

# 739 & 1101 BAPTIST ROAD

DURHAM, NC

RESIDENTIAL DEVELOPMENT OPPORTUNITY

±223.97 ACRES

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## RESIDENTIAL DEVELOPMENT OPPORTUNITY



Foundry Commercial is pleased to present a Residential Development opportunity located along Baptist Road in North Durham along the major growth corridor, Highway 98. The Property consists of two parcels which total approximately 223.97 acres of land, conveniently located at the corner of Baptist Road and Santee Road. Additionally, the property is adjacent to an approved residential development and the Falls Village golf course.

The site is central to Raleigh, Durham, Research Triangle Park, and RDU International Airport, as well as the amenities one would expect. The property currently has a (RR) Residential Rural zoning designation within the Durham County which allows for residential development up to one dwelling unit per two acres, however, per discussions with local engineers and the City of Durham, the property is most likely to be rezoned to achieve a density of two dwelling units per acre as the adjacent parcel has done very recently. The addition of the City of Durham Southeast Regional Pump Station further supports that residential growth is imminent and that the city will be willing to increase the allowable density on this site.

PROPERTY FEATURES	
LAND SIZE	Approximately 223.97 Acres
PIN #	0861-04-65-1202 and 0861-02-95-0664
ZONING	Residential Rural (RR) Anticipated rezoning to a minimum of 2 dwelling units per acre
UTILITIES	Municipal Water and Sewer
LIST PRICE	\$6,720,000 (+/- \$30,000 per acre)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 ESTIMATED POPULATION	249	12,448	59,480
2022 PROJECTED POPULATION	267	13,388	64,604
EST. HOUSEHOLD INCOME	\$68,973	\$81,188	\$90,736
EST. HOUSEHOLDS	103	4,771	22,821

TRAFFIC COUNTS	
HWY 98/WAKE FOREST HIGHWAY	12,000 VPD
BAPTIST ROAD	1,000 VPD

For more information, please contact:

