

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

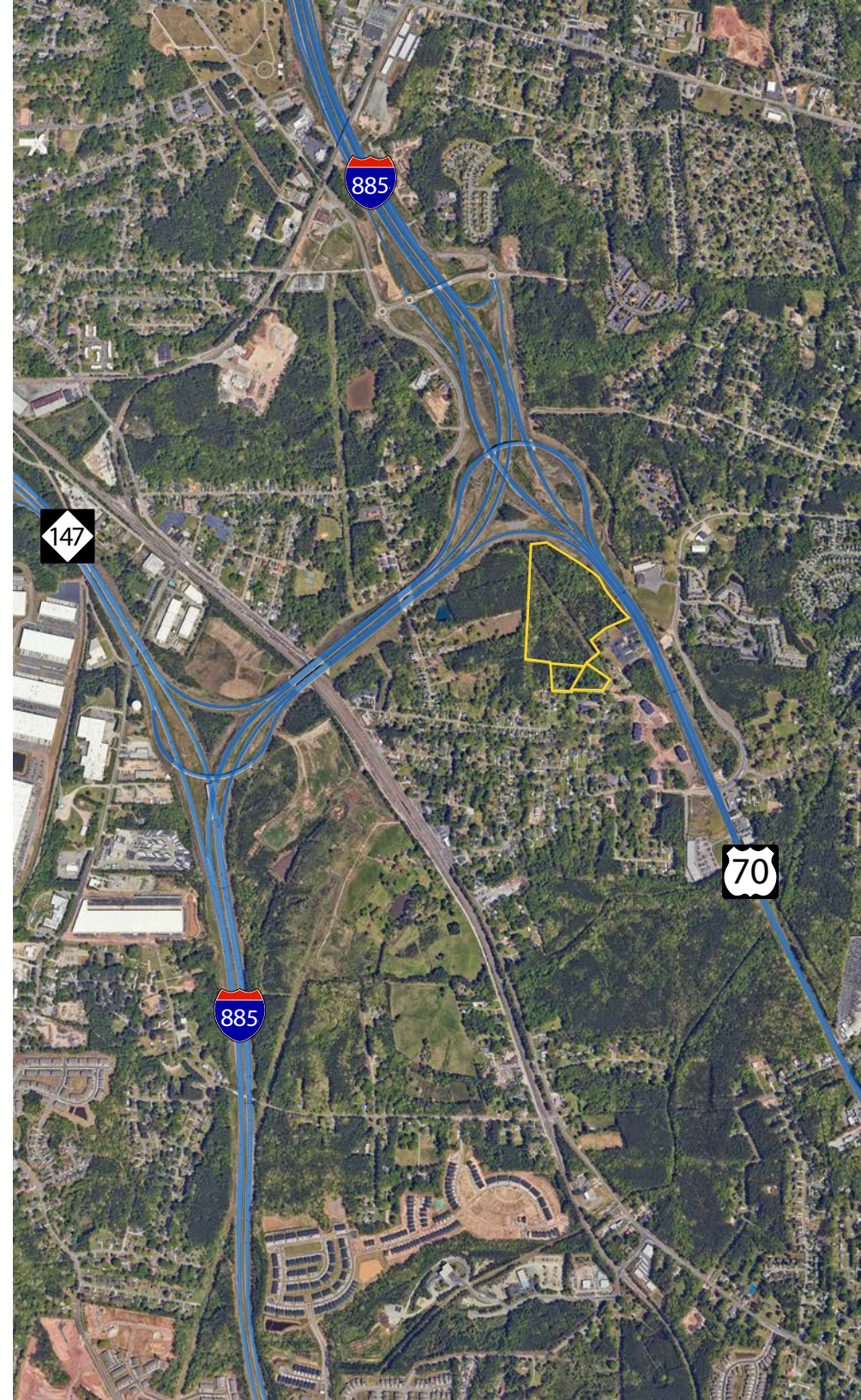
LOT SUMMARY

Previously Proposed Site Plan

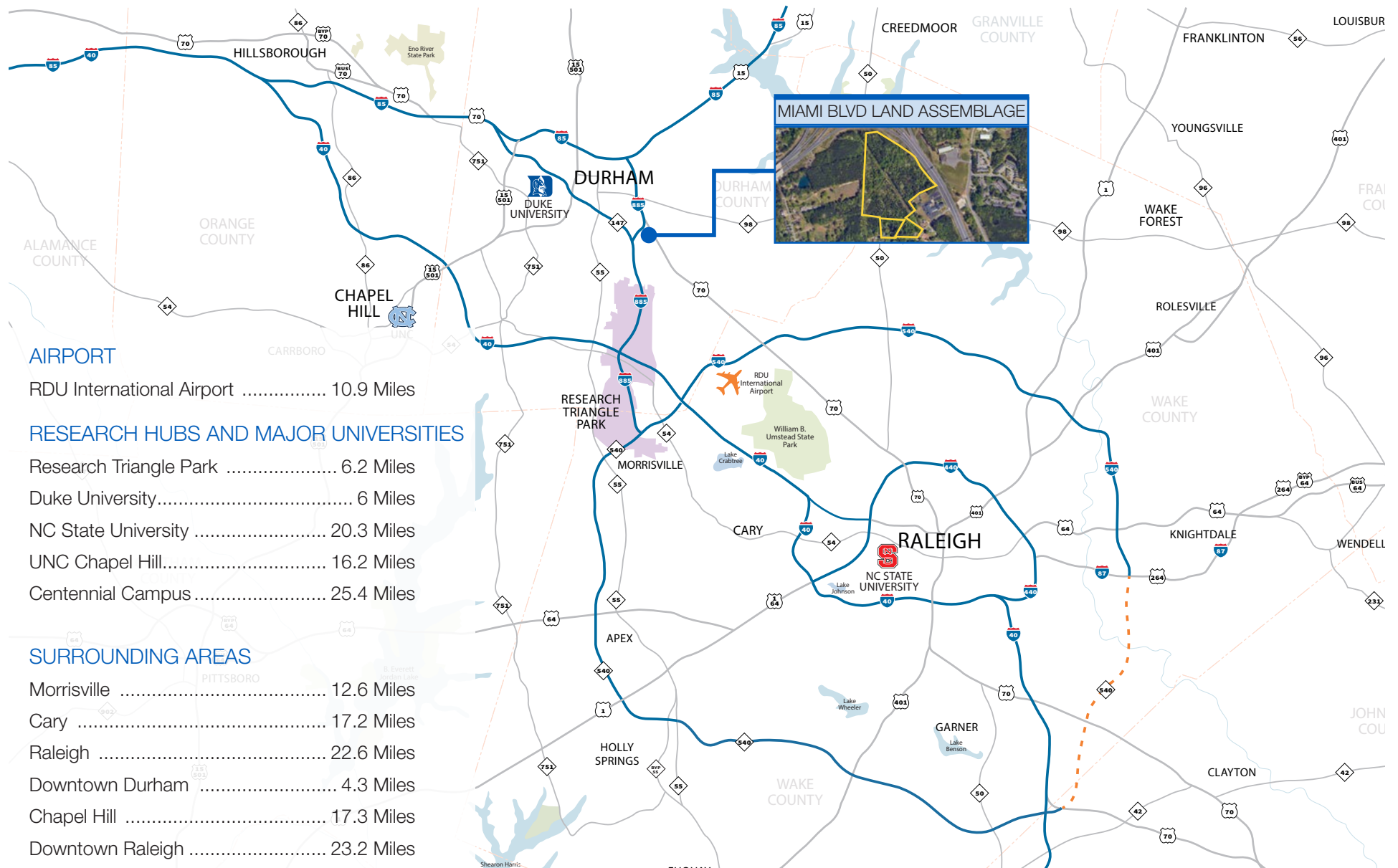
- Total proposed units: 294 units
- Market rate units: 278 units
- Income restricted units: 16 units (5%)
