



# 113 & 115 Hunt Street

**SITE**

**FOR SALE  
DURHAM**

Real Estate Associates is pleased to offer for sale two adjacent parcels of land consisting of approximately 0.256 acres in Downtown Durham, prime for redevelopment.

The properties are located within the Central Park District, a thriving hub experiencing high growth in retail and entertainment, restaurants, apartment and condominiums. This site is walking distance to the Durham Farmer's Market, The Downtown YMCA, Center City & many future redevelopment projects.

LOCATION	113 Hunt Street	115 Hunt Street
PARCEL IDS	104982	104983
ACREAGE	± 0.144	± 0.112
ZONING	DD-S1	DD-S1
SALE PRICE	\$225,000	\$225,000

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# AERIAL MAP



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Source: [DowntownDurham.com](http://DowntownDurham.com)

# DURHAM, NORTH CAROLINA

Durham, North Carolina is a city that has transformed itself from an economy based on tobacco products to one driven by health care, biopharmaceuticals, research, academia, high tech manufacturing, entrepreneurship, services and hospitality. The only reminders today of the once thriving tobacco industry are the numerous warehouse and factory buildings that still remain intact in and around Downtown Durham. These structures have been converted into loft apartments, creative office space, restaurants and shops, giving Durham a unique character and sense of place. Construction of new office buildings, apartment communities and entertainment venues such as the Durham Performing Arts Center, have added new places to work, live and enjoy culture and entertainment in the center of Durham.

Duke University, consistently ranked among the nation's top universities, and its widely acclaimed medical

center, employ tens of thousands in jobs associated with academia, health care and research. Duke's roughly 12,000 undergraduate and graduate school students hail from around the world. The University is located approximately one mile from downtown and its East Campus, the original Trinity College, touches downtown's western fringe. North Carolina Central University, also located nearby, has a student enrollment of over 8,000. The University has significantly increased its size over the last decade and has undergone a massive expansion of its campus.

Together, the cities of Raleigh, Durham and Chapel Hill form the three points of the Research Triangle region of North Carolina, home to over 1.5 million people. At the center of the Triangle, and located almost entirely within Durham County, is the acclaimed Research Triangle Park, home to some of the world's most successful companies.



## DOWNTOWN DEMOGRAPHICS

**2,500+**  
residents

**1,700+**  
residential  
units

**16,500+**  
people work  
downtown

**90+**  
restaurants  
& bars

**55+**  
retail  
stores

**93%**  
office  
occupancy  
rate

**150+**  
startups

**\$1.3**  
billion of  
investment  
since 2000



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Source: [DowntownDurham.com](http://DowntownDurham.com)

# DOWNTOWN DURHAM

The downtown Durham area has seen over \$1.3 billion in investment since 2000. In recent years, Downtown Durham has been a thriving mecca for entrepreneurs, startups and established companies seeking to harvest the talent and culture of the Durham area.

American Underground, a space for entrepreneurs, has grown from 35 startups in 2010 to occupying three downtown Durham locations with over 175 companies. In 2013, American Underground was named a Google for Entrepreneurs Tech Hub, one of just seven in North America.

A new Duke University-fueled entrepreneurial space, The Bullpen, officially opened in downtown Durham in 2015. The 15,000-square-foot space is the official home of the Duke Innovation and Entrepreneurship Initiative.

Digital Turbine, a mobile content software company, acquired and expanded Appia, a Durham apps purveyor and advertiser in 2015, in a deal valued at about \$100 million.

WillowTree, a mobile apps developer based in Charlottesville, Va., selected Durham from more than 30



3333 Durham-Chapel  
Boulevard, Suite C, Durham,

cities across the country for its 2016 expansion.

NetSuite, a California software company, acquired Durham-based startup Bronto Software for \$200 million in 2015.

In 2015, Ticketmaster acquired Durham-based Two Toasters, a leading design and development agency based in Durham.

Nutanix, a global storage tech firm, opened an office in downtown Durham in 2014, quickly expanding from 2,687 sq. ft. to 16,593 sq. ft. in the Measurement Building within its first year in Durham.

