

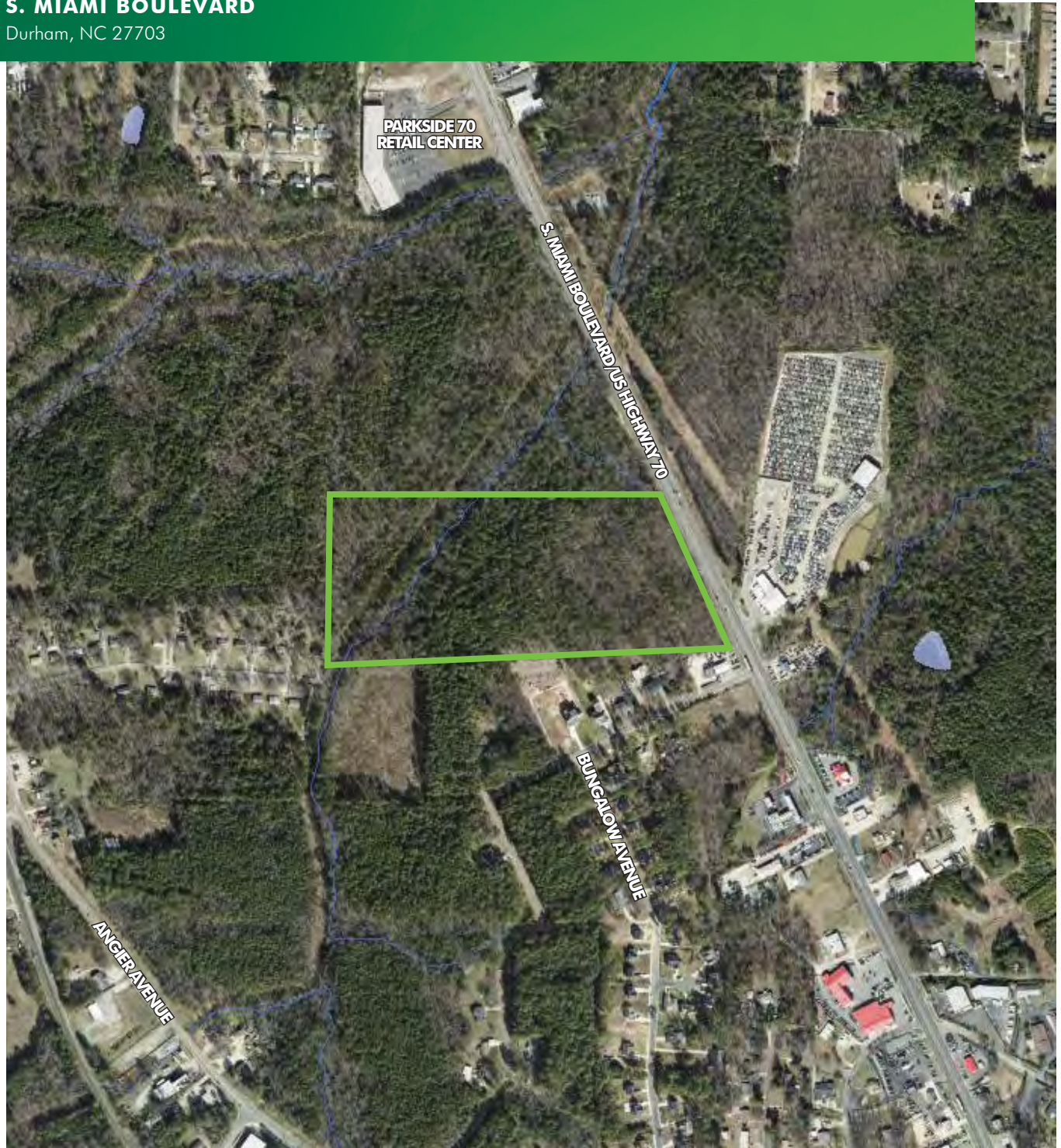
FOR SALE

DURHAM RESIDENTIAL DEVELOPMENT OPPORTUNITY

1202

S. MIAMI BOULEVARD

Durham, NC 27703



www.cbre.us/raleigh

CBRE | Raleigh

FOR SALE 1202 S. MIAMI BOULEVARD

Durham, NC 27703

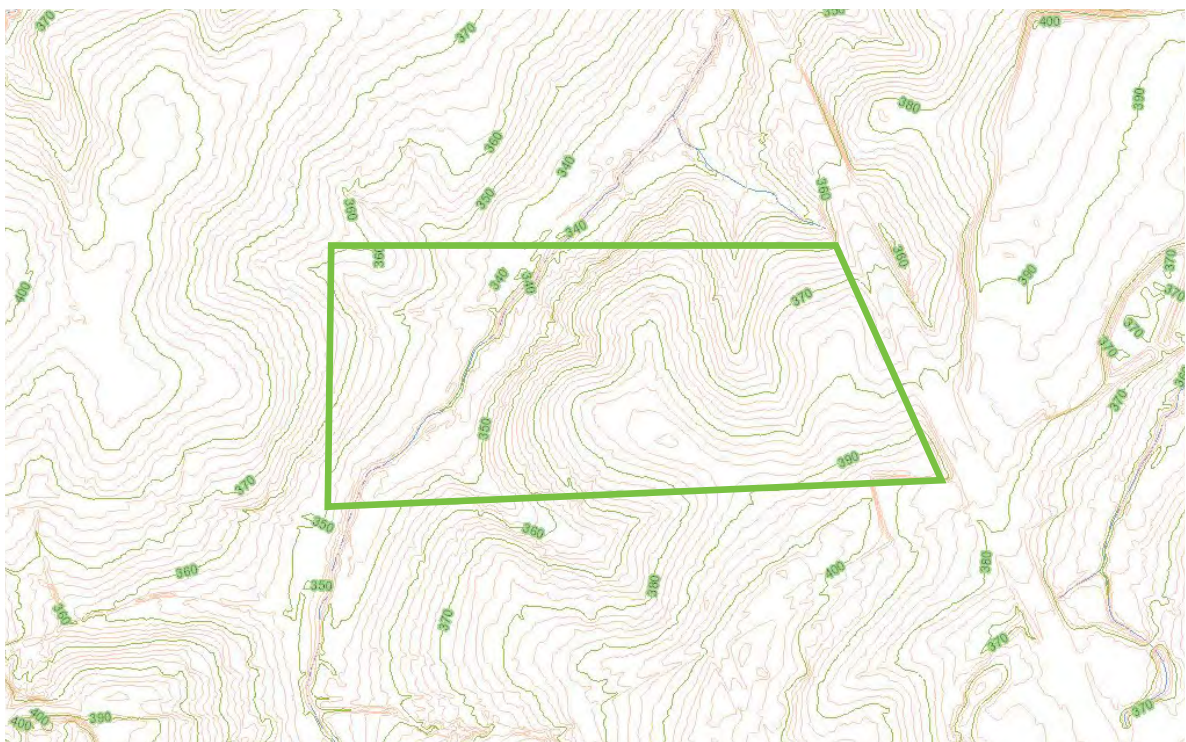


PROPERTY FEATURES

- + ± 24.032 acres
- + Zoned Residential Suburban-20 (RS-20)
- + Zoning permits a maximum residential development density of two units per acre on lots 20,000 square feet or greater
- + Future Land Use calls for Medium Density Residential (MDR)
- + City of Durham water and sewer service available
- + Potential lot sketch depicts 97 single family lots (57 22'w lots & 40 28'w lots) (based on a rezoning to PDR)
- + NCDOT has future plans to convert US 70 into a freeway. The intersection of US 70/S. Miami Boulevard will be converted to a future interchange. ROW acquisitions to begin in 2022 with construction following in 2024
- + PIN# 0840-04-53-6847
- + Property is located along US Highway 70, just 2 miles north of the Research Triangle Park and 3.5 miles south of Downtown Durham
- + \$2,403,200 (\$100,000/acre) sale price



PROPERTY TOPOGRAPHY



Durham, NC 27703



SITE DATA

SITE AREA: ~24 AC
 ZONED: RS-20
 FUTURE LAND USE: 6-12 UNAC
 WATERSHED OVERLAY: F/O-B
 TREE SAVD REQ: 20% (4.8 AC)
 OPEN SPACE REQ: 10% (2.4 AC)
 REC OPEN SPACE REQ: 1.25 AC (1/3 OF OPEN SPACE)