- Proposed density: 11.64 units/ac for a total of 294 units

CONTACT

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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

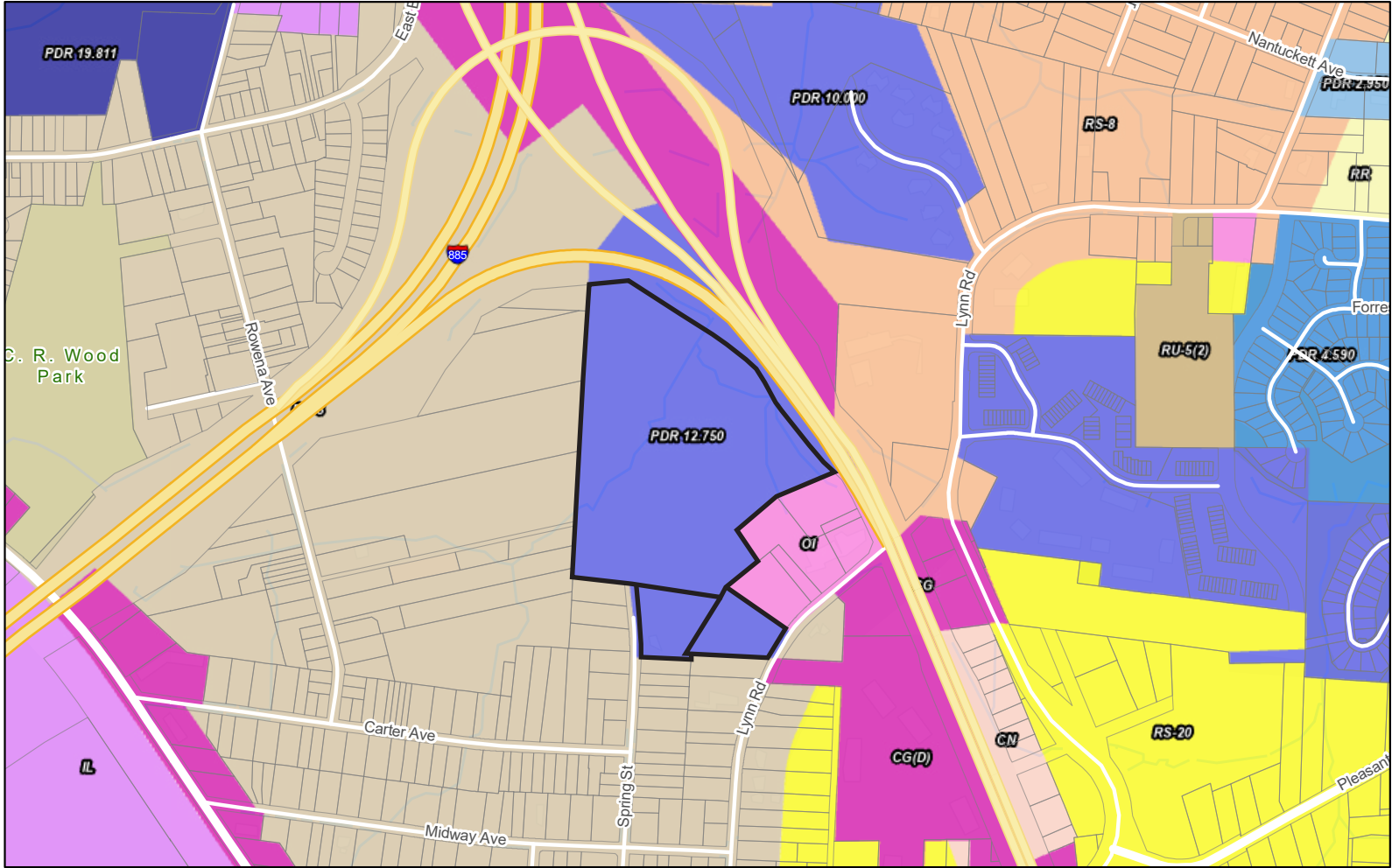
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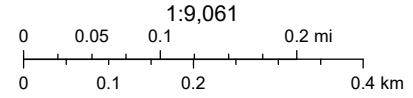


