

# DAVIS PARK EAST

Research Triangle Park, 27703

LAND FOR SALE



DAVIS PARK  
TOWNS

Pod A

MERRION AVENUE

BRIZO LUXURY  
APARTMENTS

DAVIS DRIVE

3.48 Acres Available for Multifamily

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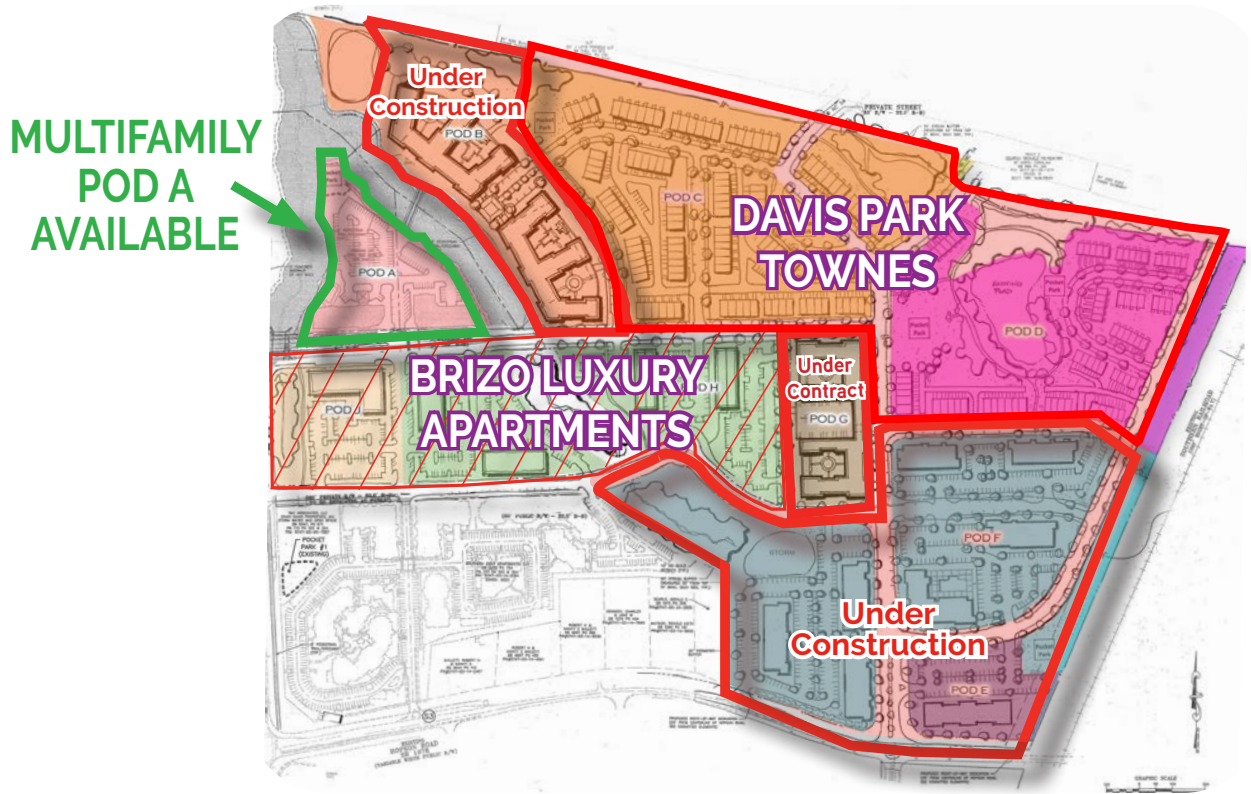
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**APG ADVISORS**

1201 Edwards Mill Rd, Ste 300  
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**Davis Park East** is a 93-acre fully entitled land tract in a blue chip location adjacent to Research Triangle Park.

This world class land development opportunity is well positioned with locational attributes and an economic basis that will enable a developer to experience a high level of value creation.