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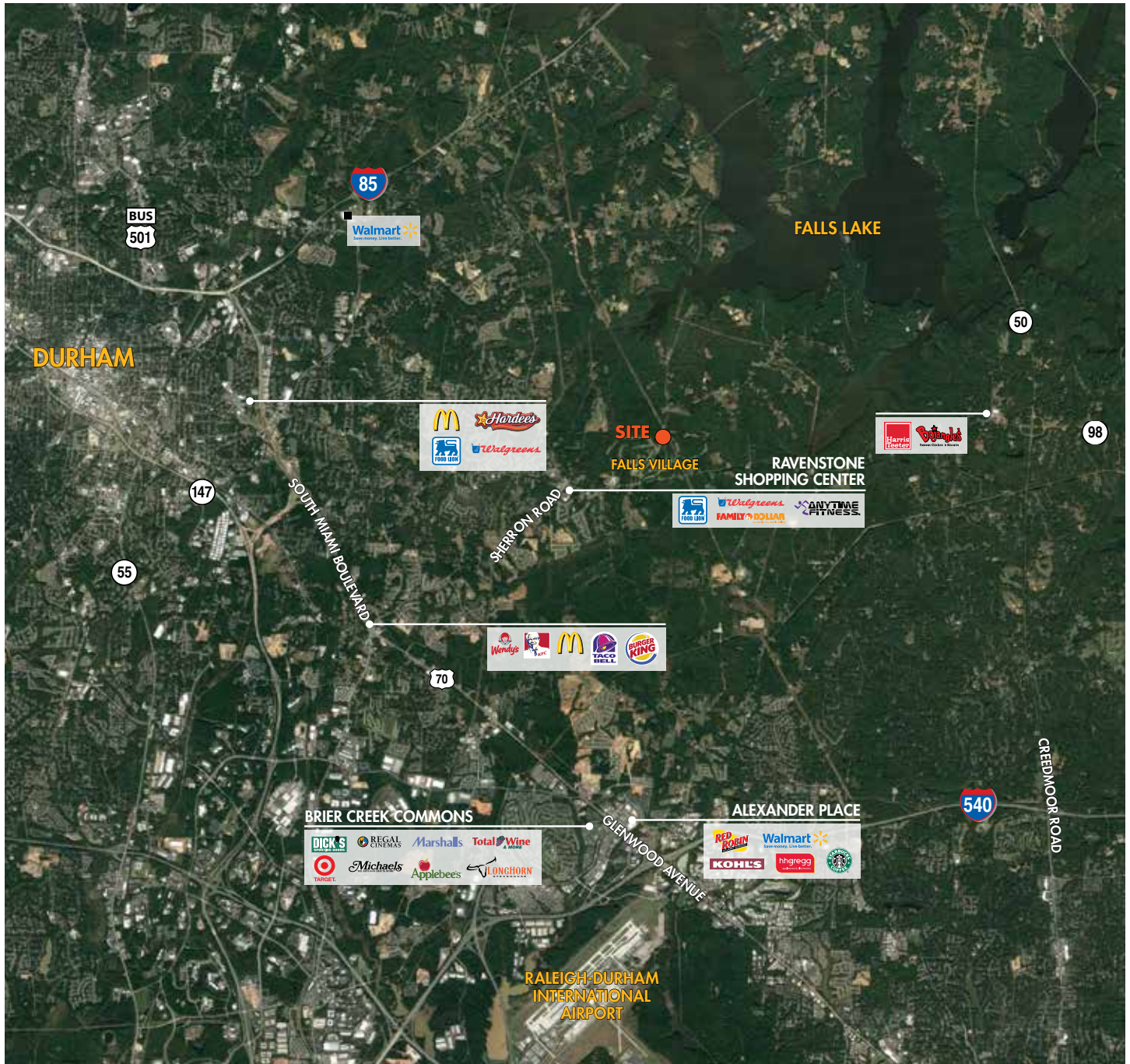
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## LOCATION



