



**AVISON  
YOUNG**

**LAND FOR SALE**

# 4306 & 4320 Page Road

Morrisville, NC 27560 (Durham County)

Partnership. Performance.

## Opportunity

Two parcels combining up to six acres of undeveloped land at the intersection of Page Road and Shakespeare Drive. The property is well positioned with close proximity to Raleigh-Durham International Airport, Brier Creek and Research Triangle Park. Current Office and Institutional (OI (D)) and Commercial General (CG (D)) zonings

within the City of Durham allow for a broad use of commercial and institutional services. The corridor boasts a number of new commercial and residential developments such as Forty 540, Lennar at Page Park and Avellan Springs Apartments. Owner will consider seller financing.

**Tara Kreider**  
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### Available for Sale

Type	Commercial Land
Size	±6 acres
Topography	Level
Access	Page Road and Shakespeare Drive
Water and Sewer	City of Durham
Zoning	OI (D) and CG (D)
Price	\$1,350,000
4306 Page Road PIN	0757-01-08-8782
4320 Page Road PIN	0757-01-08-7962

### Zoning

**OI (D) Zoning:** Office and Institutional zoning district, within the City of Durham, was established for employment and community service activities and permits a broad use of commercial services and institutional uses though some areas within the zoning district will support residential uses, which are compatible with the area.

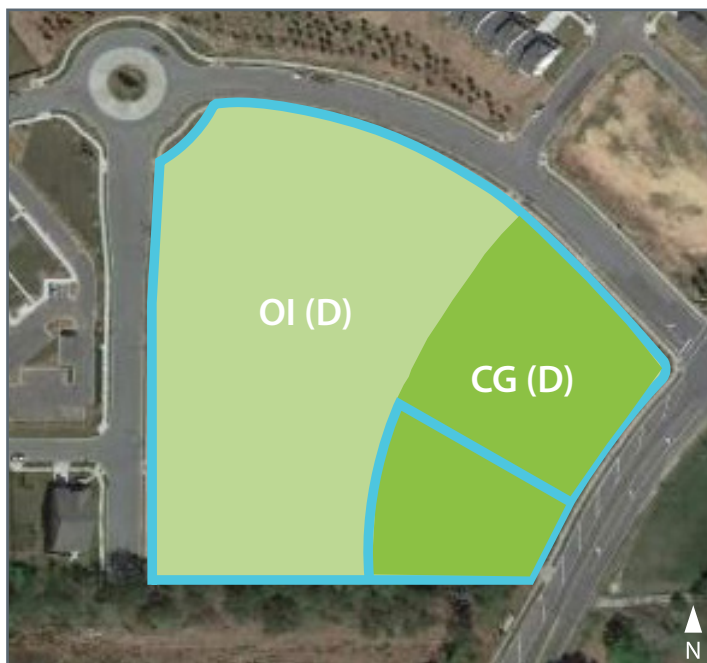
**CG (D) Zoning:** The CG District is established to provide for a wide variety of commercial activities of varying scales that are designed to be served by major thoroughfares. The intent of this district is to provide sufficient size and depth of property to meet business needs, yet maintain safe traffic flows. Businesses in this district should be sited convenient to automotive traffic.

Note: The property is subject to the Chin Page Road Development Plan.