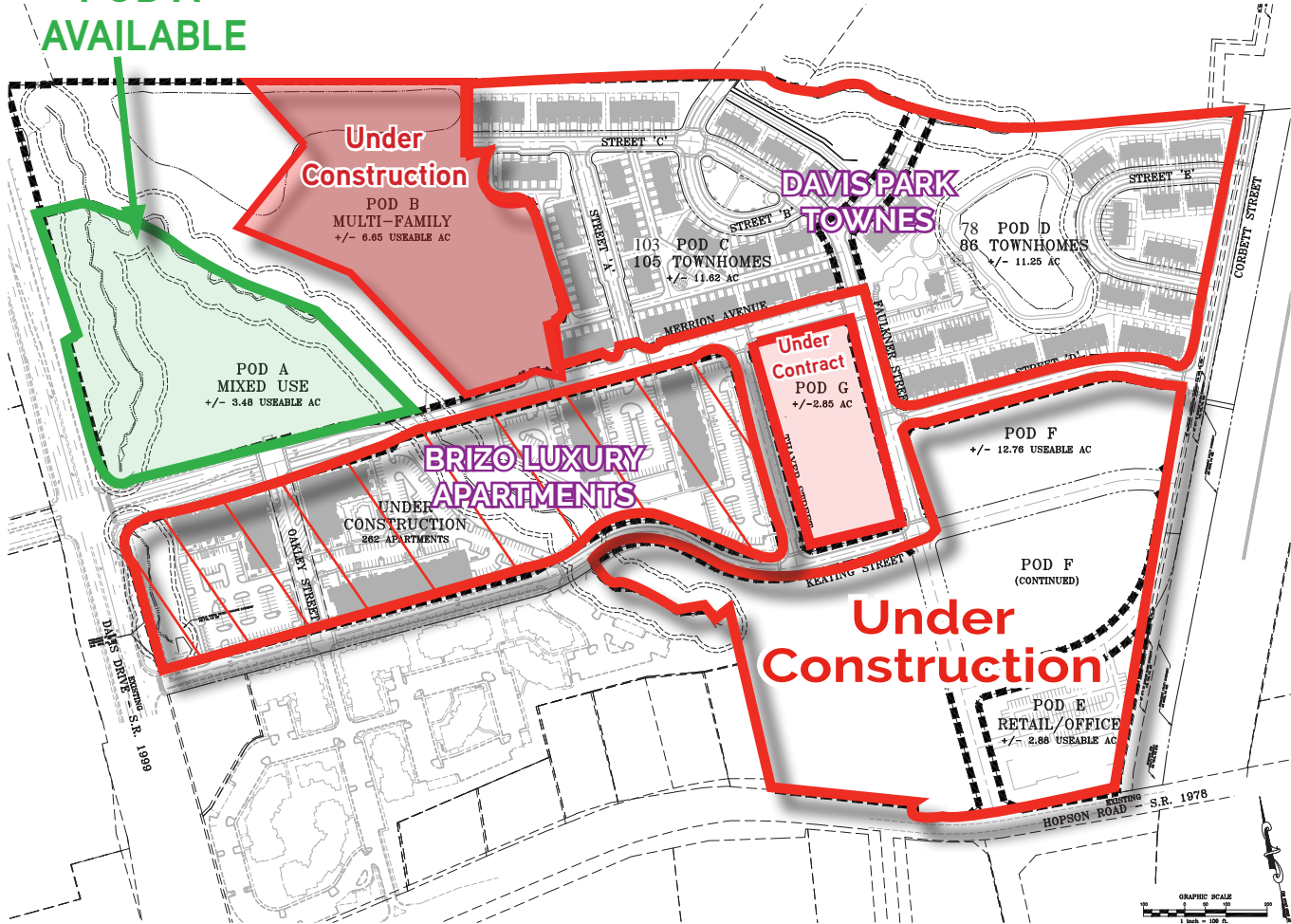
**Davis Park East** is one of the premiere land parcels for mixed-use development adjacent to Research Triangle Park.

