

SMALL DOWNTOWN DURHAM DEVELOPMENT SITE

913-15 Lamond Ave., Durham, NC 27701



BRADLEY WIESE

PRESIDENT

919.682.0501 X1 | 919.730.8719

bwiese@maverickpartners.com

501 WASHINGTON ST., SUITE K | DURHAM, NC 27701 | 919.682.0501 | MAVERICKPARTNERS.COM

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Maverick Partners Realty Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Maverick Partners Realty Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Maverick Partners Realty Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Maverick Partners Realty Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Maverick Partners Realty Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Maverick Partners Realty Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

BRADLEY WIESE

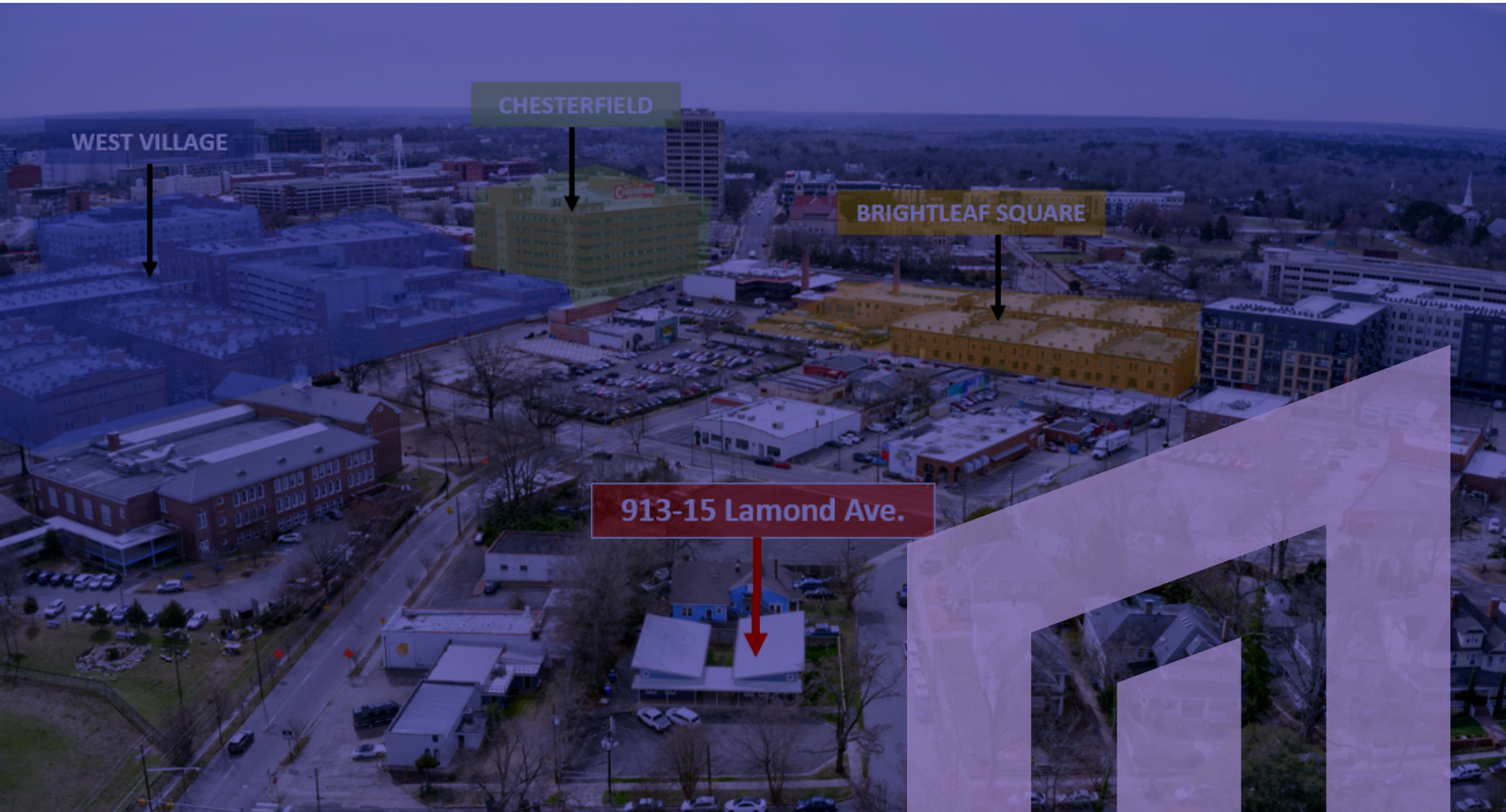
PRESIDENT

919.682.0501 X1 | 919.730.8719

bwiese@maverickpartners.com

TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
DEMOGRAPHICS	12
ADVISOR BIOS	14



