

DAVIS PARK EAST, RESEARCH TRIANGLE PARK

FOR SALE > LAND

Master Planned Community

Multifamily • Residential • Commercial

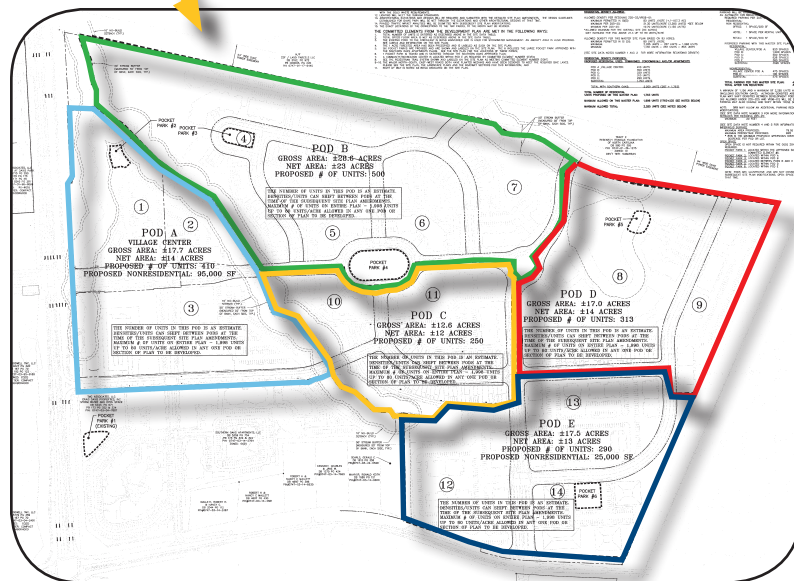


Colliers
INTERNATIONAL

Premier Urban Mixed-Use Development Opportunity



- » **Davis Park East**, a 93 acre fully entitled land tract, is in a blue chip location adjacent to Research Triangle Park (The Park), where there are significant barriers to entry for mixed-use development.
- » The property is the only approved master plan site in Durham County.
- » This world class land investment opportunity is well positioned with locational attributes and an economic basis that will enable the buyer to experience a high level of value creation.



Jim Anthony
 President & CEO | Raleigh
 jim.anthony@colliers.com
 +1 919 582 3100

Francis T. Quinn, Jr.
 President & COO | Raleigh
 frank.quinn@colliers.com
 +1 919 582 3150

Colliers International | RDU
 702 Oberlin Road, Suite 400
 Raleigh, NC 27605
 www.colliers.com/RDU

