

**Land Sale No. 2**

Not  
Comp  
as  
apartment  
If AL  
is 6/acre  
180 units  
@  
25000/unit  
4,500,000



**Property Identification**

**Record ID** 1622  
**Property Type** Residential  
**Property Name** Davis Village - Parcel 2 (see Datacomp #1622)  
**Address** 3391 & 3399 Davis Drive, Cary, Wake County, North Carolina  
**Location** SW corner of Davis Drive & Morrisville Parkway  
**Tax ID** 0259496 (retired)

**Sale Data**

**Grantor** DDMP Investments, LLC  
**Grantee** Pulte Home Corporation  
**Sale Date** August 02, 2010  
**Deed Book/Page** 14023/407  
**Property Rights** Fee simple  
**Marketing Time** Typical  
**Conditions of Sale** Arm's length transaction  
**Financing** Cash to seller  
**Verification** Bob Davenport, Pulte; 919 816 1100, Public records  
  
**Sale Price** \$850,000

**Land Sale No. 2 (Cont.)**

**Land Data**

<b>Zoning</b>	TRCU, Transitional Residential
<b>Topography</b>	Gentle to moderate
<b>Utilities</b>	All
<b>Shape</b>	Irregular
<b>Flood Info</b>	None

**Land Size Information**

<b>Gross Land Size</b>	6.460 Acres or 281,398 SF
<b>Planned Units</b>	35
<b>Front Footage</b>	1310 ft Total Frontage: 335 ft Davis Drive;975 ft Morrisville Parkway

**Indicators**

<b>Sale Price/Gross Acre</b>	\$131,579
<b>Sale Price/Gross SF</b>	\$3.02
<b>Sale Price/Planned Unit</b>	\$24,286
<b>Sale Price/Front Foot</b>	\$649

**Remarks**

Wooded lot on Cary/Morrisville border subsequently developed with adjacent 6.80-acre tract purchased from different seller for 51 townhomes and 20 single-family homes. The total development, Davis Village, consists of 13.26 acres with a density of 5.35 units/acre. Property is opposite Morrisville Elementary School.

Land areas noted are net of road right-of-way for Morrisville Parkway