

MASON FARMS

7001 NORTH ROXBORO ROAD/501 | BAHAMA, DURHAM COUNTY, NC 27712

141-Lot North Durham Area Residential Development Opportunity on ±287.72 Acres

ORANGE FACTORY ROAD

501

PRESTON ANDREWS ROAD

501



OFFERING MEMORANDUM



CUSHMAN &
WAKEFIELD

EXECUTIVE SUMMARY

MASON FARMS

Mason Farms is a 141-lot single-family residential subdivision development in Durham County, NC. It includes a mix of partially completed lots ranging in size from (85) 50'x136', (47) 50'x120", and (9) 50x118' lots.

The site is well-located and well-equipped with existing infrastructure, including a completed spine road with curb and gutter, partial site clearing and grading, community water system (4 wells), and a community wastewater treatment facility with associated septic fields.

Mason Farms offers a rare community home building opportunity in a high-demand area with limited new housing supply.

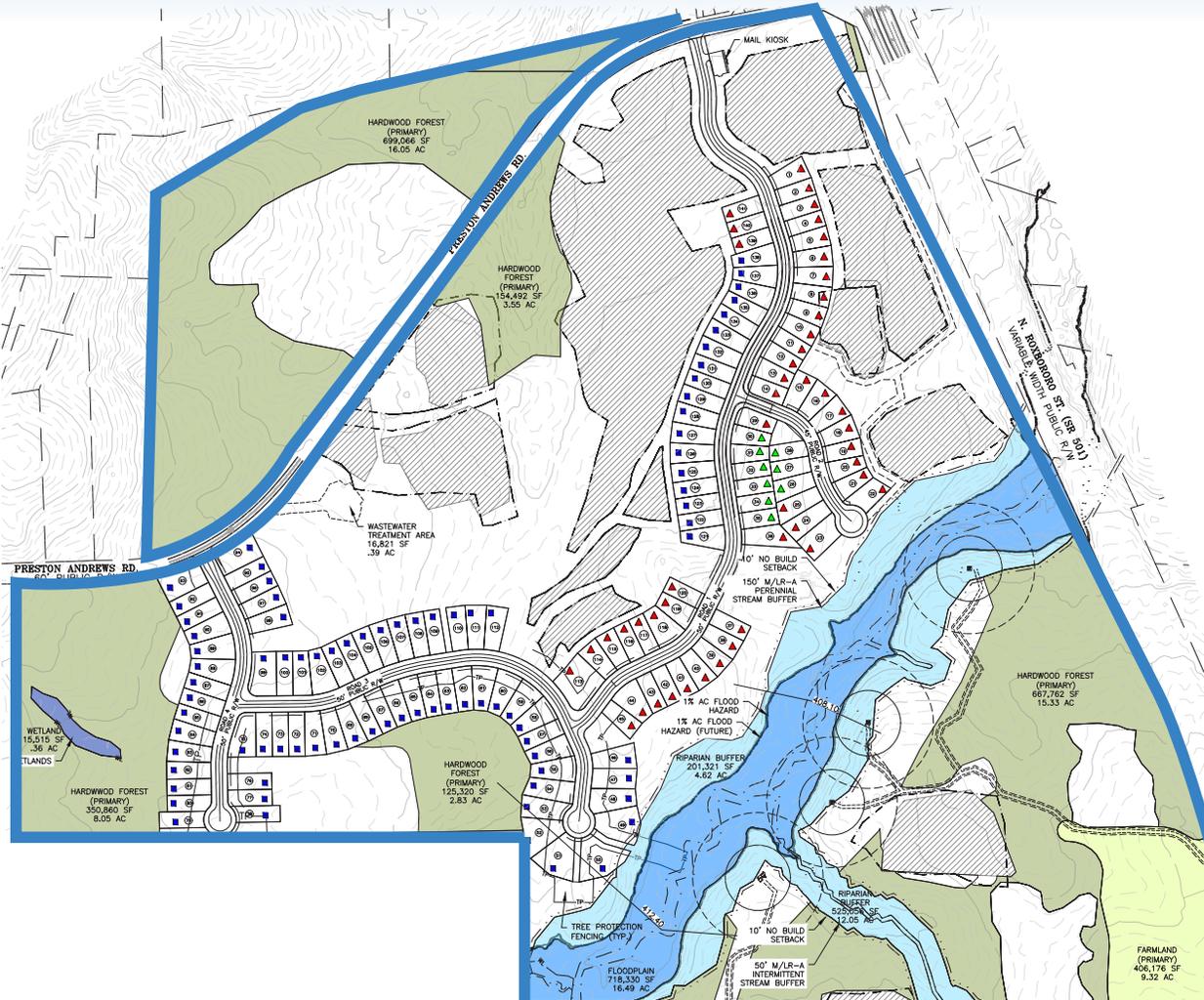
Situated in rapidly growing north Durham, Mason Farms is 9 miles from I-85 and 13 miles from Duke University. It offers a desirable suburban lifestyle with abundant open space, proximity to Eno River State Park (10 miles), and convenient access to major employment centers in Downtown Durham, RTP, and the greater Triangle region.

