

DURHAM LAND FOR SALE

4110 AND 4004 PAGE ROAD



Chin Page Road

2 Tracts
7.54 Acres

Page Road



CAPITAL
ASSOCIATES

RESIDENTIAL LAND - DURHAM

4110 Page Road and 4004 Page Road | Durham NC 27560

7.54 ACRES IN DURHAM COUNTY

PRIME RESIDENTIAL LAND AVAILABLE

Corner of Page Road and Chin Page Road

Two tracts being sold together: Tract A: 5.78 acres | Tract B: 1.76 acres

Current Zoning: RR (Needs to be rezoned)

Location provides easy access to I-40 & 540

Central location makes everything convenient

- 5 minutes to Pleasant Grove Elementary School
- less than 10 minutes from Brier Creek Commons (shopping, restaurants, entertainment, etc)
- 5-15 minutes to Research Triangle Park employers
- about 15 minutes to Durham, Cary, Raleigh & Morrisville

List Price: \$4,000,000



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TRACT 1 PARCEL INFO

RESIDENTIAL LAND - DURHAM
4110 Page Road and 4004 Page Road | Durham NC 27560



PARCEL ADDRESS
4110 PAGE RD

PARCEL ID
196380

ACREAGE
5.78

CURRENT ZONING
RR (92%) CC (8%)

FUTURE LAND USE
Industrial, Suburban (91%)
Commercial, Suburban (8%)



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TRACT 2 PARCEL INFO

RESIDENTIAL LAND - DURHAM

4110 Page Road and 4004 Page Road | Durham NC 27560



PARCEL ADDRESS

4004 PAGE RD

PARCEL ID

158119

ACREAGE

1.76

CURRENT ZONING

RR

FUTURE LAND USE

Industrial, Suburban



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TOTAL 7.54 ACRES



PARCEL ADDRESS
4110 PAGE RD

PARCEL ID
196380

ACREAGE
5.78

CURRENT ZONING
RR (92%) CC (8%)