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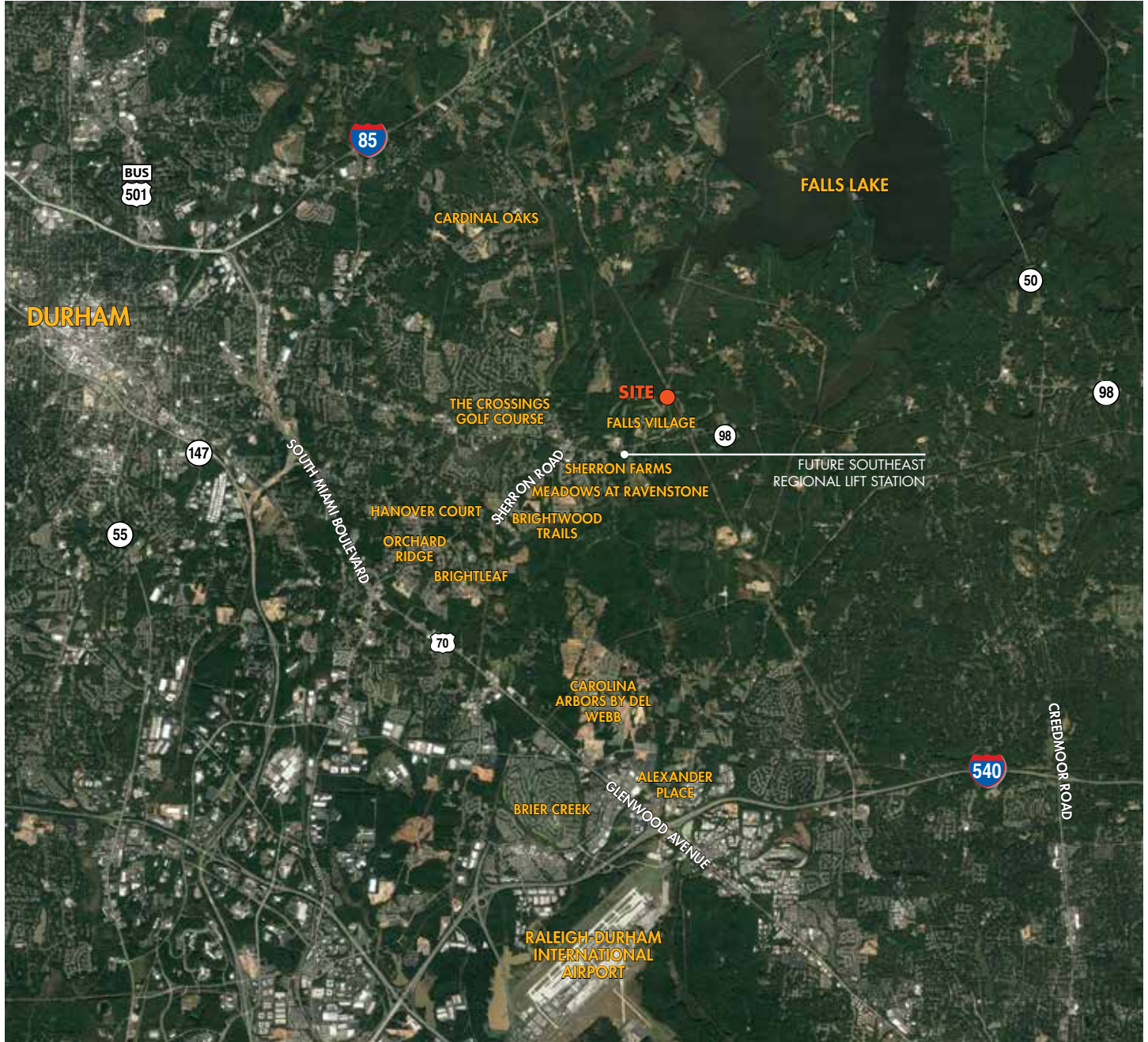
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## NEW RESIDENTIAL DEVELOPMENTS



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## RESIDENTIAL DEVELOPMENT OPPORTUNITY

### AREA HIGHLIGHTS

#### RALEIGH-DURHAM HAS HISTORICALLY POSTED STRONG JOB GROWTH

with a healthy current unemployment rate of 4.2%. The region has added nearly 30,000 net new jobs in the past twelve months.

#### STELLAR NATION-LEADING POPULATION GROWTH

Home to more than 2.0 million residents, the Raleigh-Durham CMSA is continually ranked as one of the fastest growing metros in the U.S., welcoming more than 720,000 newcomers between 2000 and 2014 for a 55% cumulative uptick in population.

#### HIGHLY-RANKED JOB CREATION, QUALITY OF LIFE

Due to its robust economy, inviting business climate, highly-educated workforce, established infrastructure, and outstanding quality of life, the Triangle consistently garners accolades touting its appeal to businesses and residents alike.

#### EXCEPTIONAL EDUCATIONAL CACHET

The Triangle moniker references the geographic location of the area's three most esteemed educational, medical, and research universities: Duke University and North Carolina Central University in Durham, North Carolina State University in Raleigh, and the University of North Carolina in Chapel Hill.

#### DIVERSIFIED, INNOVATION-BASED ECONOMY

The Triangle is anchored by world-class universities, well-managed state and local governments, and operations of many of the nation's leading technology, biotechnology, pharmaceutical, and health care firms.

#### OUTSTANDING LONG-TERM PROSPECTS

With the right pieces in place for a thriving economy and a rising quality of life, population and economic growth are fully expected to continue to rank highly amongst other U.S. cities for the long-term.