ZONING MAP



3/30/2026

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



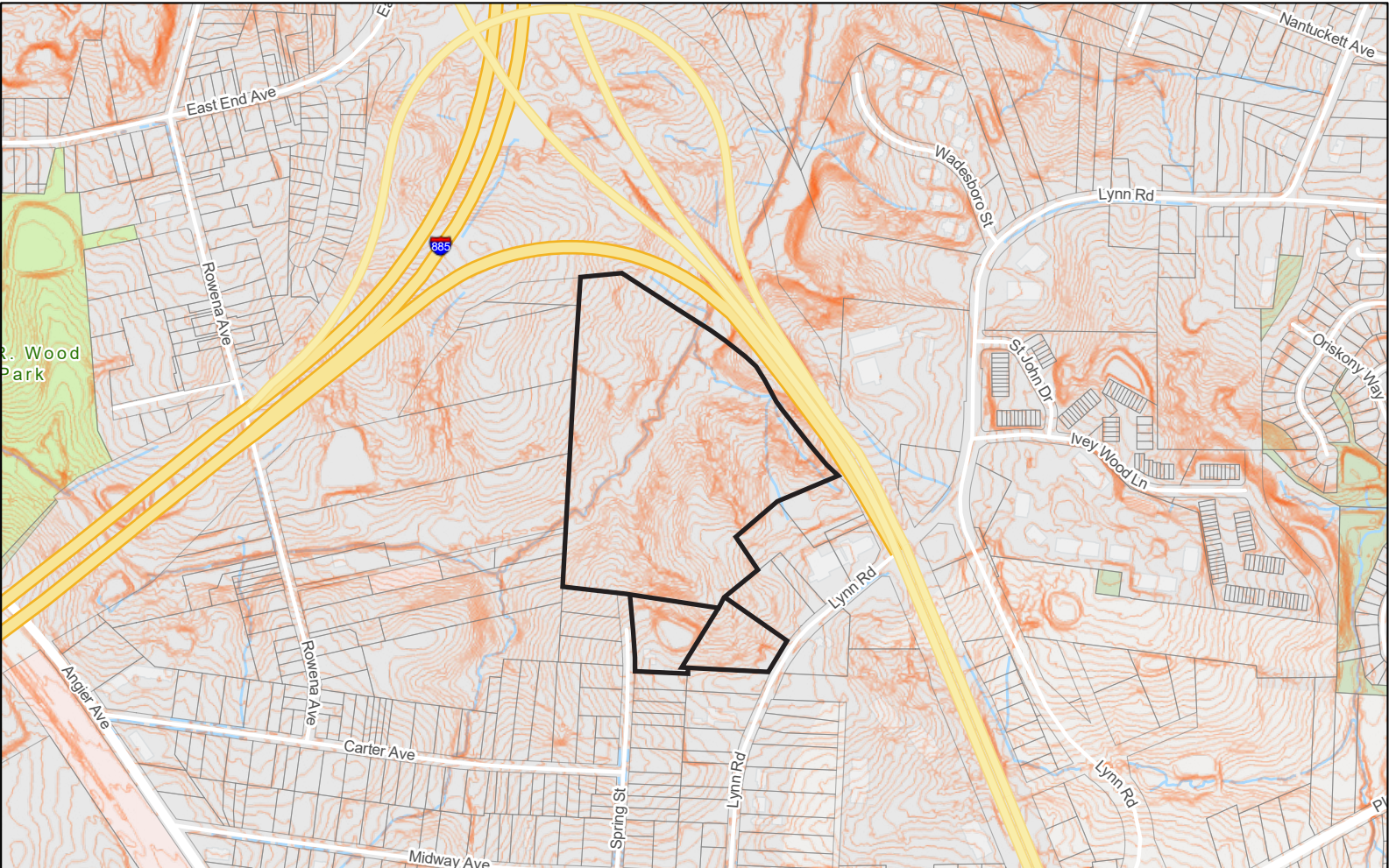
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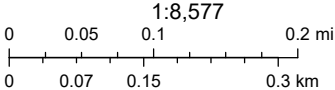