**Pod A - Property Detail**

- +/- 3.48 Usable Acres
- Tax District: County - Durham | City - Durham
- Land Use: Multifamily
- Multifamily Development Potential 400± Units
- Zoning: OI-2 CN
- Utilities: Municipal Water/Sewer
- Asking Price: **Contact Broker For Pricing Info**



**MULTIFAMILY  
POD A  
AVAILABLE**



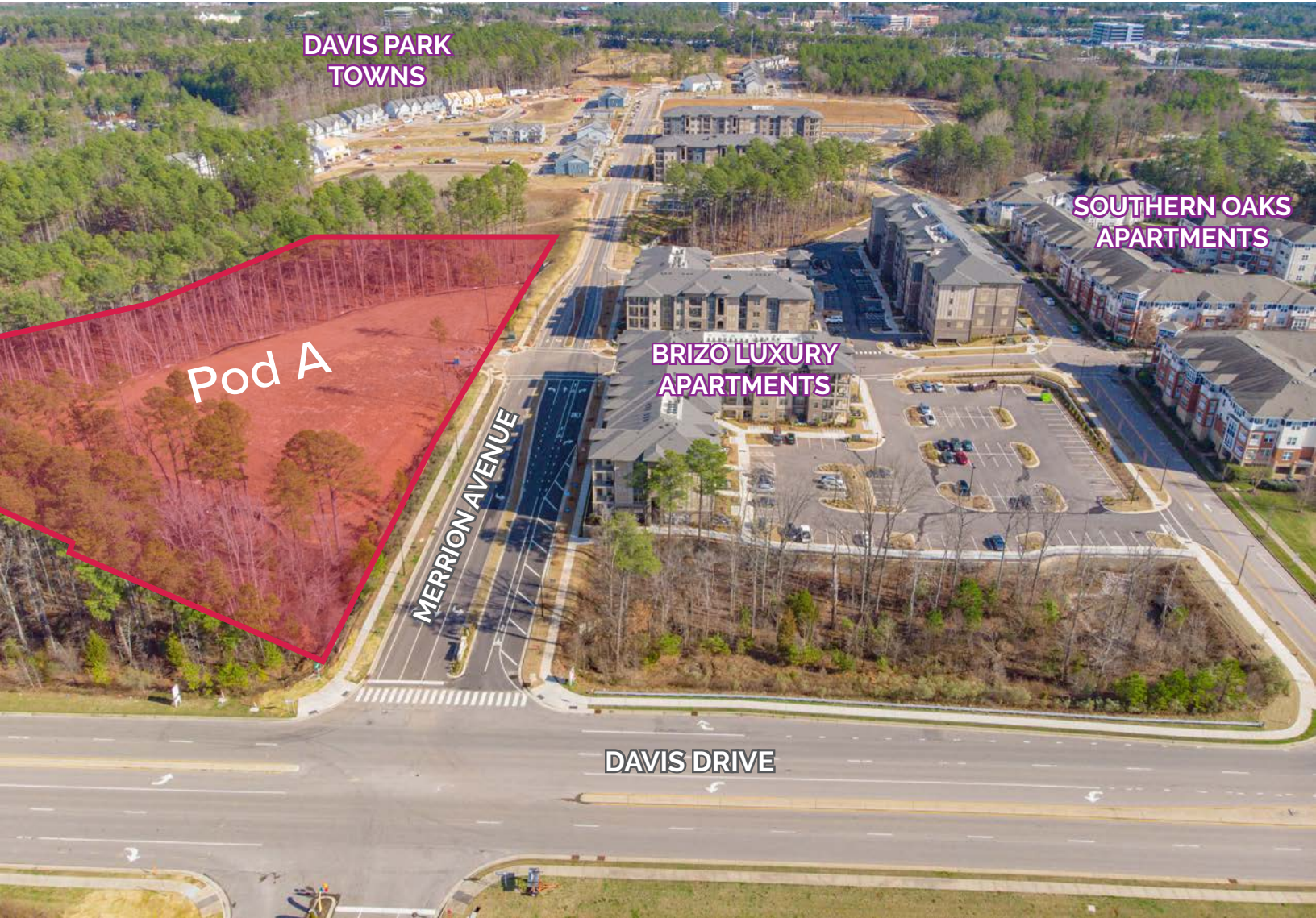
Pod Plan 2016-12-8-SRM-15000	Minimum	Maximum	Units
Pod A - Mixed Use/Hospitality/Office/Multifamily	96,000.00	120,000.00	
Pod B - Multi-Family - Under Construction - Forena Davis Park Apartments		400.00	Apartments
Pod C/D - Townhomes - Under Construction - Davis Park Townes		181.00	Townhomes
Pod E - Retail / Office - Under Construction	20,000.00	25,000.00	SF
Pod F - Under Construction - Alta Davis Park Apartments		400.00	Apartments
Pod G - Under Contract		300.00	Apartments
Pod H, J, & K - Apartments - Brizo Apartments		262.00	Apartments

