

# RESIDENTIAL LAND LEIGH VILLAGE CENTER





# EXECUTIVE SUMMARY



## OVERVIEW

Leigh Village Center is a long-anticipated, 90-acre mixed-use development located strategically between Durham and Chapel Hill, just off Interstate 40 at NC-54 Highway/Exit 273. Originally envisioned as a transit-oriented hub for the now-defunct Durham-Orange Light Rail, the planned project has evolved into a high-density, walkable urban village that will integrate residential and commercial spaces.

## KEY FEATURES

- **Residential Units:** Over 4,000 multi-family and townhouse units are planned within Leigh Village Center, making it the largest single planned development in the Durham-Chapel Hill area. Currently, in the immediate walkable area are approximately 1000 housing units. There are approximately 1500 units planned and at various stages of the development cycle bringing the total new population to nearly 14,000 residents all within an easy walk.
- **Village Center:** A central hub will include hundreds of thousands of square feet of commercial, office and retail space, designed to foster a live-work-play environment
- **Green Infrastructure:** The plan includes extensive greenway trails and open community spaces to promote walkability and environmental sustainability.
- **Design Standards:** Buildings are expected to be 4-5 stories tall.
- **Affordability & Inclusion:** Income-restricted units will be distributed throughout the development, with long-term affordability commitments (30 years for rentals, 20 years for for-sale units). These units will serve residents earning between 60% and 100% of the area median income (AMI)



# LOCATION OVERVIEW



- Approximately 8.33 acres
- Excellent residential development opportunity in Leigh Village Center
- Currently zoned RS-20 with great potential for much higher density

## LEGEND

	ADDRESS	ACREAGE	REID #
<b>1</b>	5553 George King Road	1.57 Acres	141618
<b>2</b>	5547 George King Road	1.6 ACRES	141617
<b>3</b>	5543 George King Road	1.59 Acres	141616
<b>4</b>	5525 George King Road	1.74 Acres	141612
<b>5</b>	5521 George King Road	1.83 Acres	141609



# LOCATION OVERVIEW





# SITE PLAN



LEIGH VILLAGE CENTER





# INVESTMENT HIGHLIGHTS



## LEIGH VILLAGE CENTER

ADDRESS	5521, 5525, 5543, 5547, 5553 George King Rd.
JURISDICTION	Durham, NC
ACREAGE	Approximately 90 Acres
ZONING	RS-20
UTILITIES	Water + Sewer Adjacent

## DRIVE TIMES FROM LEIGH VILLAGE TO...

SOUTHPOINT MALL	8 minutes
UNC CHAPEL HILL	10 minutes
DUKE UNIVERSITY	15 minutes
DOWNTOWN DURHAM	20 minutes



# LOCATION OVERVIEW

Duke  
UNIVERSITY

DOWNTOWN  
DURHAM



## LEIGH VILLAGE CENTER



# LOCATION OVERVIEW

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)



**21.5%**  
Millennial  
Population



**48.5%**  
Bachelor’s Degree  
or Higher



**315K**  
Median Home Value



**\$114K**  
Median Household Income





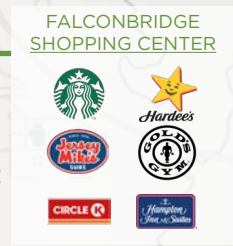
# LOCATION OVERVIEW



LEIGH VILLAGE CENTER



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# LOCATION OVERVIEW





# LOCATION OVERVIEW



MEADOWMONT



## LEIGH VILLAGE CENTER







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