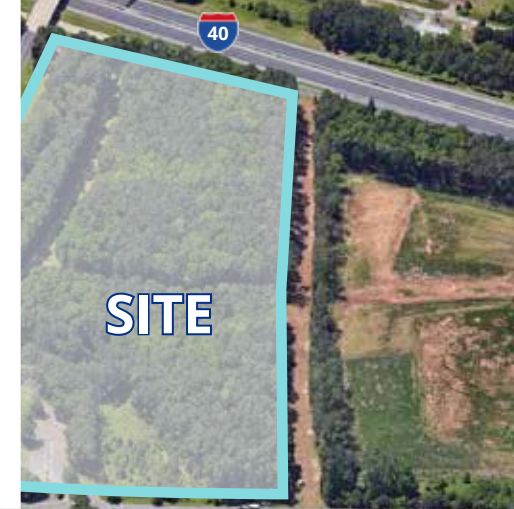


## RESEARCH TRIANGLE PARK



# 78 TW ALEXANDER DR

14.62 acres of land development for sale in rtp



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Executive Vice President

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# aerial



# property description

The subject property is located at 78 TW Alexander Dr, Durham, North Carolina, in Research Triangle Park. The Property is a ten minute drive from Raleigh-Durham International Airport situated along Interstate 40 and Highway 147 which connects the Research Triangle Park to both Western Wake County and the City of Durham.

There are two easements running through the property. Additional yield studies need to be completed to determine the developable building footprint.



## ADDRESS

78 TW Alexander Drive  
Durham, NC

## LOCATION

Research Triangle Park

## COUNTY

Durham County

## ACREAGE

14.62 Acres

## PRICE

\$2,950,000

## POTENTIAL USE

RTP SAP Zoning

## UTILITIES

Available

## PARCEL IDENTIFICATION NUMBER

0738-04-54-5480



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# zoning requirements

## ZONING - DURHAM COUNTY

### SCIENCE RESEARCH PARK (SRP)

The SRP District is established to provide an area for business and scientific research and development, for training, and for production of prototype products, plans or designs in a low-density, open, campus-like setting. The purpose of such production is limited to research, development or evaluation of the merits of those products, plans or designs. The district is intended to accommodate research facilities, pilot plants, prototype production facilities and other manufacturing operations that require the continual or recurrent application of research knowledge and activity as an integral part of the manufacturing process. Offices and support services are allowed. RTP Foundation has the first right of refusal to purchase this piece of land. Any offer needs to be approved by RTP Foundation and shall have 30-60 days of delay if to be accepted.

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#### LOT WIDTH

At least 300 feet

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#### YARD DIMENSIONS

From public streets —100 feet  
From adjoining lots—100 feet  
No setbacks from adjacent railroads.  
Yard area may not be devoted to parking, loading or storage.  
Where an area platted as permanent open space is located adjacent to a lot in the SRP district, the yard width may be reduced to 30 feet so long as building separation is at least 150 feet.

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#### LOT COVERAGE

A maximum of 15% if each lot shall be devoted to buildings.  
Parking structures are not included in this calculation.  
Parking may not be located in yard areas.

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#### HEIGHT LIMITS

The maximum building height shall be 120 feet.  
Additional height, up to 145 feet, may be allowed with Board of Adjustment approval.