BRADLEY WIESE

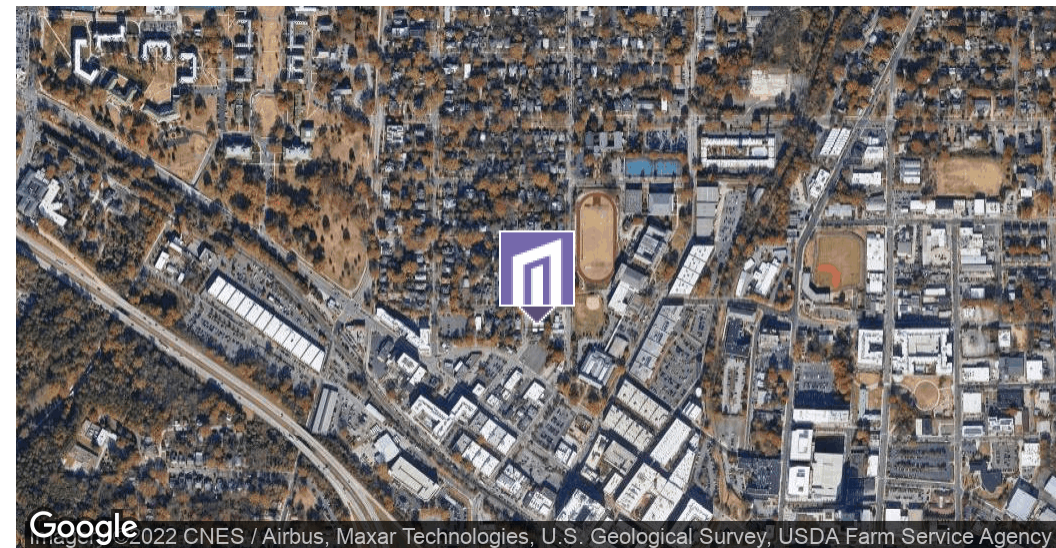
PRESIDENT

919.682.0501 X1 | 919.730.8719

bwiese@maverickpartners.com

501 WASHINGTON ST., SUITE K | DURHAM, NC 27701 | 919.682.0501 | MAVERICKPARTNERS.COM

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	"Subject To Offer"
Lot Size:	0.3 Acres
Zoning:	DD-S2
Submarket:	Downtown Durham

PROPERTY OVERVIEW

Maverick Partners is pleased to present this 0.3 acre development site in the highly desirable Brightleaf Square District of Downtown Durham. The property is zoned DD-S2 (Downtown Design - Support 2), one of the most flexible zoning designations allowing for a variety of development options including office and small multi-family/residential.

The site is nestled between Brightleaf Square and Trinity Park, one of Durham's most prominent historic residential neighborhoods. Equally notable is proximity to Duke's East Campus (2 blocks to the west) and the heart of Downtown Durham (4 blocks to the east). Easy access to Hwy 147 allows for a short commute to Research Triangle Park (8 min drive) and Duke University (5 min drive).

PROPERTY HIGHLIGHTS

- Excellent development opportunity in one of the area's hottest sub-markets
- DD-S2 zoning allows for maximum flexibility
- Ideal small multi-family, condo or office use

BRADLEY WIESE

PRESIDENT
919.682.0501 X1 | 919.730.8719
bwiese@maverickpartners.com

PROPERTY DESCRIPTION



BRADLEY WIESE

PRESIDENT

919.682.0501 X1 | 919.730.8719

bwiese@maverickpartners.com

PROPERTY DESCRIPTION

Maverick Partners is pleased to present this 0.3 acre development site in the highly desirable Brightleaf Square District of Downtown Durham. The property is zoned DD-S2 (Downtown Design - Support 2), one of the most flexible zoning designations allowing for a variety of development options including office and small multi-family/residential.

The site is nestled between Brightleaf Square and Trinity Park, one of Durham's most prominent historic residential neighborhoods. Equally notable is proximity to Duke's East Campus (2 blocks to the west) and the heart of Downtown Durham (4 blocks to the east). Easy access to Hwy 147 allows for a short commute to Research Triangle Park (8 min drive) and Duke University (5 min drive).

LOCATION DESCRIPTION

Located in the Brightleaf Square District of Downtown Durham. Excellent urban location, just 2 blocks to Duke University's East Campus and adjacent to Brightleaf Square. Easily walkable to all of Downtown Durham's amenities and employers. Just minutes to Duke University and Research Triangle Park.