BioLab NC signed a 42,000 sq. ft. lease creating a shared

## RECENT & PROPOSED DEVELOPMENT THROUGH 2017

**+1,000**  
residential  
units

**+450**  
hotel  
rooms

**+600,000**  
sq. ft.  
of office

**+25,000**  
sq. ft.  
of retail

Source: [DowntownDurham.com](http://DowntownDurham.com)

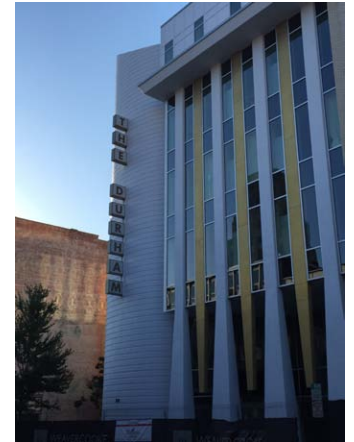
lab space model for startup and growing life science companies in The Chesterfield redevelopment in 2015.

Red Hat acquired Durham-based software startup Ansible for more than \$100 million in 2015.

Avalara, a Seattle-based tax automation and compliance firm, chose Durham in 2014 as the location for their major East Coast footprint.

In 2014, a team of developers led by Longfellow Real Estate Partners, Duke University and Measurement, Inc. unveiled formal plans for the Durham Innovation District, a 15-acre redevelopment project consisting of one million square feet of office, lab and retail space and 300 residential units in downtown Durham.

Duke University signed leases for over 200,000 sq. ft. of lab space in Longfellow Real Estate Partners' Carmichael lab building and Wexford Science & Technology's Chesterfield factory.



Hill



Source: [DowntownDurham.com](http://DowntownDurham.com)

# DOWNTOWN DURHAM

Nonprofit FHI 360 relocated its headquarters from RTP to 95,000 sq. ft. in the American Tobacco Campus in 2013, bringing over 400 jobs downtown.

The downtown hotel inventory more than tripled in 2015 with the addition of four new hotel projects:

- The \$48 million, 17-story, 125-room 21C Museum Hotel
- The six-story, 134-room Aloft Durham Downtown hotel
- The Durham, a 53-room boutique hotel
- The 145-room Residence Inn by Marriott adjacent to Duke's East Campus

The Durham Bull's Athletic Park, home to Durham's own AAA baseball team, received a \$20-million renovation in 2014, earning recognition for the Best Ballpark Renovation over \$2 Million in the 2014 annual awards from Ballpark Digest.

In 2015, the world-class Durham Performing Arts Center again ranked as one of the best theaters in the country for its size, placing among the top five venues in attendance and sales, hosting 233 events and drawing a record 484,527 guests and 104 sellouts.



**#1** America's Foodiest Small-Town - *Bon Appétit*

**#1** Best City for Working Women - *NerdWallet*

**#1** Best Mid-Sized Cities for Jobs - *Forbes*

**#1** America's Leading Creative Class Metro - *The Atlantic*

**50** Best Value Cities for 2015 - *Trivago*

**Top 10** Places to Live - *U.S. News & World Report*

**Top 20** places to Educate Your Child - *Forbes*

**Tree City USA** for the 31st Year - *National Arbor Day Foundation*

**#1** America's Best Places to Travel in 2015 - *Travel + Leisure*

**#1** Housing Market in the U.S. - *The Wall Street Journal*

**#3** Best Small City for Relocating Families - *World ERC and Primacy Relocation*

**#2** Best Green Cities - Lifestyle and Quality of Life (#16 overall) - *Country Home*

**#12** Top Places To Launch Your Own Business - *Fortune Small Business*

**Top 100** Best Places to Live - *Livability*

City of Durham honored as **Bicycle Friendly Community** - *The League of American Bicyclists*

**The Tastiest Town in the South** - *Southern Living*

**#1** Best Place to Retire - *Black Enterprise & Money Magazine (independently)*

**#4** Most Affordable City in America - *NBC's TODAY Show*

**#1** Greatest Basketball Town to visit - *CNN*

**#9** Best City for Singles - *Yahoo! Travel*

**2nd** Top Small Metro for College Students - *American Institute for Economic Research*

**#6** in MSA in Pharmaceutical Research & Development - *Milken Institute*

**#7** National Tech Hubs - *Milken Institute*

**3rd** Most Educated City in America - *Nerdwallet*

**#5** America's Top 20 Geekiest Cities - *Forbes*

**Top 10** Tech Towns - *Wired*

**#14** Best Place for Business & Careers - *Forbes*

**#8** America's Leading High-Tech Metro - *Atlantic Monthly*

**One of the Top Places** in the world to Visit in 2011 - *The New York Times*

**100** Best Communities for Young People - *America's Promise - The Alliance for Youth*

**#1** MSA for College Graduation Rate among select national tech-focused MSAs - *Knoxville (TN) News-Sentinel*

**MSA among America's Smartest Cities** - *Forbes*

**DURHAM**  
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