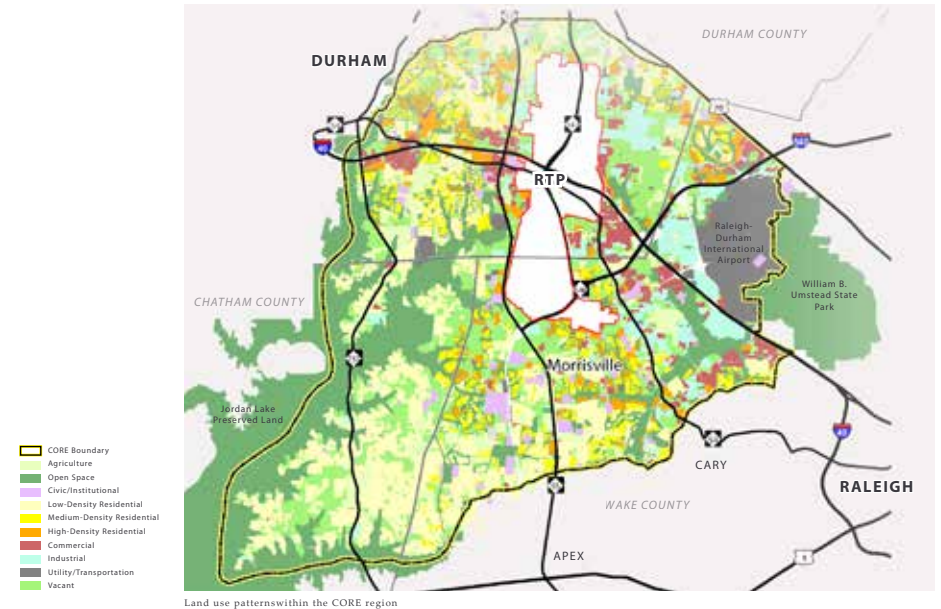
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# about research triangle park

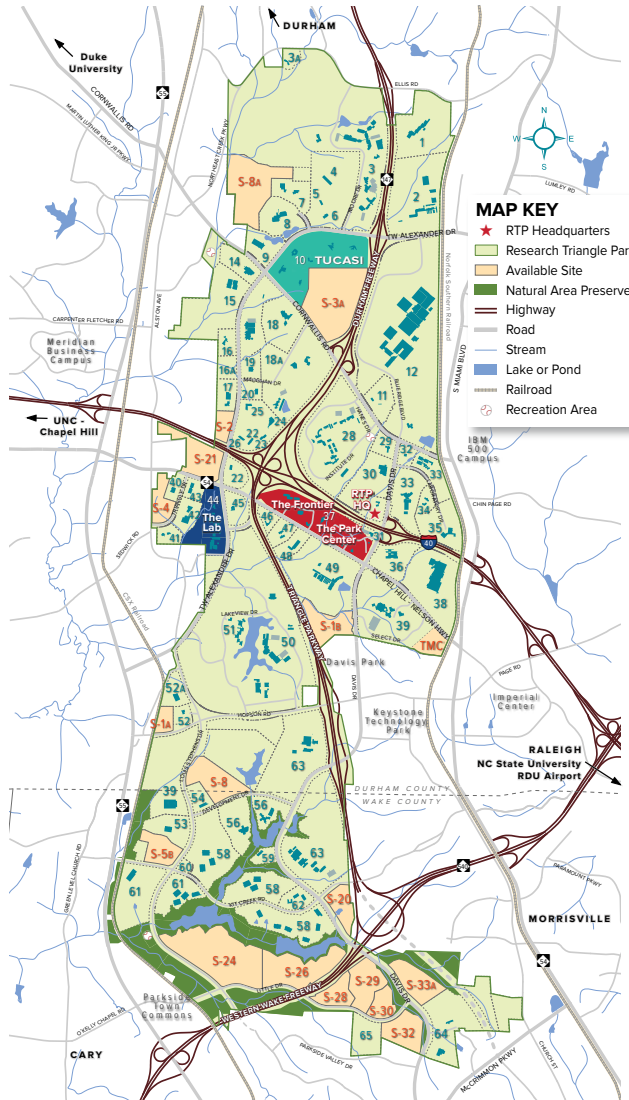
Research Triangle Park (RTP) is the largest research park in the United States. It is named for the three hub cities of Raleigh, Durham, and Chapel Hill, or more properly, for the three major research universities in those three cities (North Carolina State University, Duke University, and the University of North Carolina at Chapel Hill respectively). The Research Triangle region of North Carolina received its name as an extension of the name of the park. Besides the three anchor cities, the park is also bounded by the communities of Morrisville and Cary. Approximately one fourth of the Park's territory lies in Wake County, but the majority of its land is in Durham County.

