

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 #
1	5553 George King Road	1.57 Acres	141618
2	5547 George King Road	1.6 ACRES	141617
3	5543 George King Road	1.59 Acres	141616
4	5525 George King Road	1.74 Acres	141612
5	5521 George King Road	1.83 Acres	141609

LOCATION OVERVIEW



SITE PLAN



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

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

LOCATION OVERVIEW

LEIGH VILLAGE CENTER

UNDER A 20 MIN DRIVE
Duke
 UNIVERSITY
 Downtown
DURHAM

FALCONBRIDGE SHOPPING CENTER

THE UNIVERSITY
 of NORTH CAROLINA
 at CHAPEL HILL

UNC
 HEALTH.
 EAR, NOSE, AND THROAT

THE STREETS
 AT SOUTHPOINT

LOCATION OVERVIEW



LEIGH VILLAGE CENTER

LOCATION OVERVIEW



MEADOWMONT



LEIGH VILLAGE CENTER



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

©2025 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.