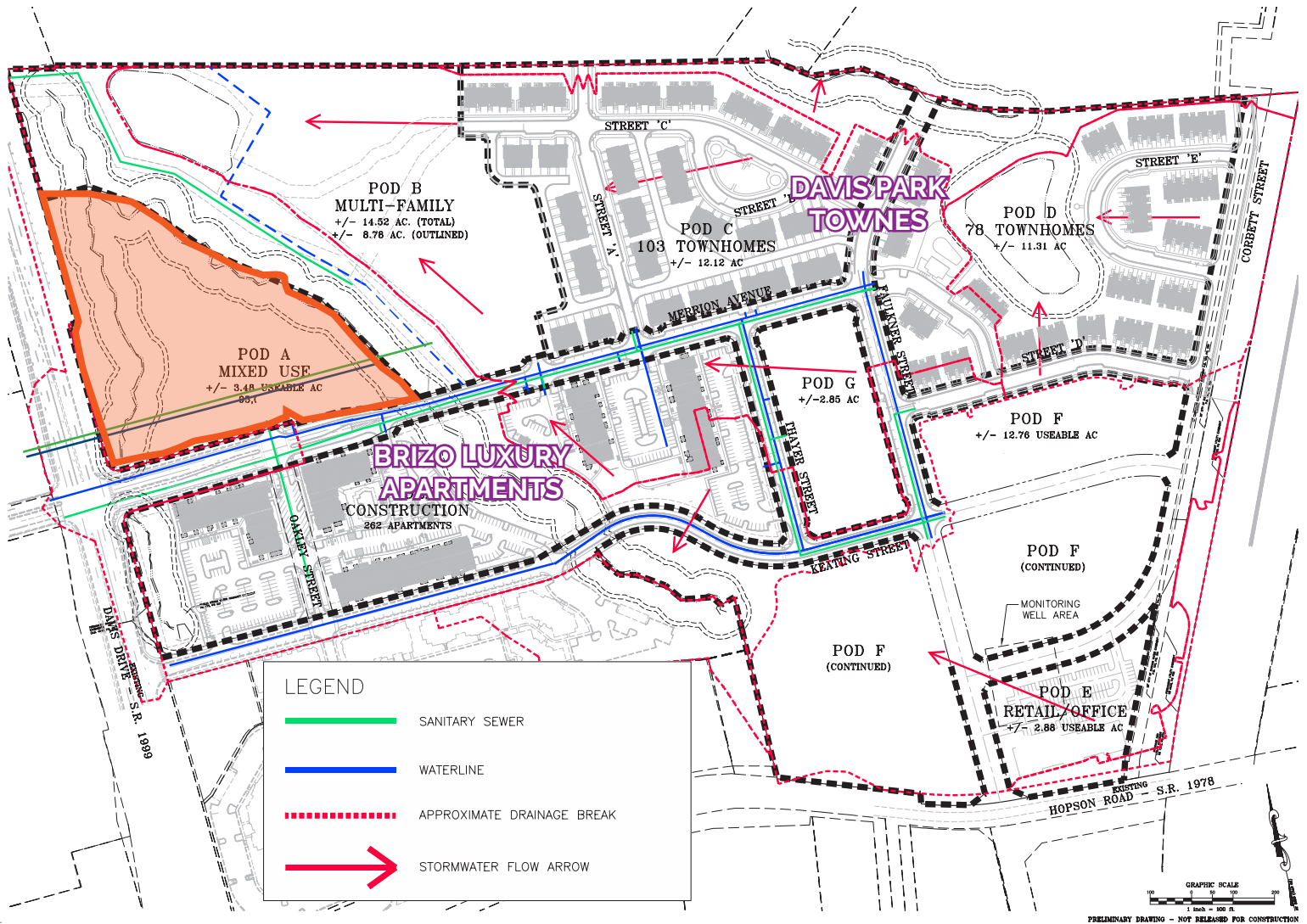
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# AERIAL PHOTOS