RTP is one of the most prominent high-tech research and development parks in the United States. It was created in 1959[5] by state and local governments, nearby universities, and local business interests. Karl Robbins bought the land where the park is now built. The park covers 7,000 acres situated in a pine forest with 22,500,000 square feet of built space. The park is traversed by Interstate 40, the Durham Freeway, and Interstate 540.

The park is home to more than 300 companies employing 55,000 workers and an additional 10,000 contractors. The park hosts one of GlaxoSmithKline's largest R&D centers with approximately 2,000 employees. Cisco Systems' campus in RTP, with approximately 5,000 employees. The National Institutes of Health has its National Institute of Environmental Health Sciences located in RTP and Durham.



# rtp company directory



## COMPANIES IN RTP

29	21st Century Creations	S	37	Ciena Corporation	S	39	Fidelity Investments	L
44	AgBiome	S	58	Cisco Systems, Inc.	L	37	First Citizens Bank	S
62	AgTech Accelerator Corporation	S	29	Clairvoyant Networks LLC	S	50	First Environments Early Learning Center	S
44	Alera Labs LLC	S	29	Cleantech Energy	S	29	First Flight Venture Center	S
16	Alexander Business Suites	S	37	Clinical Ambassador	S	28	FMC Corporation	S
42	Alon Science and Technology Corporation	M	29	Clinical Sensors, Inc.	S	62	Foundation Medicine	S
37	All About Beer, LLC	S	30	Cloud Pharmaceuticals, Inc.	S	7	Freudenberg IT LP (FIT)	M
32	American Association of Textile Chemists and Colorists	S	37	CloudFuze	S	64	FujiFilm Diosynth Biotechnologies	L
10	ARBIOM	S	29	CNanoZ Inc.	S	25	G1 Therapeutics	S
37	Army Research Office	M	45	Compass Datacenters	S	62	Galaxy Diagnostics, Inc.	S
30	Ascent Bio-Nano Technologies	S	16	Connecture Inc.	S	16	GEAR UP NC	S
10	Atlantic Healthcare	S	43	Copernicus Group IRB	M	30	Genetron Health	S
10	Atlantic Pharmaceuticals	S	37	Couragen Biopharmaceuticals, LLC	S	62	GENEWIZ	S
62	Attogene, Inc.	S	37	CraZBrain, LLC	S	29	Gift Boogie	S
44	Avazyme, Inc.	S	44	Creative PEGWorks	S	47	Gilbarco Veeder-Root	S
29	Avertica	S	44	Creative Scientist	S	3	GlaxoSmithKline	L
17	Avioq, Inc.	S	53	Credit Suisse	L	37	Global Teaching Partners	S
47	Avolynt	S	23	CSC Systems	M	37	GlobalSubmit, Inc.	S