NORTHERN DURHAM MARKET OVERVIEW

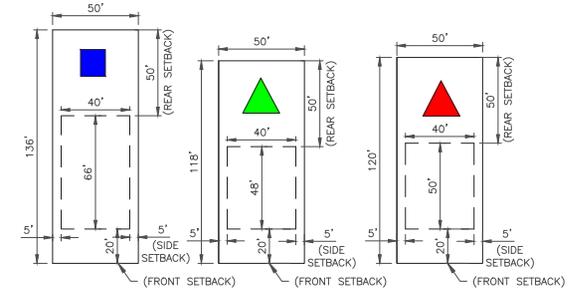
MEDIAN SALE PRICE (last 12 months)	\$450,000 (single family)
UNITS SOLD	285 units
MONTHS OF SUPPLY	2.7 months
DAYS ON THE MARKET	38 days
ACTIVE LISTINGS	65 homes



SITE PLAN



PROPOSED LOT TYPES



TYPE OF LOT	TYPE A (4 BR)	TYPE B (3 BR)	TYPE C (3 BR)
# OF LOTS	85	9	47

IMPERVIOUS AREA CALCULATIONS

Lot Type	Number of Lots	Buildable Area	Max. Impervious	Total Impervious (SF)	Total Impervious (AC)	% Based on Gross AC
Type A Lot	85	66' X 40'	3,270	277,950	6.38	2.22%
Type B Lot	9	40' X 48'	2,550	22,950	0.53	0.18%
Type C Lot	47	40' X 50'	2,630	123,610	2.84	0.99%
Roadway	NA	NA	NA	150,000	3.44	1.20%
WWTP	NA	NA	NA	50,000	1.15	0.40%
Misc. (Maintenance roads, etc.)	NA	NA	NA	100,000	2.30	0.80%

POST DEVELOPMENT PERCENT IMPERVIOUS	16.63	5.78%
--	--------------	--------------

* Impervious calculations include 35' x 18' driveway with 15' being inside of R/W

INVESTMENT HIGHLIGHTS

DOWNTOWN
DURHAM



MASON FARMS

ADDRESS	7001 North Roxboro Road/501 Durham, NC 27613
JURISDICTION	Durham County
ACREAGE	±287.72 acres
ZONING	Rural Residential
UTILITIES	4 Community Wells and Tanks & On-Site Wastewater Treatment
ACCESS	Preston Andrews Road (two access points)

LOT BREAKDOWN

LOT TYPE	NUMBER OF LOTS	BUILDABLE AREA
TYPE A LOT	85	66' X 40'
TYPE B LOT	9	40' X 48'
TYPE C LOT	47	40' X 50'

DRIVE TIMES FROM MASON FARM TO...

TREYBURN	8 minutes
DUKE UNIVERSITY	21 minutes
DOWNTOWN DURHAM	21 minutes
RESEARCH TRIANGLE PARK	29 minutes



LOCATION OVERVIEW

DURHAM | The Triangle

The Raleigh-Durham-Cary-Chapel Hill CSA, commonly known as “the Triangle”, is one of the fastest growing metropolitan areas in the country, and consistently ranks as one of the best places to live and work. The Triangle continues to be a prime beneficiary from the mass migration into the Sunbelt markets. 2022 witnessed the Triangle population surge to over 2.1 million, a 25% population surge since 2010 and 66% since 2000.

A highly educated workforce, coupled with a business-friendly environment, excellent school systems, and an outstanding quality of life, make the Triangle one of the most sought-after regions in the country. The Triangle boasts a diverse, innovation-based economy anchored by world-renowned universities, two of the nation’s leading medical schools, the famed Research Triangle Park, and is home to many of the country’s leading technology, biotech, and pharmaceutical corporations.



2.1M
Population



36.3
Median Age (years)



\$114K
Median Household Income



21.5%
Millennial
Population



48.5%
Bachelor's Degree
or Higher



315K
Median Home Value

CONTACT

JOHN HIGH

DIRECTOR

+1 919.812.6192

john.high@cushwake.com

1 Fenton Main St.
Suite 480
Cary, NC 27511
ph: +1 919.789.4255
fx: +1 919.789.0268

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS 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 THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

