

Pending Land Sale No. 4



Property Identification

Record ID 4227
Property Type Residential, Subdivision
Property Name Morris Place Townhome Subdivision
Address 1303-1309 Church Street, Morrisville, Wake County, North Carolina 27506
Location Corner of Church Street and Kit Creek Road, north Morrisville.
Tax ID Parcel ID's: 174182 and 174181
MSA Raleigh-Durham-Cary

Sale Data

Grantor William E. Green
Grantee Dan Ryan Builders- NC, LLC
Property Rights Fee simple
Conditions of Sale Arms length
Financing Cash to seller
Sale History Sold 2002, does not appear to have been at arms length
Verification Copy of sales agreement; Other sources: Wake County Public Records, Confirmed by Cheri DeRosia

Contract Price \$1,075,100 or \$30,717
Cash Equivalent \$1,075,100

Land Data

Zoning MD-R, Medium Density Residential
Topography Gently sloping
Utilities All public access

Pending Land Sale No. 4 (Cont.)

Shape Rectangular
Landscaping partially wooded and partially cleared
Flood Info Not in a flood zone.

Land Size Information

Gross Land Size 6.960 Acres or 303,178 SF
Planned Units 35
Front Footage Church Street; Kit Creek Road;

Indicators

Sale Price/Gross Acre \$154,468
Sale Price/Gross SF \$3.55
Sale Price/Planned Unit \$30,717

Remarks

This is a pending sale for two parcels at 1303-1309 Church Street, Morrisville Wake County, North Carolina, 27506 located on the corner of Church Street and Kit Creek Road, north Morrisville. Good street access and street frontage from both Church Street and Kit Creek Road. Easy driving to NC Highway 54/ Miami Boulevard, NC 540, I-540, I-40 and NC 147/Triangle Expressway. Close to restaurants, retail shopping centers, Walmart Supercenter and Sams Club are across the street and other subdivision residential areas. The town of Morrisville approved for the development of the Morris Place Townhomes Subdivision with 35 townhome pads.