COMPLETE HIGHLIGHTS



BRADLEY WIESE

PRESIDENT

919.682.0501 X1 | 919.730.8719

bwiese@maverickpartners.com

LOCATION INFORMATION

Building Name	Small Downtown Durham Development Site
Street Address	913-15 Lamond Ave.
City, State, Zip	Durham, NC 27701
County	Durham
Sub-market	Downtown Durham
Cross-Streets	Albemarle St.

BUILDING INFORMATION

PROPERTY HIGHLIGHTS

- Excellent development opportunity in one of the area's hottest sub-markets
- DD-S2 zoning allows for maximum flexibility
- Ideal small multi-family, condo or office use

ADDITIONAL PHOTOS

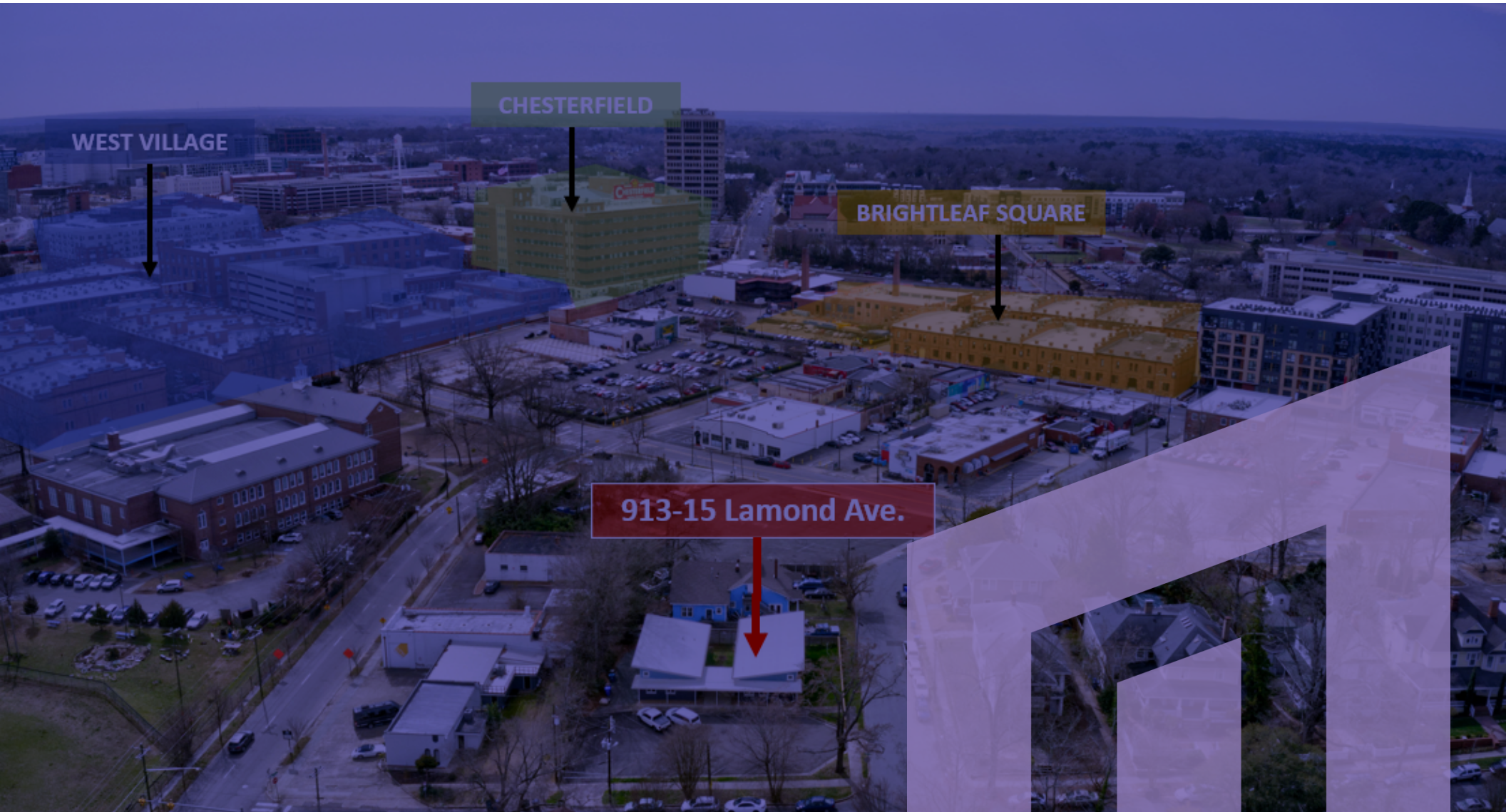


BRADLEY WIESE

PRESIDENT

919.682.0501 X1 | 919.730.8719

bwiese@maverickpartners.com