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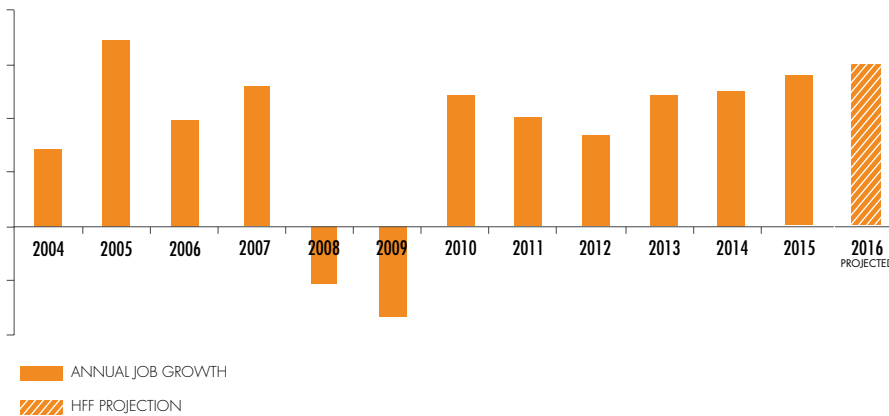
### TRIANGLE REGION HISTORICAL POPULATION TRENDS

YEAR	UNITED STATES	% Δ	NORTH CAROLINA	% Δ	RALEIGH-DURHAM-CARY CSA <sup>1</sup>	% Δ
2015 Estimate	318,857,100	3%	9,993,105	5%	2,036,374	9%
2010 Census	308,745,538	10%	9,535,483	18%	1,867,307	34%
2000 Census	281,421,906	13%	8,049,313	21%	1,412,128	14%
1990 Census	248,709,873	10%	6,628,637	13%	1,072,158	24%
1980 Census	226,545,805	11%	5,874,000	16%	861,479	22%
1970 Census	203,392,031		5,082,059		708,453	
<b>Growth 1970-2015</b>		<b>57%</b>		<b>97%</b>		<b>187%</b>
<b>CAGR 1970-2015</b>		<b>1.0%</b>		<b>1.5%</b>		<b>2.4%</b>
<b>CAGR 2000-2015</b>		<b>0.8%</b>		<b>1.5%</b>		<b>2.5%</b>

Source: Census.gov, American FactFinder

1- CSA includes 11 counties – Harnett, Chatham, Durham, Orange, Person, Vance, Granville, Wake, Johnston, Franklin, and Lee

### RALEIGH-DURHAM ANNUAL JOB GROWTH



### ECONOMIC VIBRANCY

Nº. 2



TOP 10 SMALL AMERICAN CITIES OF THE FUTURE

FBI, A DIVISION OF FINANCIAL TIMES

Nº. 2



AMERICA'S 20 FASTEST GROWING METRO AREAS

FORBES.COM

Nº. 6



AMERICA'S TOP 10 CITIES FOR SMALL BUSINESS

WASHINGTON POST

TOP 10



TECH TOWNS

WIRED MAGAZINE

TOP 10



AMERICAN CITIES FOR WORKING MOMS

CTI

TOP 10



CITIES FOR CREATIVES

SMART ASSETS

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### AN ENVIABLE QUALITY OF LIFE

Established, high-amenity crossroads located at the center of one of the nation's most high-growth metros with an enviable quality of life. The Triangle region has added an average of 80 new residents per day between 2010 and 2014.

The region continues to attract a steady stream of new residents from all over the world. With the right pieces in place for a thriving economy and a rising quality of life, population and economic growth are fully expected to continue to rank highly amongst other U.S. cities for the long-term.

### ACCOLADES

Nº. 1  
FOODIEST  
SMALL TOWN

BON APPETITE

Nº. 7  
BEST PLACES  
TO LIVE

U.S.. WORLD & NEWS REPORT

TOP 5  
DESTINATIONS  
TO RETIRE IN  
THE U.S..

TODAY

Nº. 5  
BEST PLACE FOR  
STEM GRADUATES

(SCIENCE, TECHNOLOGY, ENGINEERING AND MATH)

U.S.. WORLD & NEWS REPORT



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