UNITS SHOWN:
 22 @ 100': 97 UNITS
 26 @ 100': 40 (51 UNITS)
 DENSITY: 4.042 UNAC

NOTES

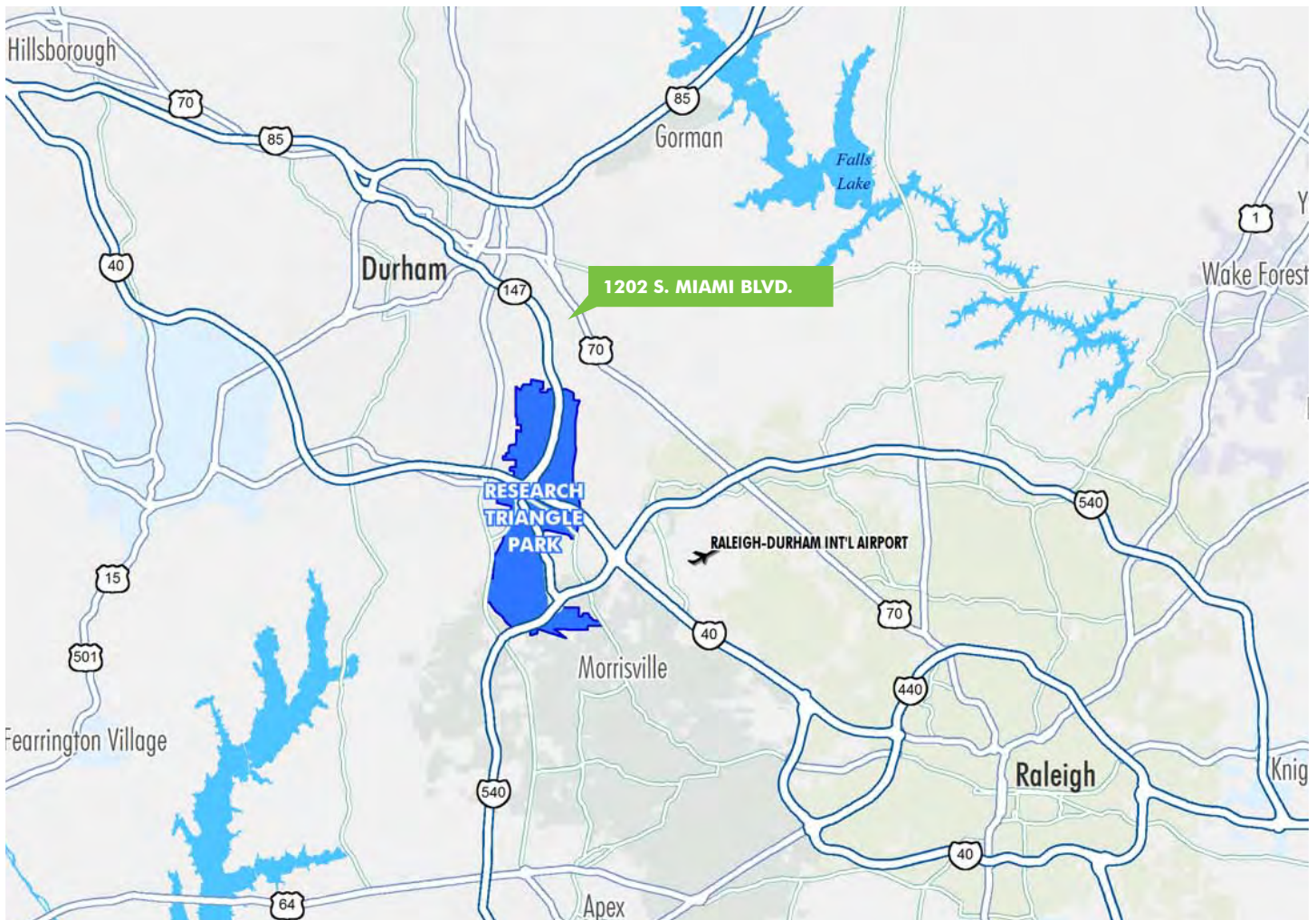
- 1) REQUIRES REZONING TO POR
- 2) REQUIRES AMENDMENT TO COMP PLAN
- 3) OFF-SITE SEWER EASEMENT REQUIRED FOR OUTFALL (TRYING TO EX. @ DUCTILE IRON PIPE)
- 4) SEWER CAPACITY STUDY REQUIRED TO DETERMINE ANY IMPROVEMENTS TO LICK CREEK PUMP STATION OR LINES
- 5) ASSUMES 100' STREAM BUFFERS FOR INTERMITTENT STREAMS DUE TO HIGH DENSITY OPTION (GREATER THAN 24% IMPERVIOUS)
- 6) WATERLINE COV REQUIRED FOR MORE THAN 100 UNITS
- 7) FUTURE MINOR COLLECTOR CONNECTION TO GLOVER ROAD
- 8) ASSUMES CURB SIDE TRASH PICKUP FOR TOWNHOMES
- 9) UNITS GREATER THAN 4 WILL BE REQUIRED TO BE STAGGERED
- 10) FORMATTER AND UTILITY DESIGN REQUIRED FURTHER ANALYSIS
- 11) STREAM AND STREAM BUFFERS ARE ASSUMED AND SUBJECT TO CHANGE. WILL REQUIRE CONCURRENCE FROM STATE
- 12) ASSUMES HEAD-IN PARKING WILL BE ALLOWED ON MINOR COLLECTOR
- 13) ALL INFORMATION BASED ON DIS AND SUBJECT TO CHANGE

EXISTING SEWER MAINHOLE
 PROPOSED SEWER OUTFALL
 GLENWOOD AVENUE (10' TO 20')
 EXISTING GAS EASEMENT
 10' LANDSCAPE BUFFER
 ASSUMED STREAM BUFFER
 TREE COVERAGE AREA
 SWAMP
 PARK
 PARK/MAIL
 AMENITY/PARK
 FULL MOVEMENT (FUTURE LIGHT)
 10' LANDSCAPE BUFFER
 50' LANDSCAPE BUFFER
 TEMPORARY FIRE TURNAROUND (TYP)
 FUTURE GLOVER ROAD CONNECTION PER CTP MASTER PLAN (MINOR COLLECTOR)
 JONES CIRCLE
 LAUREL DRIVE

SCALE: 1" = 100'

FOR SALE 1202 S. MIAMI BOULEVARD

Durham, NC 27703



CONTACT US

CHESTER F. ALLEN, CCIM

Executive Vice President

+1 919 831 8190

chester.allen@cbre-raleigh.com

© 2020 CB Richard Ellis - Raleigh LLC. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.us/raleigh

CBRE | Raleigh