### Topography Map



### Zoning Map



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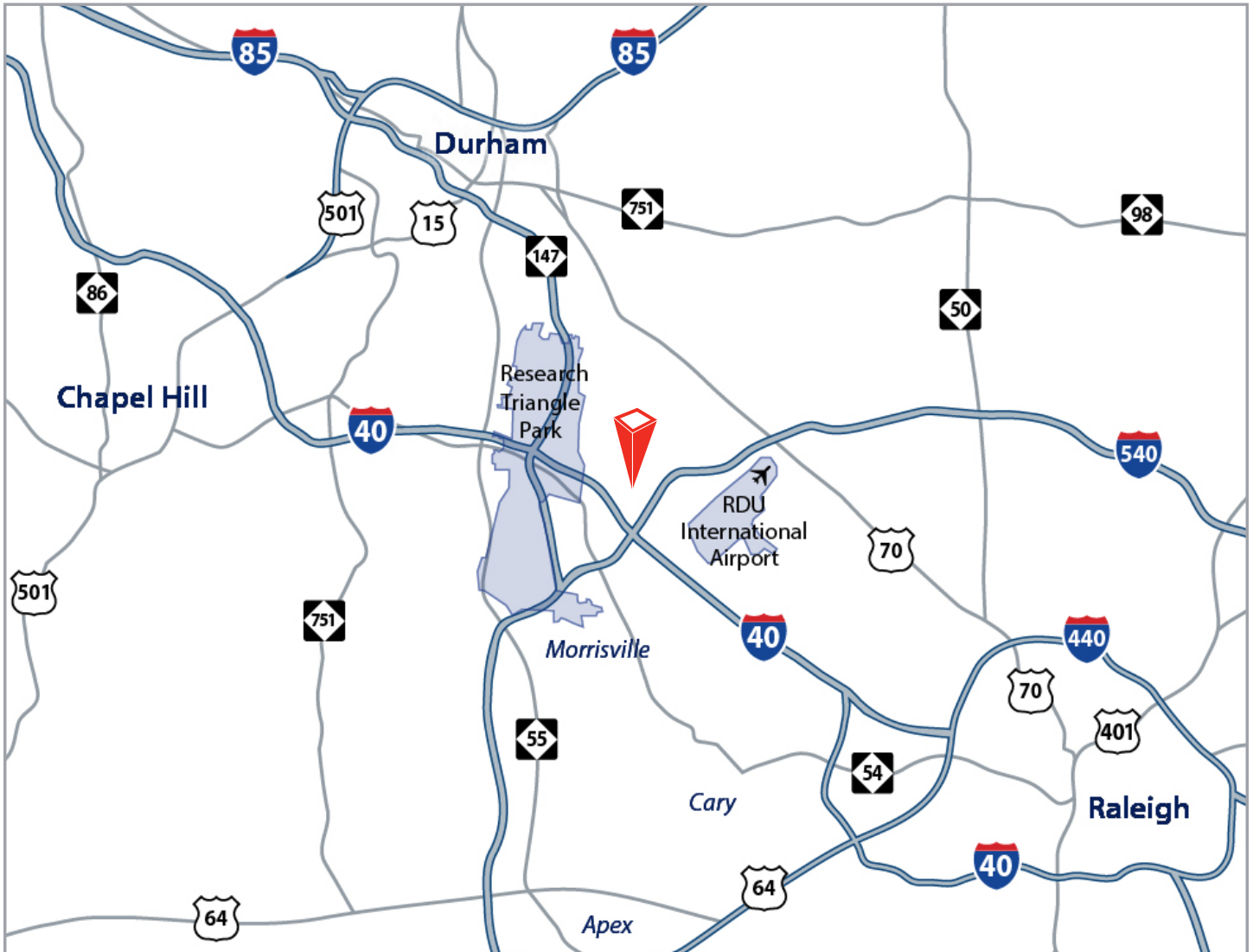
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## Location

4306 and 4320 Page Road are conveniently located approximately 1.2 miles from I-40 and two miles from I-540. Raleigh-Durham International Airport is approximately 5.1 miles away. The site is situated 16 miles from Downtown Raleigh and 11.3 miles from Downtown Durham.



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## Aerial



### 2016 Traffic Counts\*

	Vehicles Per Day
Page Road	5,600
Chin Page Road	2,000
I-40	162,000
I-540	74,000

\*Per Esri via Site To Do Business

### Demographics\*\*

	1 Mile	3 Miles	5 Miles
2016 Total Population	1,830	22,445	52,988
2016 Average Household Income	\$75,564	\$94,190	\$90,225
2016 Total Households	1,037	10,242	22,026
2016-2021 Population Growth	4.13%	3.52%	2.83%