TOPOGRAPHY MAP



3/30/2026

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



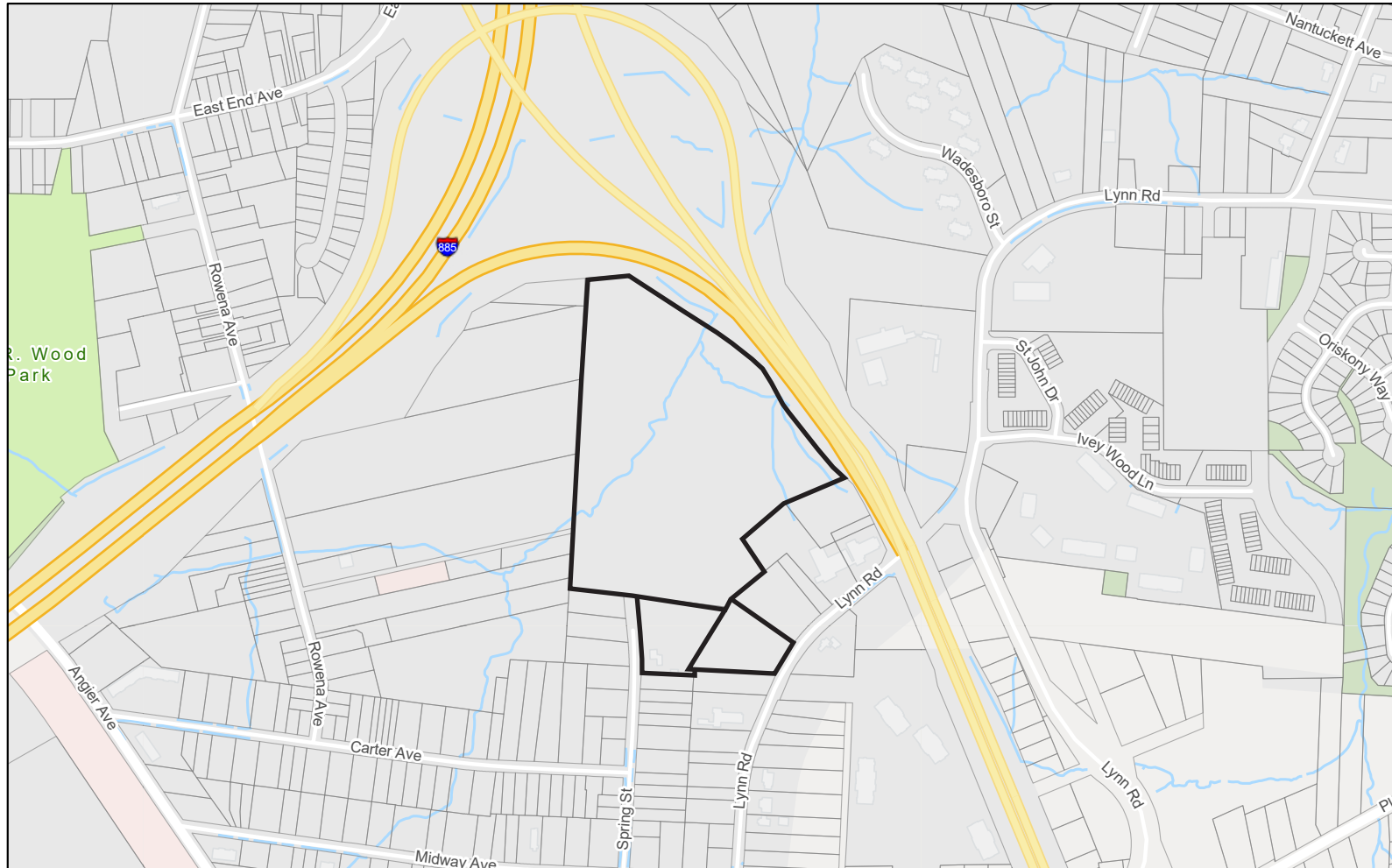
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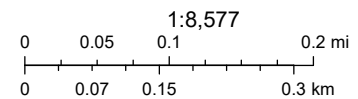