BRADLEY WIESE

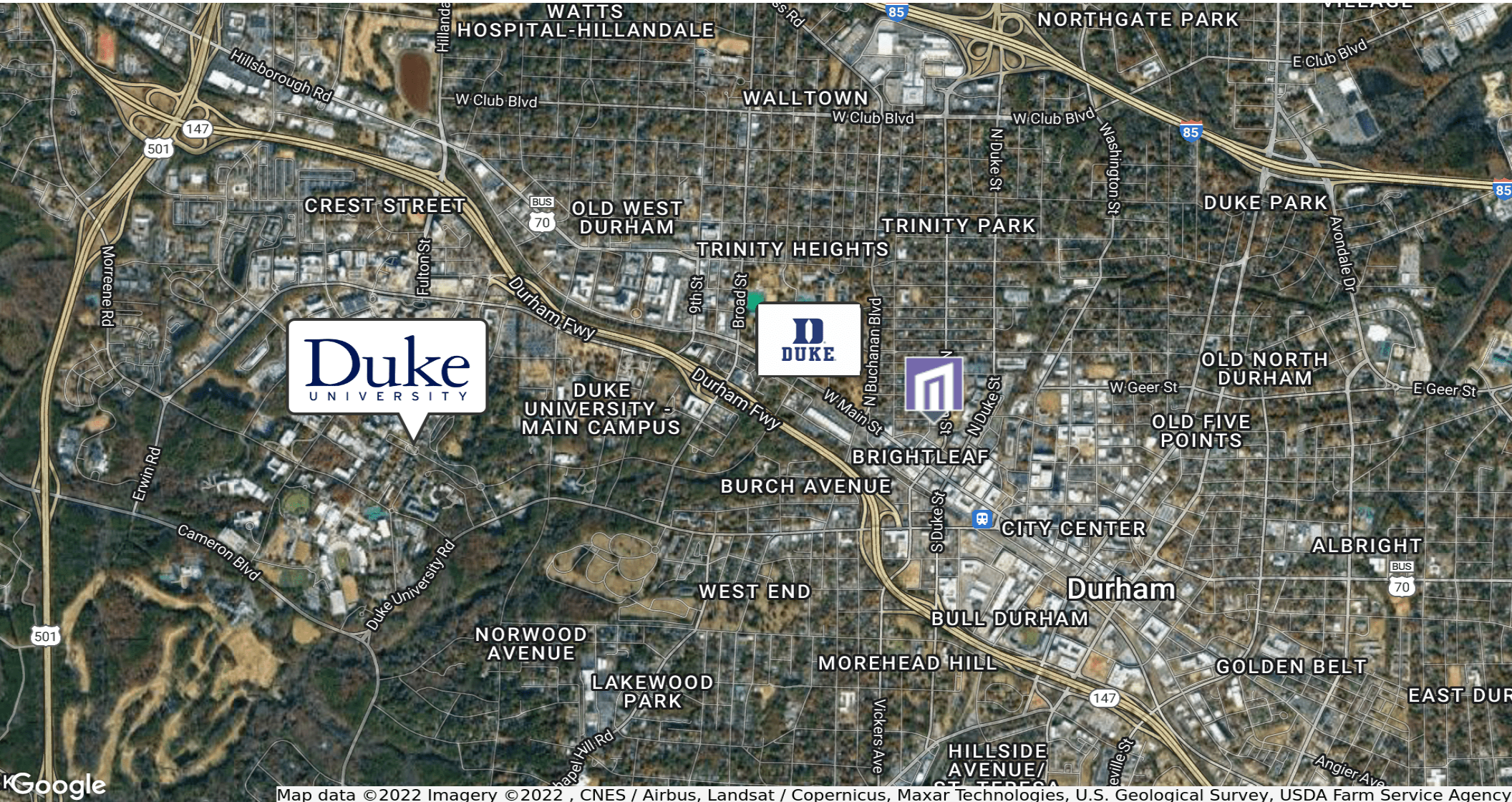
PRESIDENT

919.682.0501 X1 | 919.730.8719

bwiese@maverickpartners.com

501 WASHINGTON ST., SUITE K | DURHAM, NC 27701 | 919.682.0501 | MAVERICKPARTNERS.COM

REGIONAL MAP

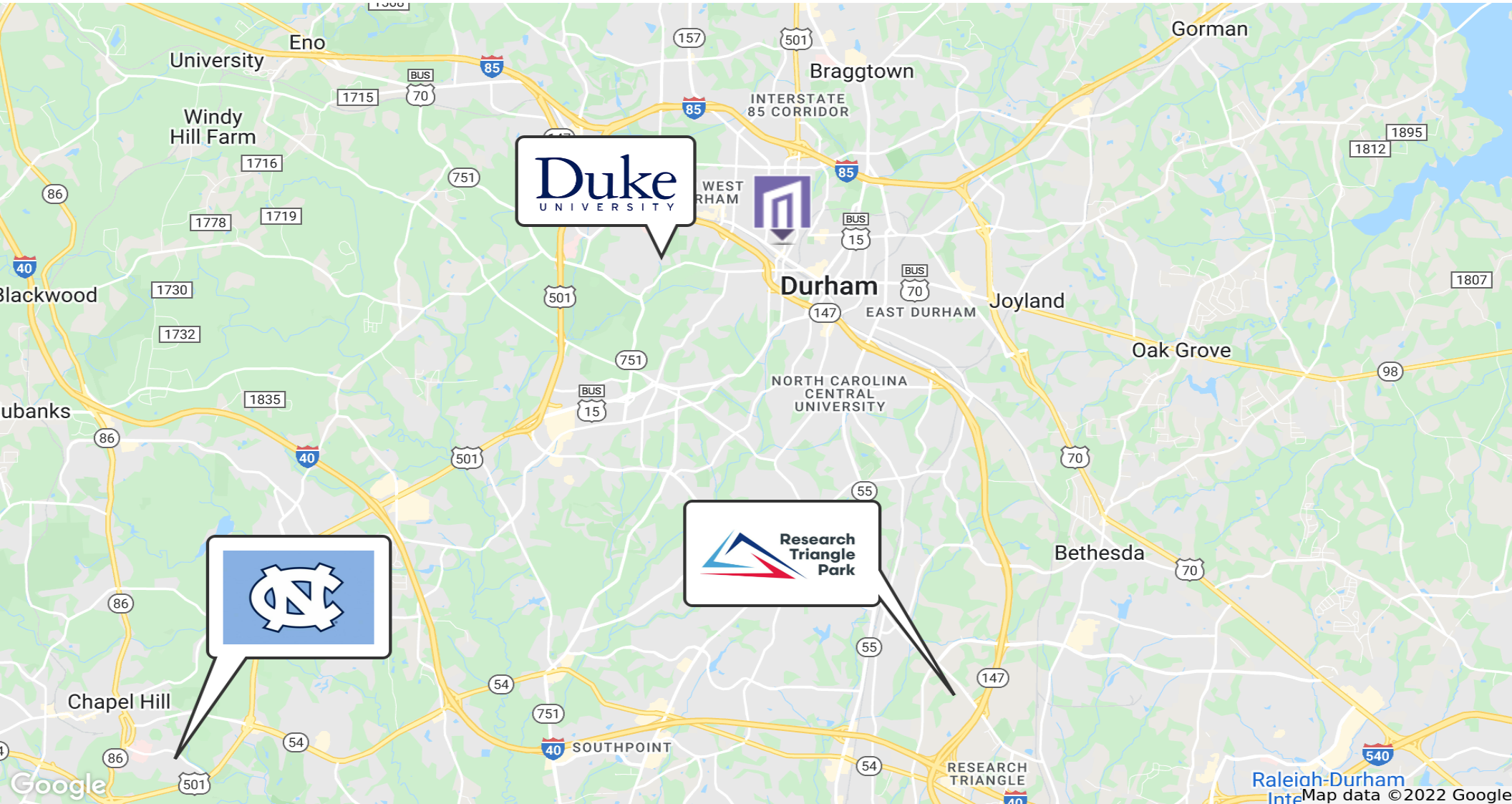


Map data ©2022 Imagery ©2022 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