\*\*Per Esri via Site To Do Business

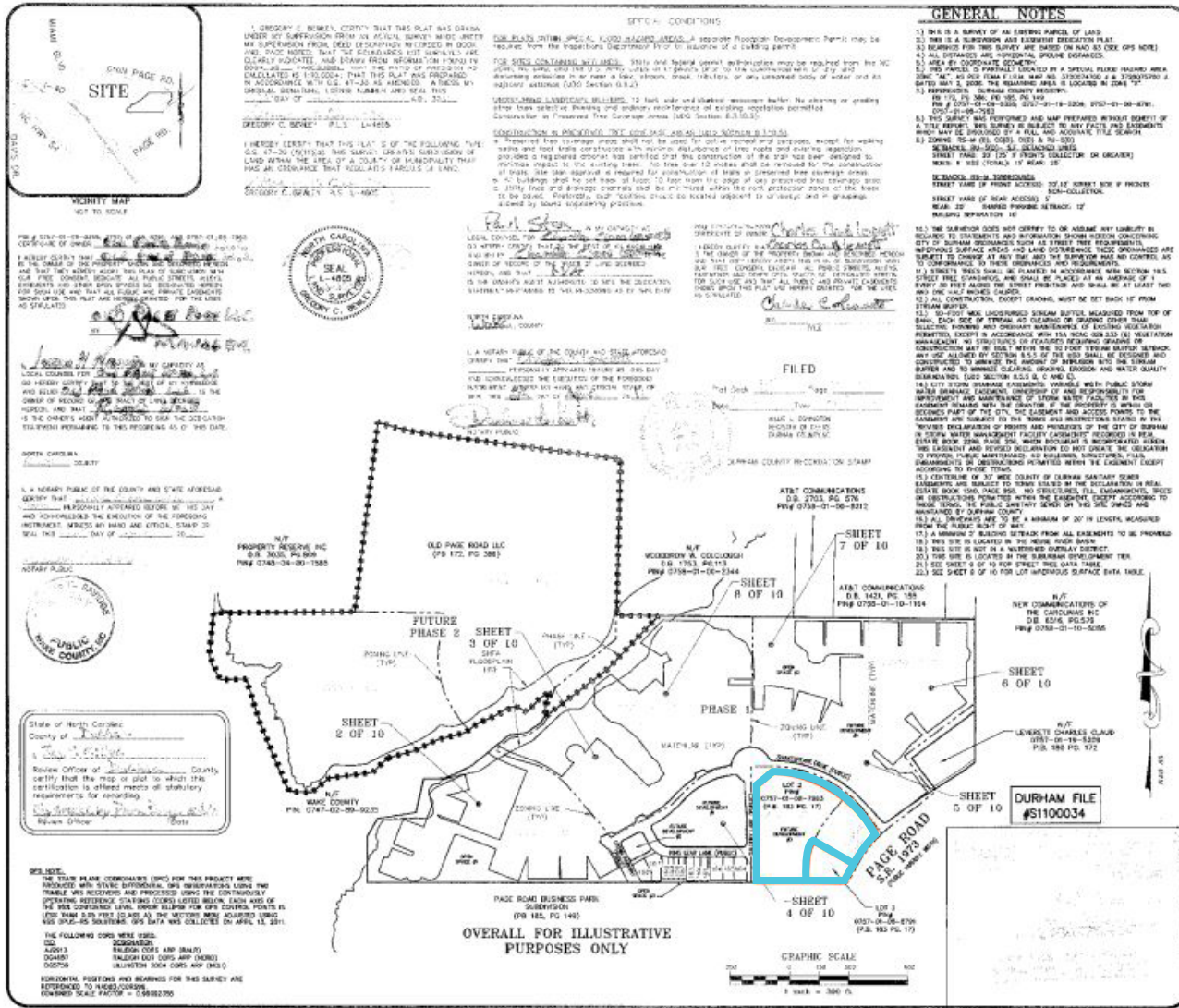


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## Potential Site Layout



**THE JOHN R. MCADAMS COMPANY, INC.**  
ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL  
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REVISIONS:  
REV. 01 28 THRU 02

**FINAL SUBDIVISION PLAT SHEET 1 OF 10**

PROJECT: **FOUR SEASONS AT RENAISSANCE PHASE 1**  
SUBDIVISION: **RENAISSANCE SUBDIVISION AND BUSINESS DEVELOPMENT PLAT**  
COUNTY: **DURHAM COUNTY, NORTH CAROLINA**

PREPARED BY: **JOHN R. MCADAMS**  
DATE: **02/20/11**

PROJECT: **SPS-11000**  
JOB: **02P11000-F1**  
DATE: **11/11/10**  
SCALE: **S1H/EMM**  
DATE: **11/11/10**  
SCALE: **1"=300'**  
DATE: **MARCH 02, 2011**

**McADAMS**



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