STREAM / FLOODPLAIN MAP



3/30/2026

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



CONTACT

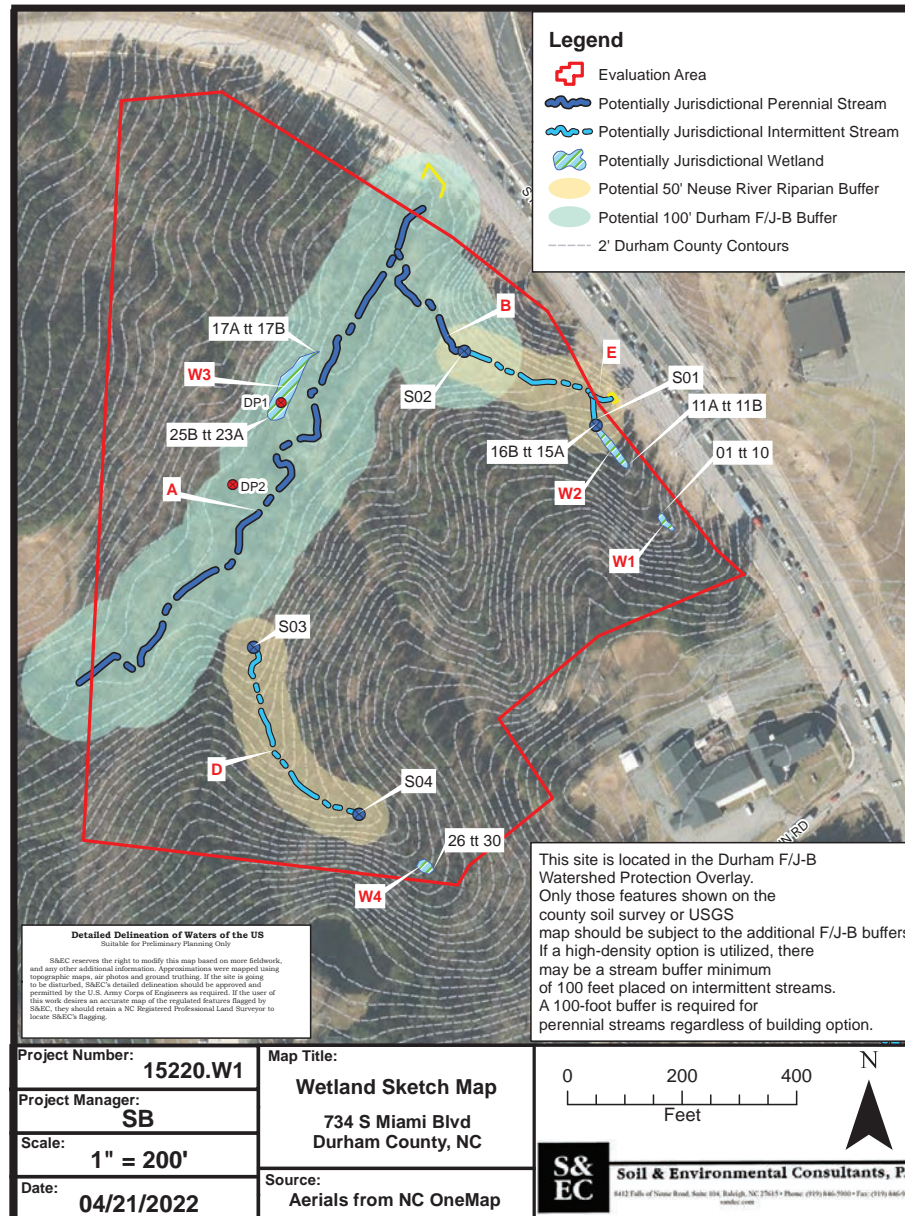
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WETLAND/STREAM BUFFER STUDY



