

**Hutson Land**

117 NC 54 Hwy, Durham, NC 27717

Comp ID: 1294509

12.22 Ac.

Lnd Property

Sale Detail

Sale Date	02/23/2015	Sale Type	Investment
Days On Market		Bldg Type	Land - Mixed Use
Recorded Date	02/25/2015	Lot Size (Ac.)	12.22
Sale Price	\$2,400,000 (Public Record)	Zoning	OI(D)
Price/SF	\$4.50	Parcel #	149562, 149563
Price/Acre	\$196,399.34	Document #	7652/168
Asking Price		Buyer Prior	
Arms Length	Yes	Location	
		Configuration Type	
Loan Information	Other Consideration	Income Type	Not Applicable/Not Available

Comments

Transaction	The Brooke Family Trust, Betsy D Hutson, Jo Ella Hutson Bowling & Harold C Bowling conveyed 12.22 acres of commercial land, located at 117-179 NC 54 Hwy, in Durham, NC, to PDC Crooked Creek LLC for \$2,400,000. The multi-parcel transfer was done via a Special Warranty Deed and occurred on February 23, 2015. The transaction is considered arm's length. Richard N Brooke Jr acted as the Trustee of The Brooke Family Trust. According to the planning and zoning department no permits have been filed at the time of my research.
Property	The property is 12.22 acres of commercial land located in the NE quadrant of NC 54 Hwy and Fayetteville Rd.

Additional Information

Sale Price Source	Recorder/Assessor
Property Rights	Fee Simple
Portfolio Sale	No
Condo Sale	No
Transfer Tax	\$4,800.00

Property Information

General Use	Land	Year Built	Condo Sale	No
Specific Use	Mixed Use	Year Renovated	Unit #	
Additional Uses		Bldg Class	# of Floors	
Bldg Size		Bldg Condition	# of Bldg's	
Bldg Status		Construction Type	# of Tenants	
Tenant Names				

Location Information

Address	117 - 0 NC 54 Hwy	Property Name	117-179 E NC 54 Hwy
City, State Zip	Durham, NC 27717	Parcel Information	149562, 149563
Market	South Durham	Map Number	
Submarket			
County	Durham		
Legal Description	See attached Special Warranty Deed for full legal description.		

Site

Lot Size (AC)	12.22	Total Assessed Value	\$1,217,005.00	Total Appraised Value	\$1,217,005.00
Lot Size (SF)	532,520	Land Assessed Value	\$1,217,005.00	Imp Appraised Value	
Lot Shape	Irregular	Assessed Tax Year	2015	Land Appraised Value	\$1,217,005.00
Coverage		Core Factor		Appraised Year	2015
Zoning	OI(D)	Yard-Paved		Yard-Unfenced	
Has Rail	No	Yard-Fenced		Parking Types	
		Parking Spaces			
		Parking Ratio			

Land

Proposed Property Use	Price/Acre	\$196,399.34
Topography	Price/Far	
Density (MUH)		

Recorded Buyer/Seller
