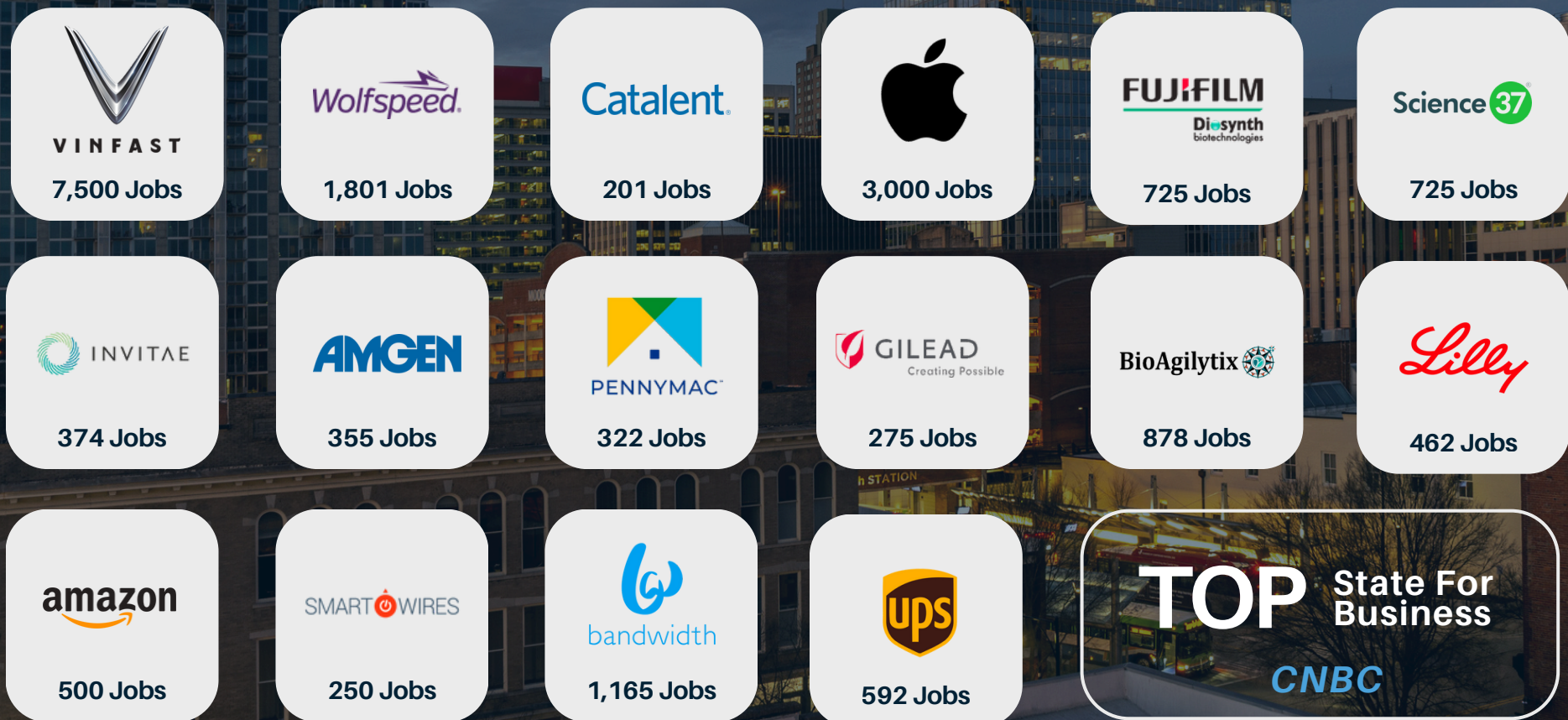
	2 mile	5 mile	10 mile
Avg Household Income	\$136,692	\$117,648	\$118,436
Median Household Income	\$101,916	\$88,693	\$86,752
< \$25,000	556	6,626	25,443
\$25,000 - 50,000	691	7,683	30,095
\$50,000 - 75,000	872	6,895	23,594
\$75,000 - 100,000	700	5,731	19,877
\$100,000 - 125,000	561	4,773	15,944
\$125,000 - 150,000	407	3,790	12,766
\$150,000 - 200,000	638	5,237	18,406
\$200,000+	1,299	7,951	30,827

HOUSING OCCUPANCY



MAJOR PLAYERS COMING TO THE TRIANGLE

Corporate giants are reshaping the Triangle, creating jobs and driving demand for housing, signaling an era of rapid growth in the area. Here are some recent corporate announcements bringing growth to Chapel Hill and beyond.





Anna Jenkins

(704) 224-4792

anna@pickettsprouse.com

Pickett Sprouse Commercial Real Estate

pickettsprouse.com

(919) 493-0395

1901 Hillandale Road, Suite 100
Durham, NC 27705