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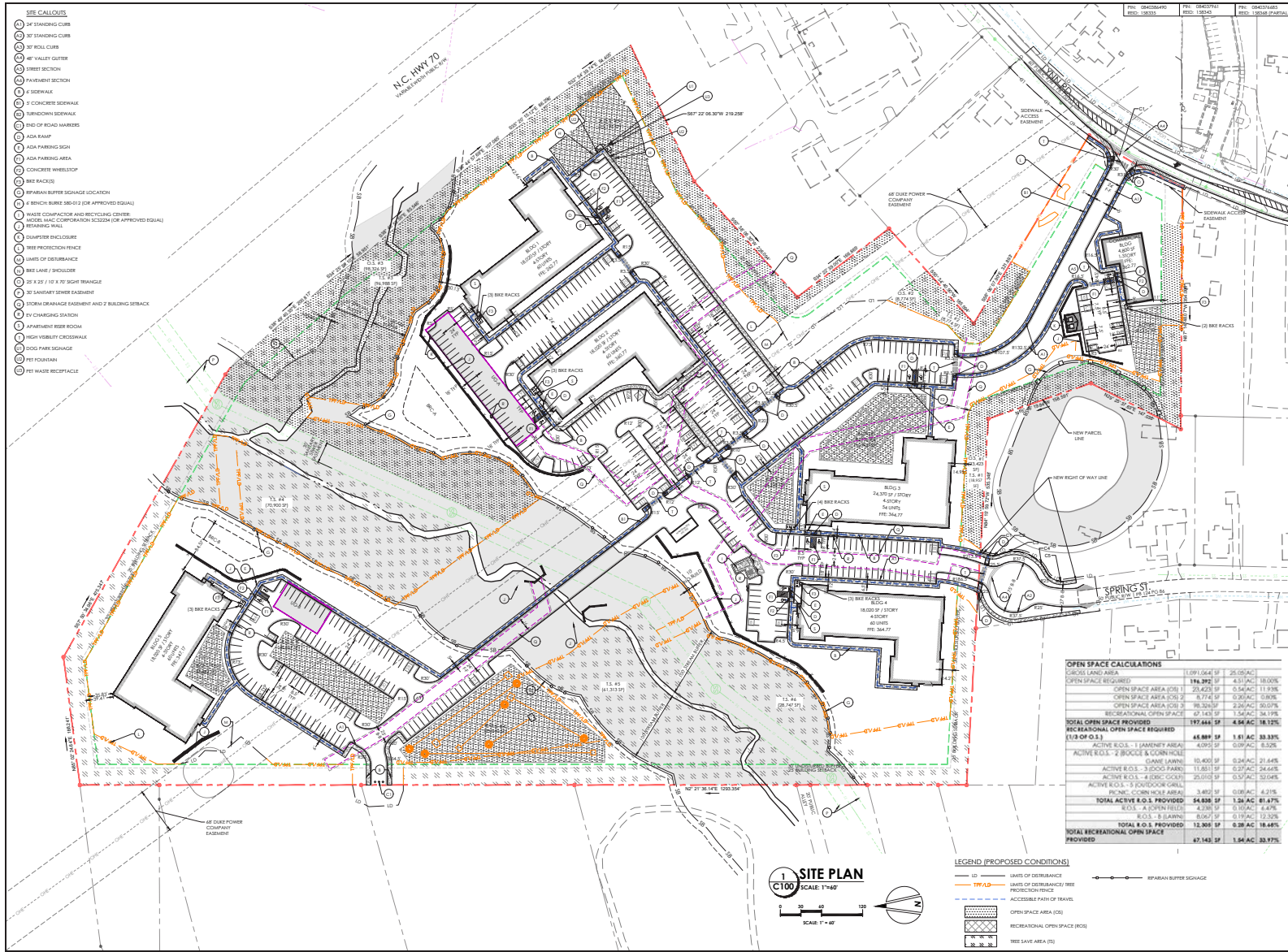
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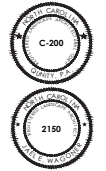
APPROVED SITE PLAN



Quinty
 CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
 14 CONSULTANT PLACE, SUITE 201
 DURHAM, NORTH CAROLINA 27707
 P: 919.401.4910
 WWW.QUINTY.COM

FOX CROSSING II
 101 SPRING ST. 1220 LYNN RD.
 724 & 792 S.WIMBERLY DR.
 DURHAM, NORTH CAROLINA

SITE PLAN



OPEN SPACE CALCULATIONS			
USABLE LAND AREA	1,091,064 SF	25.05 AC	
OPEN SPACE REQUIREMENT	176,392 SF	4.11 AC	16.00%
OPEN SPACE AREA (OS)	29,425 SF	0.68 AC	11.93%
OPEN SPACE AREA (OS)	6,774 SF	0.16 AC	0.80%
OPEN SPACE AREA (OS)	16,526 SF	0.38 AC	3.00%
RECREATIONAL OPEN SPACE	67,143 SF	1.54 AC	34.19%
TOTAL OPEN SPACE PROVIDED	197,844 SF	4.54 AC	18.12%
RECREATIONAL OPEN SPACE REQUIRED (1/3 OF O.S.)			
ACTIVE RECS - 1 (AMENITY PLAZA)	45,881 SF	1.04 AC	33.33%
ACTIVE RECS - 2 (BOULE & CORNICLE)	4,093 SF	0.09 AC	6.32%
ACTIVE RECS - 3 (CLAYE LAWN)	85,400 SF	1.94 AC	21.44%
ACTIVE RECS - 4 (WOOD PARK)	13,863 SF	0.31 AC	24.44%
ACTIVE RECS - 5 (JOGG CROSSWALK)	25,012 SF	0.57 AC	52.04%
ACTIVE RECS - 6 (FORDWOOD GRILL)	3,492 SF	0.08 AC	4.21%
TOTAL ACTIVE RECS PROVIDED	\$4,838 SF	1.24 AC	81.47%
RECS - 7 (OPEN FIELDS)	4,238 SF	0.10 AC	14.4%
RECS - 8 (LAWN)	8,067 SF	0.18 AC	12.32%
TOTAL RECS PROVIDED	12,305 SF	0.28 AC	18.64%
TOTAL RECREATIONAL OPEN SPACE PROVIDED	47,143 SF	1.04 AC	33.97%

11 - CALL BEFORE YOU DIG
 DRAWN BY: AMC | CHECKED BY: JEW
 DATE: 01/02/2024
 PROJECT NO: 2253
 SHEET NO: C100
 -SITE PLAN-