37	AXA Advisors	S	7	CSpring	S	16	Go Global NC	S
37	BA3 LLC	S	47	Curasan Inc.	S	29	Goldfinch Sensor Technologies and Analytics LLC	S
37	Bank of America	S	29	CytoFlow, LLC	S	37	GoSell	S
29	BaseTrace	S	7	Danfoss Drives	S	22	Grifols	L
49	BASF Corporation	L	37	Database Logic LLC	S	16	GW Pharmaceuticals	S
2	Bayer CropScience	L	59	Delta Products Corporation	M	44	Health Span Diagnostics	S
36	BD Technologies	L	15	DellEMC	L	44	Heteroz, Inc.	S
30	BindusChem	S	44	Dharma Laboratories, LLC	S	29	Hi Fidelity Genetics	S
37	BioLedger Inc.	S	37	DigiLEARN	S	62	Humacyte	S
63	Biogen	L	29	Dignify Therapeutics	S	12	IBM Corporation	L
7	bioMASON	S	30	Dilysm Services Inc.	S	26	ICON Clinical PLC	M
30	BioMedomics, Inc.	S	37	The Divitias Group	S	37	iEssence Tech Inc.	S
44	bioMONTR Labs	S	22	DOCS	S	25	Impact Pharmaceutical Services, Inc.	S
37	Black Wall Street Investments, LLC	S	44	Drug & Device Development Solutions	S	29	Inanovate	S
37	Blackstone Entrepreneurs Network	S	37	DTS Language Services, Inc.	S	29	Indexus Biomedical LLC	S
3A	Bright Horizons at RTP	S	8	DuPont Electronics and Communications	M	62	Inivata Inc.	S
6	Bright Horizons at The Enrichment Center	S	37	EatDrinkDeals.com	S	30	Intarcia Therapeutics, Inc.	S
47	Brite Bio, Inc.	S	23	ECS Federal, Inc.	S	37	Intelligaia	S
37	Bunker Labs RDU	S	37	Edstar Analytics, Inc.	S	37	International Services Assistance Fund	S
10	Burroughs Wellcome Fund	S	29	ElectroChemical Systems, Inc.	S	20	International Society of Automation	M
29	Camras Vision	S	16	Emergent Payments	S	44	International Union of Pure & Applied Chemistry	S
29	Cell Microsystems	S	29	Endacea, Inc.	S	52	JMC (USA), Inc.	S
30	Collective BioTherapy	S	25	Entegriton, Inc.	S	37	Jobacuda	S
29	Centauri Surgical Systems	S	37	EntreDot	S	37	Kate Pope Photography	S
47	Centers for Disease Control and Prevention	M	44	ENVIGEN Pharmaceuticals	S	40	KBI Biopharma	S
37	Center for Innovation Management Studies	S	38	Ericsson	M	29	Koolbridge Solar Inc.	S
29	CertiRx Corporation	S	29	EthosExcel	S			
30	Chaperone Therapeutics, Inc.	S	44	Eton Bioscience	S			
44	ChemoGenics BioPharma	S	37	Exinert	S			
30	ChemQ Bioscience LLC	S	29	Excelerate Health Ventures	S			
			29	Family Health Network	S			
			16	Fennec Pharmaceuticals Inc.	S			