BRADLEY WIESE

PRESIDENT
919.682.0501 X1 | 919.730.8719
bwiese@maverickpartners.com

LOCATION MAP



BRADLEY WIESE

PRESIDENT

919.682.0501 X1 | 919.730.8719

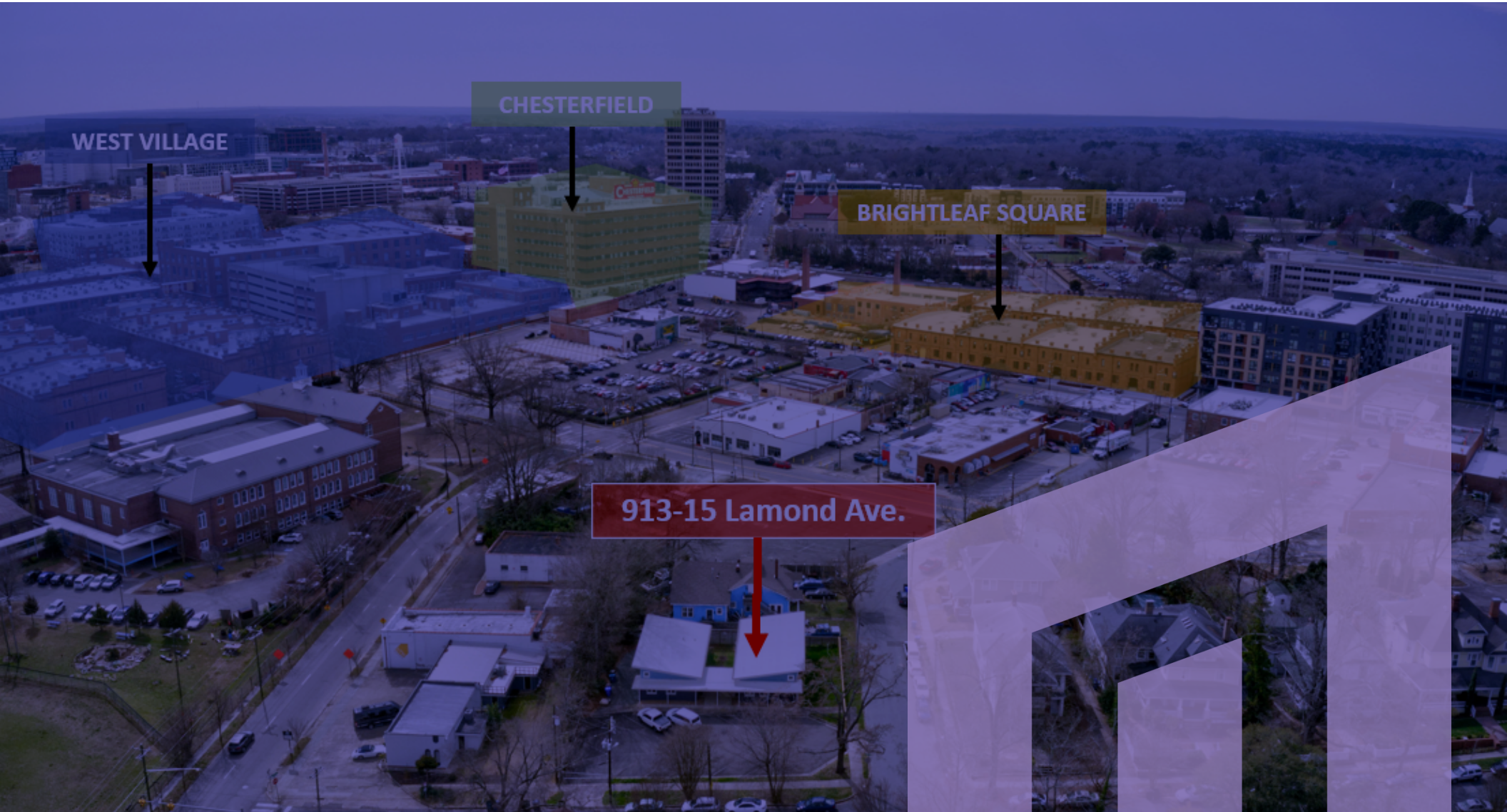
bwiese@maverickpartners.com

AERIAL MAP



BRADLEY WIESE

PRESIDENT
919.682.0501 X1 | 919.730.8719
bwiese@maverickpartners.com



BRADLEY WIESE

PRESIDENT

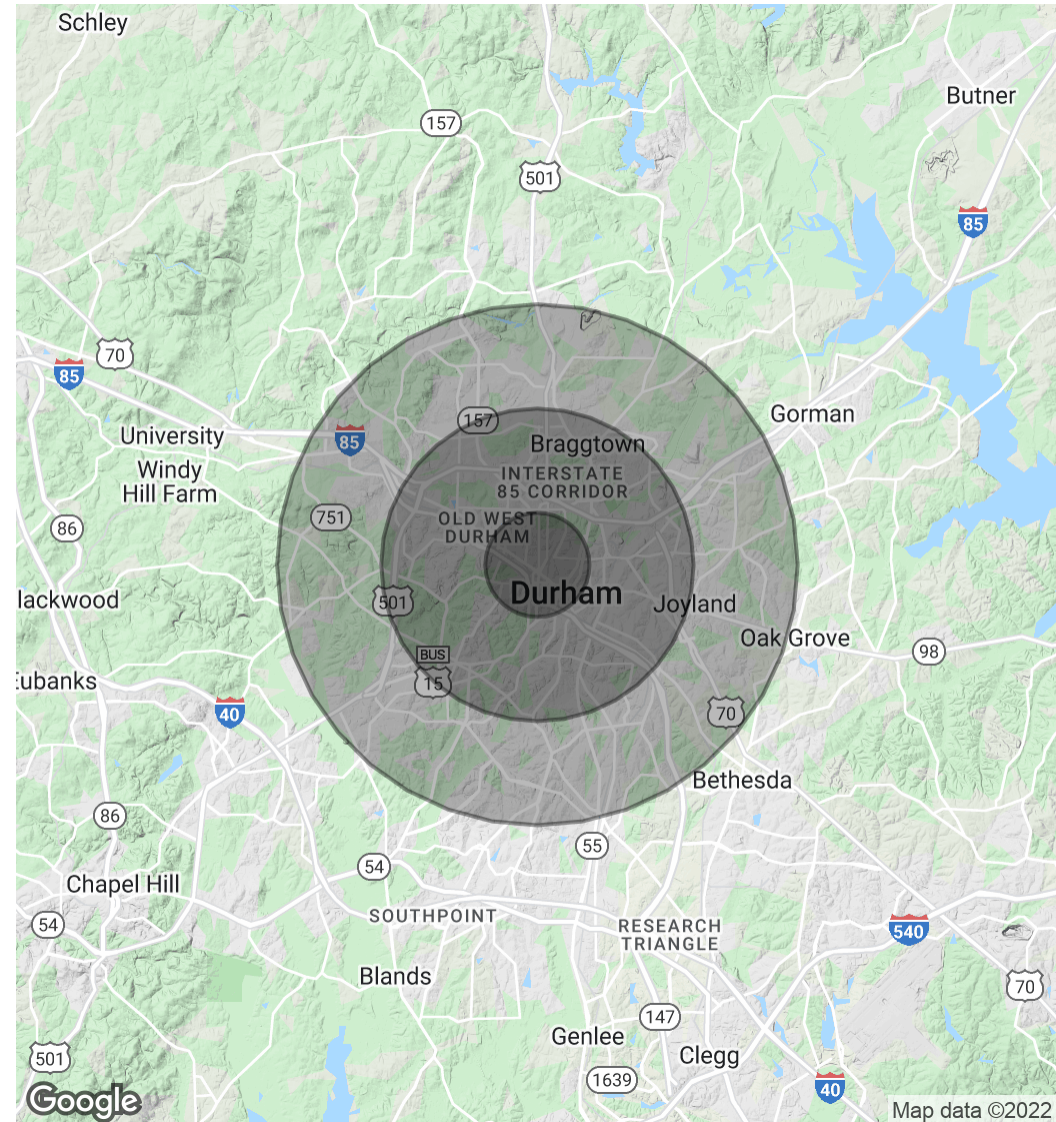
919.682.0501 X1 | 919.730.8719

bwiese@maverickpartners.com

501 WASHINGTON ST., SUITE K | DURHAM, NC 27701 | 919.682.0501 | MAVERICKPARTNERS.COM

DEMOGRAPHICS MAP & REPORT

POPULATION & INCOME	1 MILE	3 MILES	4 MILES
Total Population	19,667	98,481	190,812
Average HH Income	\$83,385	\$65,999	\$74,986
Median HH Income	\$53,851	\$42,147	\$51,467
Total Households	8,123	38,216	75,773
Average HH Size	2.07	2.32	2.38