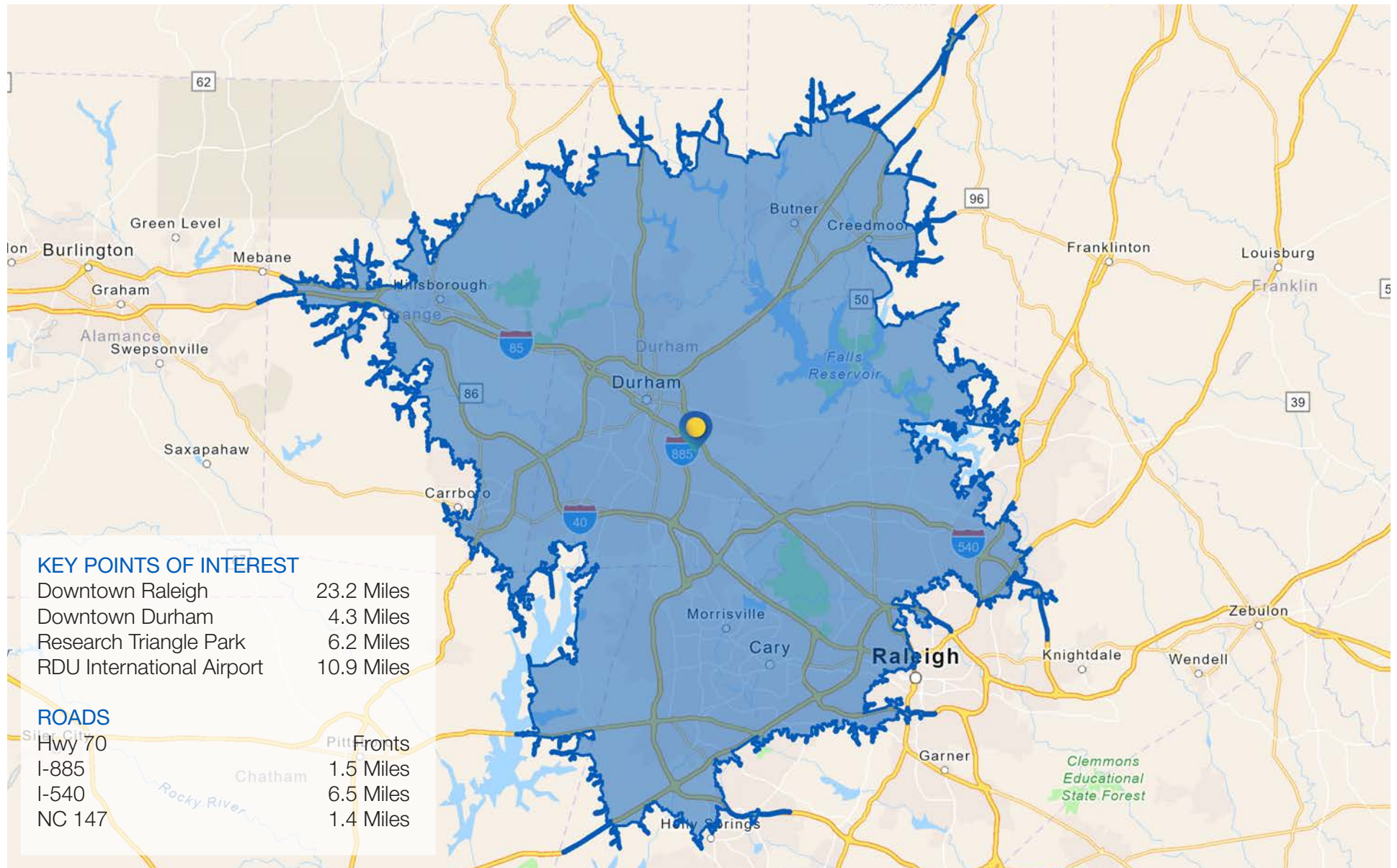
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DRIVE TIME MAP