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IMPERIAL CENTER PARK

PERIMETER PARK



Miami Blvd

22,000 VPD

195,000 VPD

PARK PLACE



14,000 VPD

N.C. Railroad

Keystone Drive

DAVIS PARK EAST

Hopson Road

20,000 VPD



Davis Drive

21,000 VPD



FINSBURY

KEYSTONE PARK



15,000 VPD

Triangle Expressway





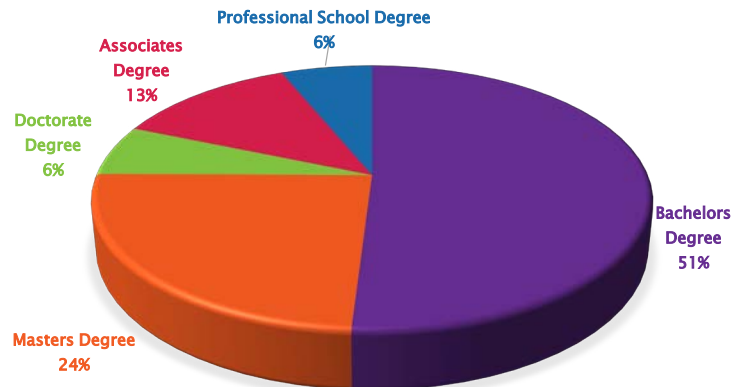
## Raleigh-Durham MSA Overview

Scenic beauty, a moderate climate, a culture rich in history and the arts, world-class sports and recreational opportunities all make North Carolina an exceptional place to live and do business. The Raleigh-Durham MSA, commonly referred to as The Triangle, spans seven counties in the central region of North Carolina. The "Triangle" reference was first coined in the late 1950's with the creation of Research Triangle Park, named for its location relative to three tier-one research universities - North Carolina State University, Duke University, and the University of North Carolina at Chapel Hill, and the cities in which they are located - Raleigh, Durham and Chapel Hill.

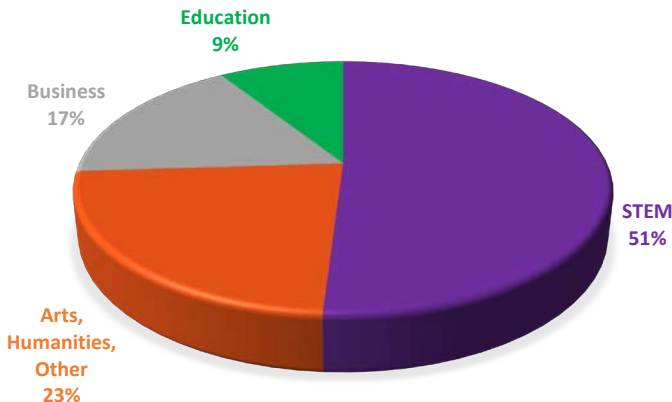
## Education & High-Performance Workforce

Higher education is considered the cornerstone of the Triangle region. With three tier-one research universities and twelve additional colleges and universities that have a combined enrollment of 131,000, all are a major contributor to the region's high-performance workforce. The region saw 42,000 graduates with bachelor's degrees or higher in 2019. The Raleigh-Durham MSA has a total population of 1.9 million, of which 49% hold bachelor's degrees or higher. Companies relocate and expand here because of the quality and depth of the existing talent pool and the pipeline of graduates coming from these educational facilities.