### INDUSTRY KEY

- Agricultural Biosciences
- Medical Devices and Instruments
- Pharmaceuticals and Diagnostics
- Other Biotechnology and Life Sciences
- Business and Professional Services
- Clean and Green Technologies
- Financial and Insurance Activities
- Foundations, Institutes, Education and Scientific Assoc.
- Information Technology
- Instruments and Advanced Materials
- Service Providers

### COMPANY SIZE KEY

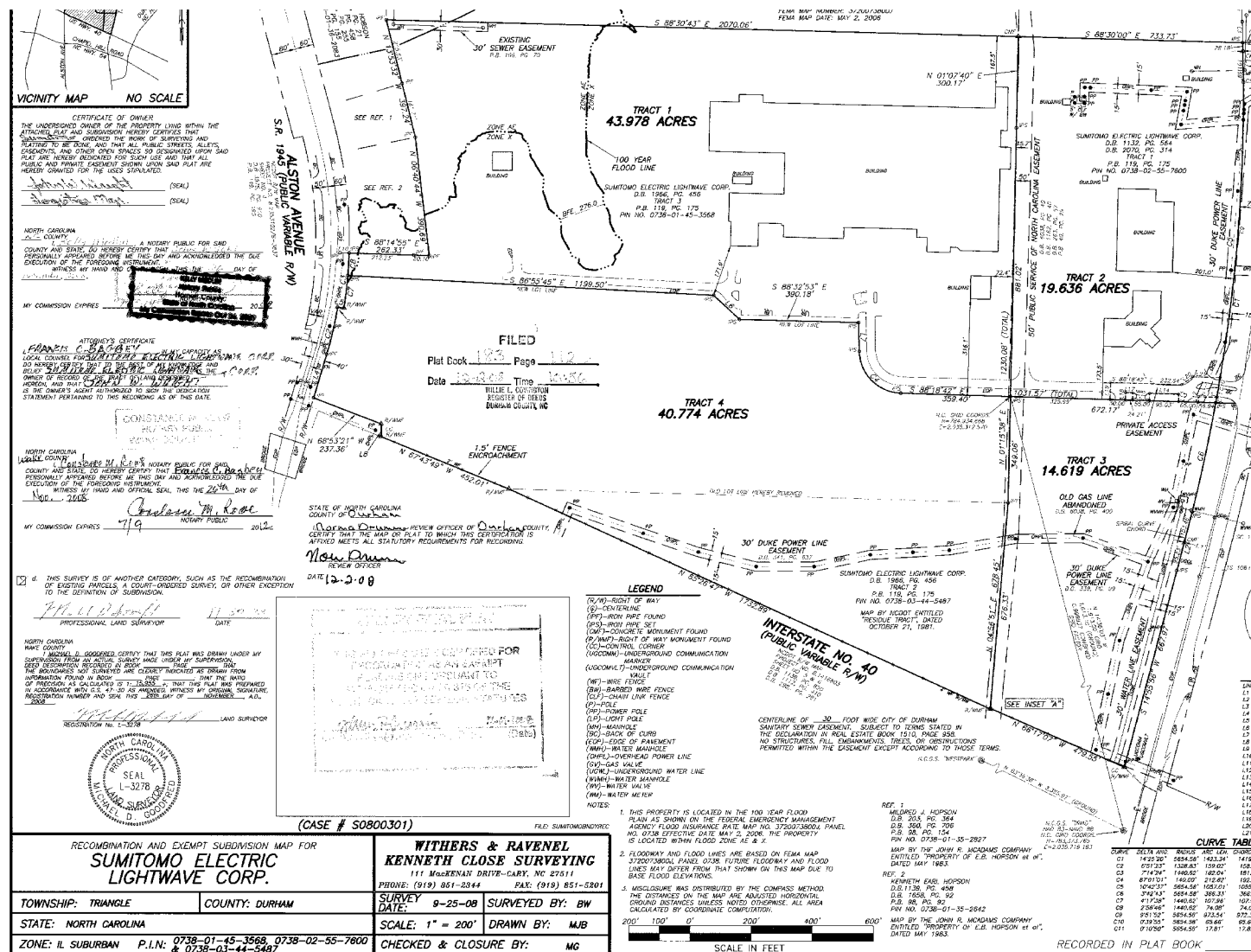
- S Under 50 employees
- M 50 - 249 employees
- L 250 or more employees



Connect With Us  
[www.rtp.org](http://www.rtp.org)  
[parkinfo@rtp.org](mailto:parkinfo@rtp.org)