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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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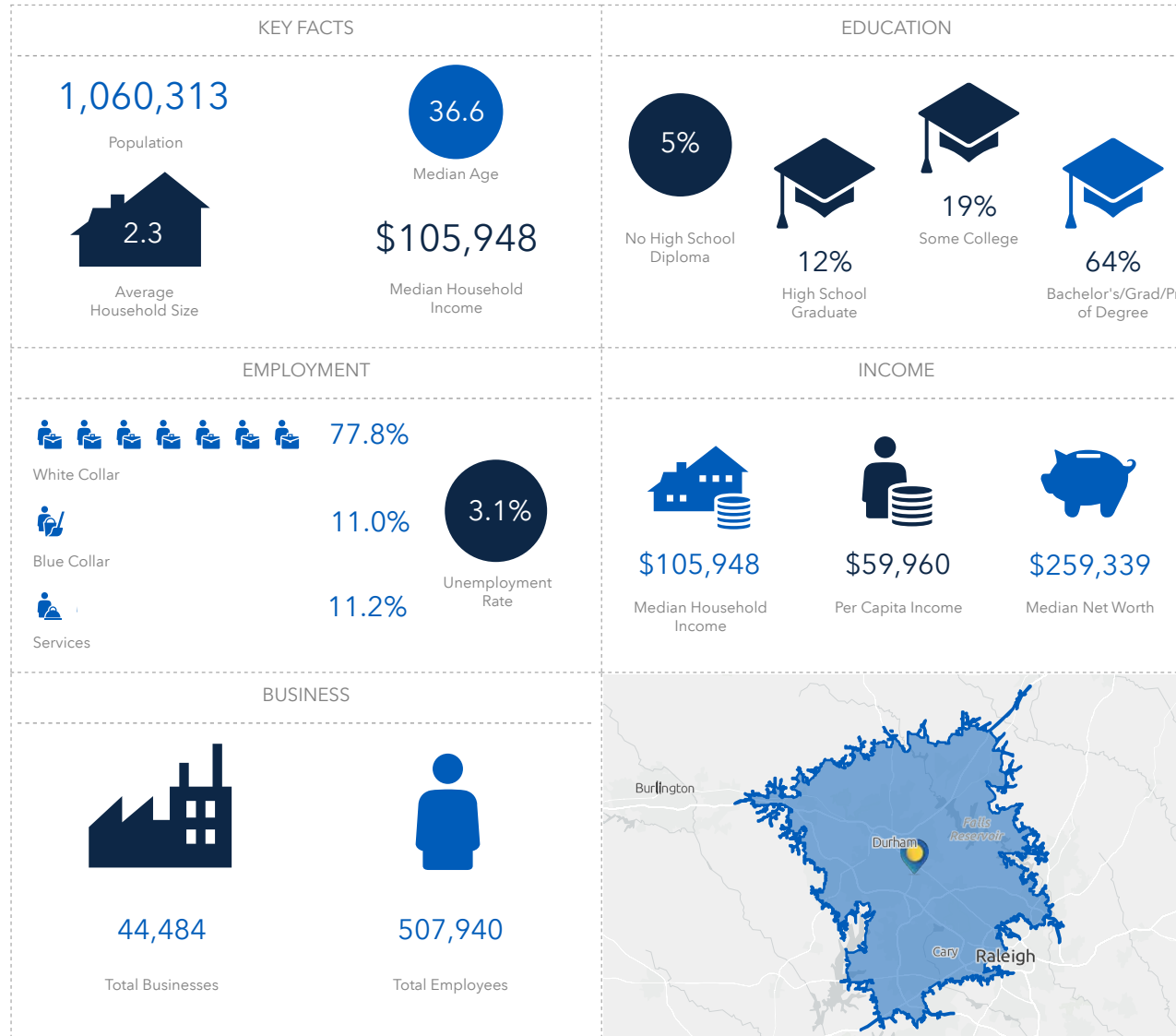
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DEMOGRAPHICS

27 MINUTES



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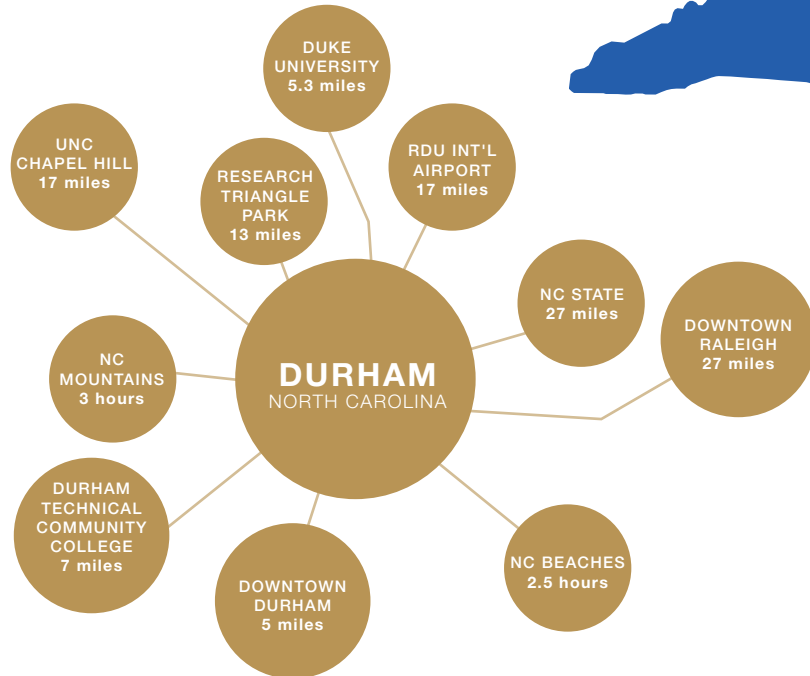
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DURHAM COUNTY NORTH CAROLINA

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

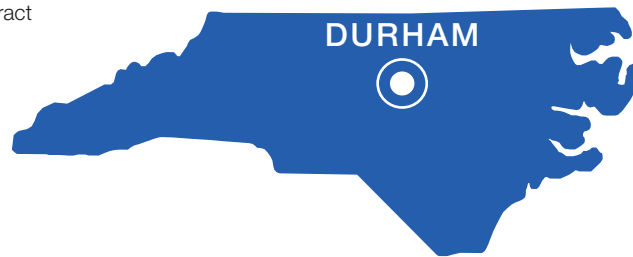
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DEMOGRAPHICS

- 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%**



21.4%
Population Growth
from 2010 to 2020

#4
Innovative Hub

7th
In the 2025 Digital
Cities Survey

5th
Largest County in
North Carolina

MAJOR EMPLOYERS

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