## RDU MSA Educational Attainment



## Field of Study, Bachelor's Degree & Higher



*"The Triangle is at an exciting crossroads, continuing to lead the country in nearly every measure of economic success. Our talent bench is already quite deep, especially when compared with many other metropolitan areas of our size across the nation."*

**Raleigh Chamber of Commerce**

*"Durham is in the midst of an entrepreneurial boom. Entrepreneurs and startups are attracting national attention from the public sector, Silicon Valley investors, and talented individuals worldwide. From its beginnings in tobacco and textiles to Black Wall Street and the Research Triangle Park, Durham is a community of entrepreneurs who value creative ideas, asking "What if?" and bringing talented people together to answer that very question."*

**Greater Durham Chamber of Commerce**



Founded in 1959 by N.C. leaders in academia, business and government, Research Triangle Park (RTP) is the largest, continuously operating research park in North America. Covering 7,000 acres, it is home to more than 200 research, technology and ag-bio companies that employ more than 55,000 knowledge workers. RTP Headquarters is located in Durham and is a 25-minute drive from downtown Raleigh.

RTP was originally named for its affiliation with three major research universities: Duke University in Durham, the University of North Carolina at Chapel Hill, and North Carolina State University in Raleigh. This part of Durham is approximately equidistant between Raleigh and Chapel Hill.

The three original universities are joined by Durham's North Carolina Central University (located less than two miles from RTP), playing a major role as home to the Biomanufacturing Research Institute & Technology Enterprise (BRITE) Center for Excellence.

Today, RTP is surrounded by a variety of other Durham business and corporate parks populated by pharmaceutical, microelectronic, biotechnology, textile, and telecommunications, businesses to name a few. Research Triangle Park is not a city, but it has a special Durham postal substation – Research Triangle Park, NC 27709.



Source: Durham Convention & Visitors Bureau & VisitRaleigh

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## Top 10 RTP EMPLOYERS



+ 300 COMPANIES



+55,000  
EMPLOYEES

\$6 BILLION  
IN RESEARCH

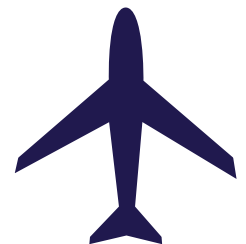


7,000 ACRES  
Across Durham & Wake Co.

LOCATED MINUTES FROM

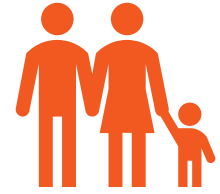
RDU INTERNATIONAL  
AIRPORT

+ 4,000,000  
PASSENGERS  
(2020)





<b>POPULATION</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2000 Population	328	43,433	310,519
2010 Population	465	88,128	420,314
2021 Population	436	127,350	530,246
2026 Population	482	143,600	584,635
2021-2026 Annual Rate	2.03	2.43%	1.97%
2021 Median Age	33.5	35.1	35.2



**530,246**  
Population

<b>HOUSEHOLDS</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2000 Households	120	18,581	122,081
2010 Households	231	38,849	169,307
2021 Total Households	237	55,441	213,549
2026 Total Households	237	62,356	235,702
2021 Average Household Size	2.03	2.29	2.40



**213,549**  
Total Households

<b>HOUSING</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2021 Total Housing Units	239	59,865	231,213
2021 Owner Occupied Housing Units	31.4%	54.4%	52.8%
2021 Renter Occupied Housing Units	58.6%	38.2%	39.6%
2021 Vacant Housing Units	10.0%	7.4%	7.6%



**\$44,159**  
Per Capita Income

<b>MEDIAN HOUSEHOLD INCOME</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2021 Median Household Income	\$62,305	\$86,653	\$81,197
2026 Median Household Income	\$66,192	\$95,643	\$90,033

<b>AVERAGE HOUSEHOLD INCOME</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2021 Average Household Income	\$75,544	\$110,623	\$109,334
2026 Average Household Income	\$85,285	\$123,345	\$121,593



**29.4%**  
Graduate/Professional  
Degree

<b>PER CAPITA INCOME</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2021 Per Capita Income	\$35,561	\$48,079	\$44,159
2026 Per Capita Income	\$40,048	\$53,466	\$49,149

<b>EDUCATION</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
Associate's Degree	9.4%	7.2%	6.7%
Bachelor's Degree	31.3%	34.0%	32.0%
Graduate/Professional Degree	25.5%	29.3%	29.4%



**\$81,197**  
Median Household Income

<b>AGE</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
18+	78.1%	76.8%	77.2%



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**Multifamily**

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