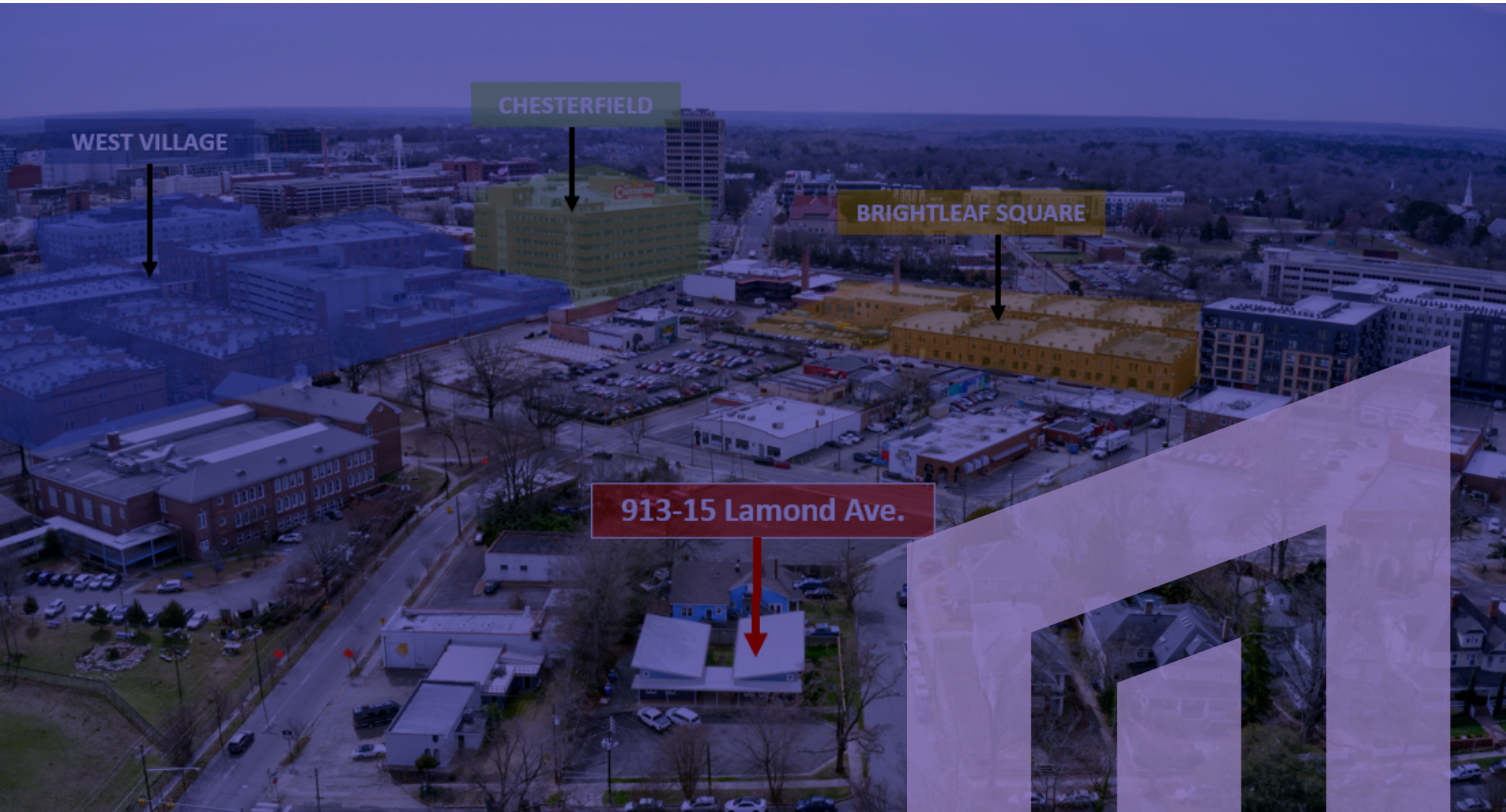


BRADLEY WIESE

PRESIDENT

919.682.0501 X1 | 919.730.8719

bwiese@maverickpartners.com



BRADLEY WIESE

PRESIDENT

919.682.0501 X1 | 919.730.8719

bwiese@maverickpartners.com

501 WASHINGTON ST., SUITE K | DURHAM, NC 27701 | 919.682.0501 | MAVERICKPARTNERS.COM

ADVISOR BIO 1



BRADLEY WIESE

President

bwiese@maverickpartners.com

Direct: 919.682.0501 x1 | Cell: 919.730.8719

NC #196718

PROFESSIONAL BACKGROUND

Brad founded Maverick Partners in 2002, to provide expert service for urban, mixed-use properties. Now a 22 year veteran, Brad has extensive experience in development, sales and leasing of a wide variety of properties. Since beginning his career in New York City, Brad has closed hundreds of sales and leasing transactions. A graduate of East Carolina University, he has also holds the prestigious CCIM designation. Brad is an active member of Triangle Commercial Association of Realtors, NC Association of Realtors, and Urban Land Institute.

In addition to his brokerage activities, Brad has developed a number of properties including The Durham Hotel, The Studebaker Building and upcoming hotel projects in Downtown Raleigh and Downtown Greensboro.

MEMBERSHIPS

CCIM

Maverick Partners Realty Services
501 Washington St., Suite K
Durham, NC 27701
919.682.0501

BRADLEY WIESE

PRESIDENT

919.682.0501 X1 | 919.730.8719

bwiese@maverickpartners.com