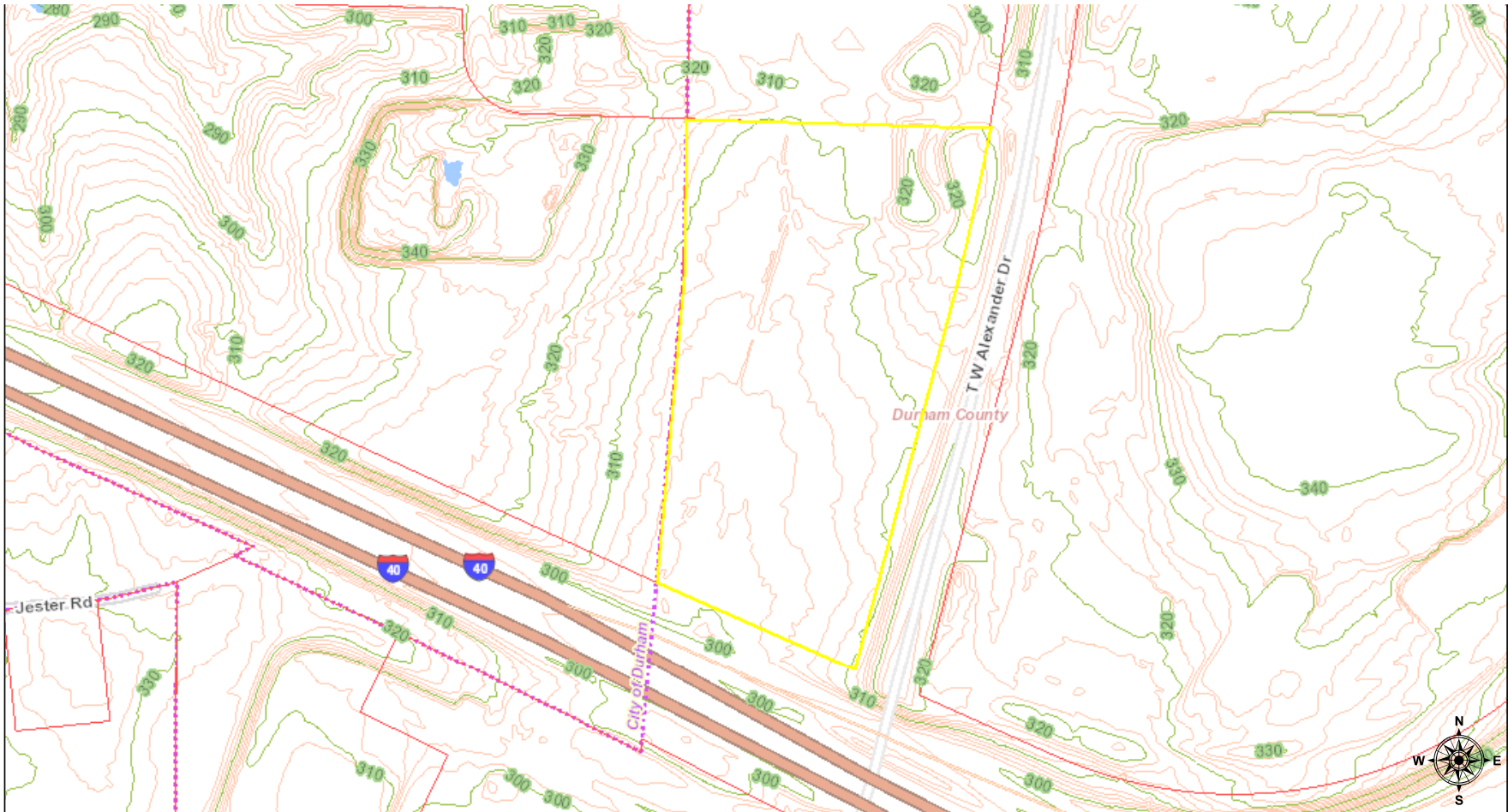
- @TheRTP
- The Research Triangle Park
- The RTPNC's Channel

continued on following page





# parcel map





# demographics

POPULATION	3-MILE RADIUS	5-MILE RADIUS	10-MIN DRIVETIME
2019 Population	39,299	128,558	77,225
2024 Projected Population	42,949	138,689	83,908
Daytime Population	43,417	85,000	60,908
<b>HOUSEHOLDS</b>			
2019 Households	18,363	56,787	35,159
2024 Projected Households	19,975	62,148	38,346
<b>INCOME (2019)</b>			
Average Household Income	\$89,449	\$99,460	\$94,605
Median Household Income	\$75,042	\$81,302	\$81,848
Per Capita Income	\$41,810	\$44,029	\$43,097



# vicinity map