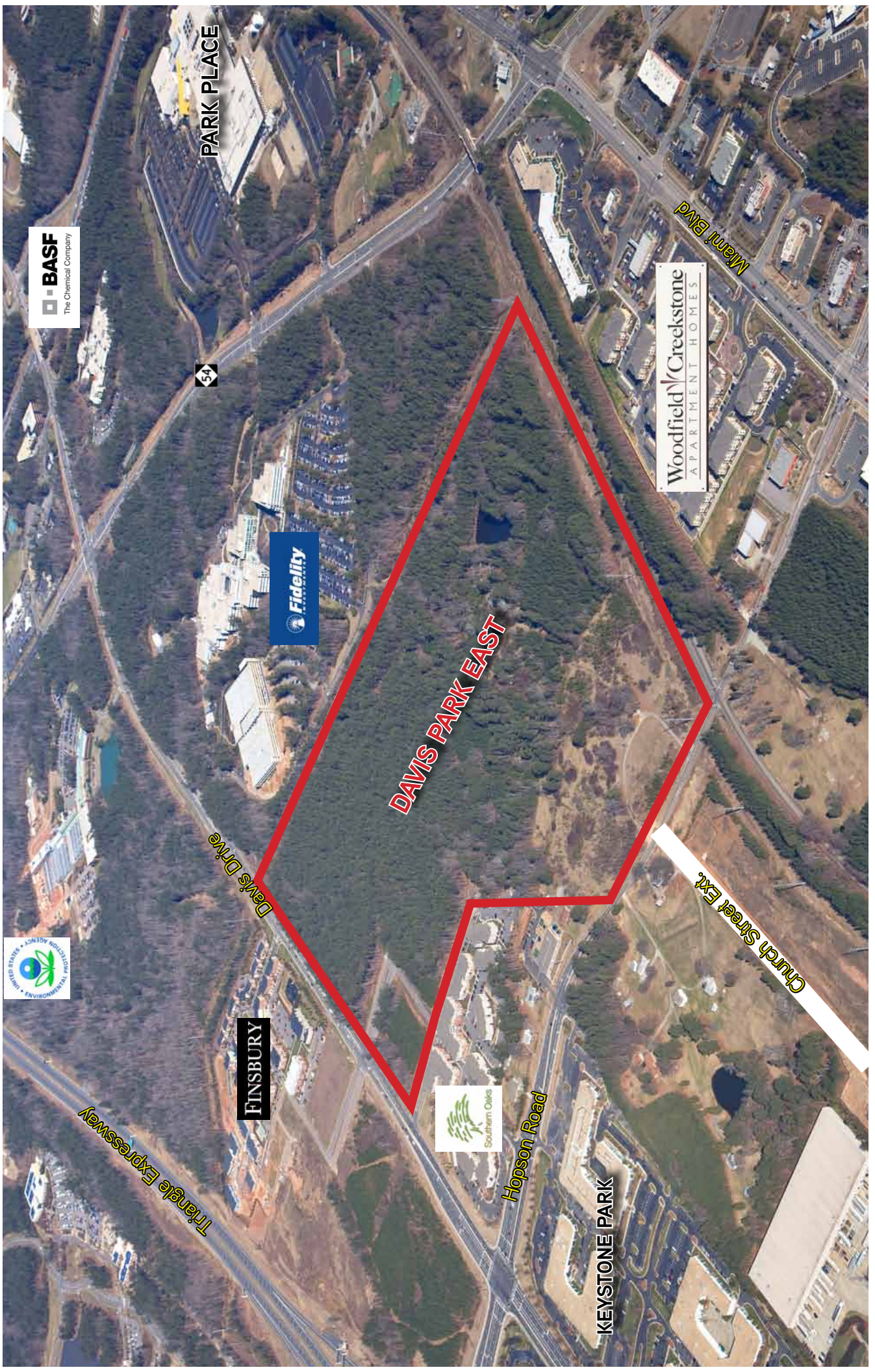
DavisParkEast



DavisParkEast



DavisParkEast



BASF
The Chemical Company

54

Fidelity

Woodfield Creekstone
APARTMENT HOMES

FINSBURY

Southern Oaks

KEYSTONE PARK

Triangle Expressway

Davis Drive

PARK PLACE

Hopson Road

Church Street Ext.

Miami Blvd

Master Site Plan As Approved by Durham



Pod	Acres		Commercial SF	Residential
A	17.7	Mixed-Use	95,000 SF	410
B	28.6	Residential		500
C	12.6	Multifamily & Residential		250
D	17.0	Multifamily		313
E	17.5	Mixed-Use	25,000 SF	290
TOTAL	93*	Approx. Acreage	120,000 SF	1,763*

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.



Colliers International | RDU
702 Oberlin Road, Suite 400
Raleigh, NC 27605

www.colliers.com/RDU

Property Details

The **Master Site Plan** was approved on 9/18/09 in order to implement the approved zoning/development plan, density and site layout. This plan will expire on 12/31/2016.

1. Zoning: OI (D)-Office & Institutional, allowing 1,963 units of apartment, townhouse, and 120,000 square feet of retail and office use.

2. Land Use Medium High Density: allows multiple units and unit types. The zoning is consistent with this Land Use.

3. Sanitary Sewer: an existing 12" Sanitary Sewer Line is located in Davis Drive. This 12" line is shown as being extended into the project on the Utility Sheet of the Master Site Plan.

4. Waterline: a 12" Waterline extends from the existing 12" line in Merrion and Keating Streets that stub from Davis Drive. An existing 16" Waterline exists in Hopson and also shown as extending into the site.

5. Stormwater: the site is within the Cape Fear River Basin. The site was submitted as a Master Site Plan and a key benefit is that the site is grandfathered under the previous adopted storm water regulations.

6. Parks and Recreation: community open spaces, parks, or other natural areas that are committed were conditioned at the time of the Rezoning and Development Plan.

7. Roads & NCDOT: the ingress/egress points are annotated on the Site Plan.

8. Mass Transit: a future Triangle Transit Authority (TTA) Rail and Rail Station was proposed to be located contiguous to the northeast corner of Davis Park. The funding and plans for the mass transit do not affect the approved zoning or master site plan for this site.

9. Impact Fees: are based on the number of units, the linear feet of frontage, the linear feet of streets, meter sizes, pipe sizes and other factors. See Durham County regulations.



10. Utilities: electric, gas, telephone and cable are all available to the site. Electric is available through Duke Energy; Gas is available through PSNC; Telephone is available through Bell South and Cable is available through Time Warner. Existing utilities are all located along the existing roadways.

11. Survey:

Boundary: a boundary survey has been completed and is shown as the Existing Boundary Exhibit sheet in the Master Site Plan. An updated official ALTA survey dated 6/21/2011 has been completed.

Topographical: a topographical survey has not yet been performed and was not required at the time of a Master Site Plan. The topography shown on the Existing Conditions of the Master Plan is built from LIDAR. Typically LIDAR is very close to the actual topography found on site.

Tree Survey: the required 18" and above DBH tree survey was performed.

