

## Land Sale No. 1



### Property Identification

<b>Record ID</b>	4698
<b>Property Type</b>	Residential, Subdivision
<b>Property Name</b>	Creekside Commons Townhome Subdivision
<b>Address</b>	5300 Ephesus Church Road, Durham, Durham County, North Carolina 27707
<b>Location</b>	In southwest Durham close to the Chapel Hill border on the west side of I-40
<b>Tax ID</b>	141151, 141161, and 204614

### Sale Data

<b>Grantor</b>	The Doris Daniel Family Limited Partnership
<b>Grantee</b>	Creekside Commons Developers, LLC
<b>Sale Date</b>	July 24, 2018
<b>Deed Book/Page</b>	8472/815
<b>Recorded Plat</b>	200/69
<b>Property Rights</b>	Fee Simple
<b>Conditions of Sale</b>	Arm's Length
<b>Financing</b>	Cash to Seller
<b>Verification</b>	Other sources: CoStar, Public Records, Confirmed by Paul Snow

<b>Sale Price</b>	\$3,487,000
<b>Cash Equivalent</b>	\$3,487,000

### Land Data

<b>Zoning</b>	PDR, Planned Development, Residential
<b>Topography</b>	Rolling

### **Land Sale No. 1 (Cont.)**

<b>Utilities</b>	Some Available
<b>Shape</b>	Irregular
<b>Landscaping</b>	Mostly Wooded
<b>Flood Info</b>	Zone X

#### **Land Size Information**

<b>Gross Land Size</b>	26.821 Acres or 1,168,323 SF
<b>Planned Units</b>	132
<b>Front Footage</b>	371 ft Ephesus Church Road;

#### **Indicators**

<b>Sale Price/Gross Acre</b>	\$130,010
<b>Sale Price/Gross SF</b>	\$2.98
<b>Sale Price/Planned Unit</b>	\$26,417

#### **Remarks**

This is the sale of 26.84 acres of land in southwest Durham on the outskirts of Chapel Hill. There is a 2.25-acre, 110' wide public right of way for the future George King Road Extension running through the middle of the parcel and there is also a 100' stream buffer that the developer will use as an open space area. There is already an existing sewer easement on the side of the stream buffer.

The property was rezoned and approved prior to sale. Rezoning documents date back to at least 2016 when they applied for 169 townhomes.