PARCEL ADDRESS
4004 PAGE RD

PARCEL ID
158119

ACREAGE
1.76

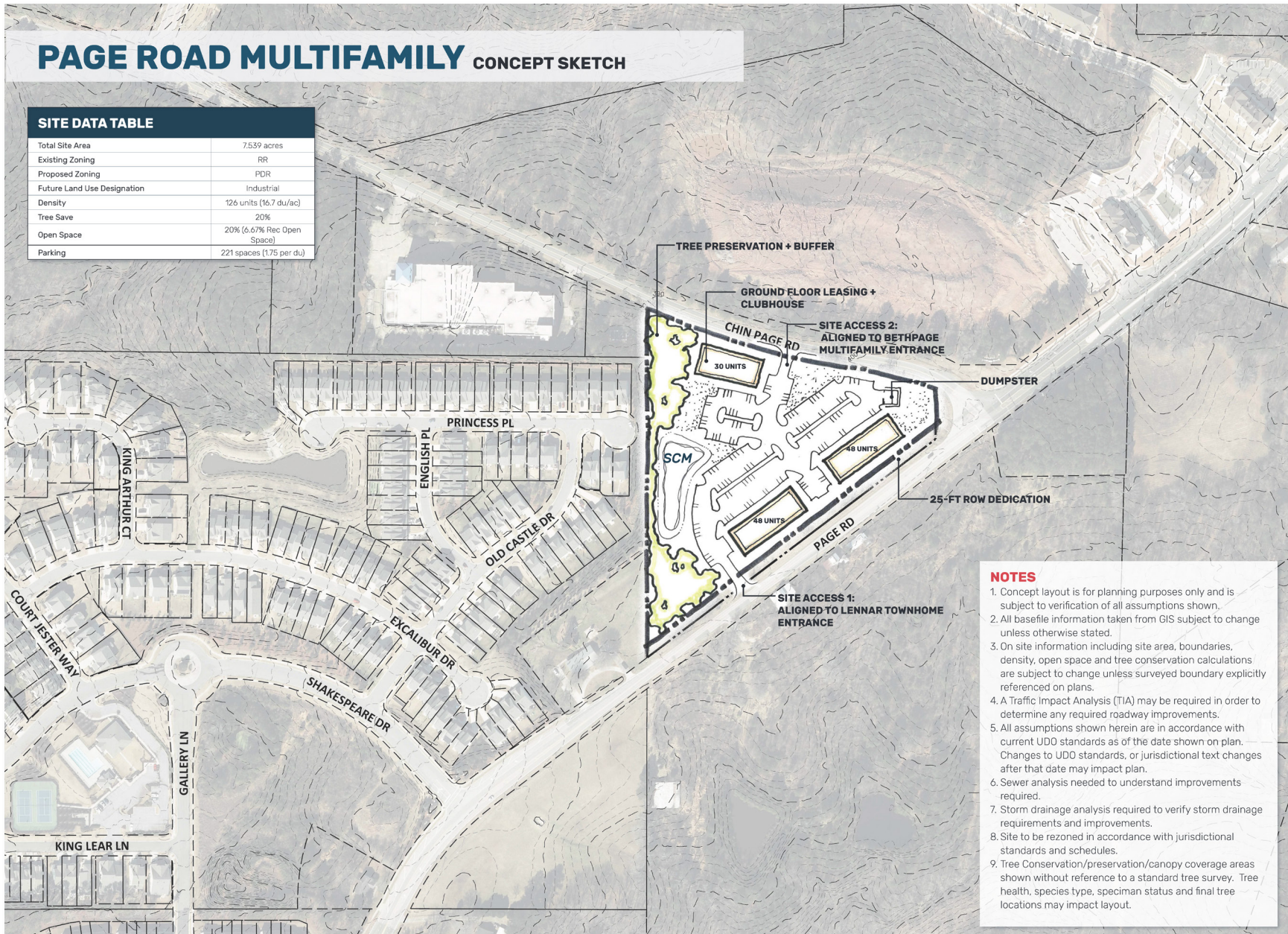
CURRENT ZONING
RR



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SAMPLE APARTMENT LAYOUT

RESIDENTIAL LAND - DURHAM
4110 Page Road and 4004 Page Road | Durham NC 27560



PAGE ROAD MULTIFAMILY CONCEPT SKETCH

SITE DATA TABLE	
Total Site Area	7.539 acres
Existing Zoning	RR
Proposed Zoning	PDR
Future Land Use Designation	Industrial
Density	126 units (16.7 du/ac)
Tree Save	20%
Open Space	20% (6.67% Rec Open Space)
Parking	221 spaces (1.75 per du)

- NOTES**
1. Concept layout is for planning purposes only and is subject to verification of all assumptions shown.
 2. All basefile information taken from GIS subject to change unless otherwise stated.
 3. On site information including site area, boundaries, density, open space and tree conservation calculations are subject to change unless surveyed boundary explicitly referenced on plans.
 4. A Traffic Impact Analysis (TIA) may be required in order to determine any required roadway improvements.
 5. All assumptions shown herein are in accordance with current UDO standards as of the date shown on plan. Changes to UDO standards, or jurisdictional text changes after that date may impact plan.
 6. Sewer analysis needed to understand improvements required.
 7. Storm drainage analysis required to verify storm drainage requirements and improvements.
 8. Site to be rezoned in accordance with jurisdictional standards and schedules.
 9. Tree Conservation/preservation/canopy coverage areas shown without reference to a standard tree survey. Tree health, species type, specimen status and final tree locations may impact layout.

RESEARCH TRIANGLE PARK

Mez Contemporary Mexican
Page Road Grill
Carolina Glazed Donuts
Farmside Kitchen
Rookie's Sports, Food & Spirits
Zaxby's
Randy's Pizza
Wendy's
McDonalds
First Watch
Panera Bread
Sheraton Imperial Hotel
SpringHill Suites by Marriott
Wingate by Wyndham
DoubleTree by Hilton
Homewood Suites by Hilton

Sterling Townhomes

4110 Page Road
4004 Page Road

Avelian Springs
Apartments

Pleasant Grove
Elementary School

Featherstone Village
Apartments

Future Home
Duke Hospital

Duke Health
Center Arrington

Top Golf

MAA Arrington
Century Park Place



BRIER CREEK COMMONS

Target
Walmart
BJs
Mellow Mushroom
Chick-fil-A
Carolina Ale House
Tirali Irish Pub
Zayka Indian Cuisine
Starbucks
Brixx Wood Fired Pizza

Aloft
Hyatt House
Duke Urgent Care
Brier Creek Medical
Pavilion
Wells Fargo Bank
Regal Brier Creek
Barnes & Nobles



DUKE HEALTH CENTER ARRINGTON

Duke Ambulatory Surgery Center Arrington
Duke Cardiology Arrington
Duke Eye Center Arrington
Duke Fertility Center
Duke Imaging Arrington
Duke Minimally Invasive Gynecologic Surgery Arrington
Duke Neurosurgery Arrington
Duke Orthopaedics Arrington

Duke Physical Therapy and Occupational Therapy Arrington
Duke Plastic Surgery Arrington
Duke Primary Care Arrington
Duke Sports Injury and Orthopaedic Urgent Care at Arrington
Duke Women's Community and Population Health Arrington
Duke Women's Health Associates Arrington

BRIER CREEK RESIDENTIAL COMMUNITIES

Jamison at Brier Creek Apartments
Oaks at Brier Creek Apartments
Waterston at Brier Creek
MAA Providence
MAA Brierdale
The Exchange at Brier Creek
Meadows at Brier Creek Apartments
Colonial Grand Brier Creek
Mid-America Apartment Community