12. Soils Investigation: a Geotech report prepared by TAI and Associates, PLLC, was completed on the site.

The Triangle Market

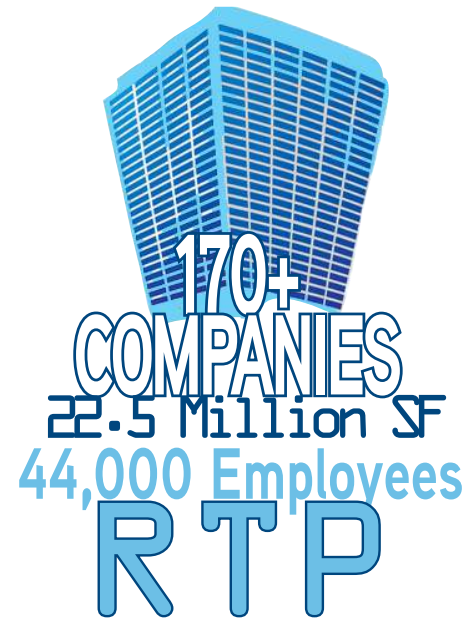


Triangle Accolades

- ★ Durham, a Top 20 Real Estate Market for 2014, *Urban Land Institute*
- ★ Durham - Chapel Hill, #4 Most Educated Cities, *US News & World Report*
- ★ #1 Highest Concentration of Engineering & Technology Degrees, *New Geography*
- ★ #4 Best Places to Live, *Livability.com*
- ★ Durham, Top 10 Tech Towns, *Wired*
- ★ #6 Best Performing Metros in the Country, *Milken Institute*
- ★ #9 Biggest Job Rate Growth, *Kiplinger*
- ★ #8 Most Business-Friendly, *CNNMoney*
- ★ #8 Among 20 Hottest Startup Hubs in America, *Business Insider 2013*
- ★ #4 Life Science Cluster in the U.S., *Jones Lang LaSalle*
- ★ #7 Best Regional Airport in North America, Raleigh-Durham International Airport, *World Airport Awards*
- ★ #8 Small American City of the Future for 2013/14 - Economic Potential, *fDi Intelligence*



The Research Triangle Park is home to more than 170 global companies, including IBM, Syngenta, RTI International, Credit Suisse, and Cisco, that foster a culture of scientific advancement and competitive excellence. RTP is located between three major universities: Duke University in Durham, North Carolina State University in Raleigh, and the University of North Carolina at Chapel Hill.



PLANNING AND PROGRESS:

May, 2013. The plan for the mixed-use village approached finalization. Additional steps in the development process will include negotiating with landowners, securing entitlements, and pursuing financing.



July, 2013. RTP A.R.C.H.I.E. Summit was held at RTP HQ. The entire state of North Carolina was invited to participate in brainstorming ideas for the future of the Research Triangle Park.

November, 2013. RTP announced that Hines is the official development partner and RTP acquires the Radisson Hotel.

December, 2013. Grubb Properties and Rubenstein Partners acquired the Sony Ericsson Campus and RTP CEO, Bob Geolas, declares "2014 is the year you will see action."

Research Triangle Park - #1 Boomtown

MAJOR EMPLOYERS IN THE TRIANGLE

10,000 + EMPLOYEES

- Duke University and Medical Center
- University of North Carolina
- IBM

2,500+ EMPLOYEES

- SAS Institute
- Durham Public Schools
- Blue Cross & Blue Shield of NC
- Cisco Systems
- Verizon
- RTI International
- PPD
- Teleflex Medical

1,000+ EMPLOYEES

- Lenovo
- Cree
- Fidelity Investments
- Quintiles Transnational
- Environmental Protection Agency
- Lowes Foods
- Kroger
- Food Lion
- RBC Center
- UPS
- Harris Teeter
- First Citizens Bancshares
- Longistics
- Wake Technical Community College
- Lowes
- Town of Cary
- ACS
- Target
- Wal-mart
- Waste Industries

- > There are a variety of reasons for The Triangle area's success to include the fact that it is home to three world class Universities: North Carolina State University (Raleigh), Duke University (Durham) and University of North Carolina (Chapel Hill). These universities, along with federal labs and contract research companies conduct more than \$2 billion annually in research and development.
- > *U.S. News And World Report* has honored multiple hospitals in The Triangle. One of the top reasons people choose to live in the region is the high quality of healthcare. Duke University Hospital, UNC Hospitals, & WakeMed draw patients from all over the world.
- > Research Triangle Park is a major economic driver, in addition to the world class universities and hospitals. The Park drives the local economy and is one of world's most renowned research and technology parks. Park employment is at about 40,000 with an average salary of \$73,000.
- > Major employers in the metro area include Duke University and Medical Center, University of North Carolina, IBM, GlaxoSmithKline, SAS Institute and Cisco Systems. Select area employers include:



Bayer CropScience



COMMUNITY COLLABORATIVE

