

±3.81 ACRES RESIDENTIAL DEVELOPMENT OPPORTUNITY

147

Durham Freeway

501

15

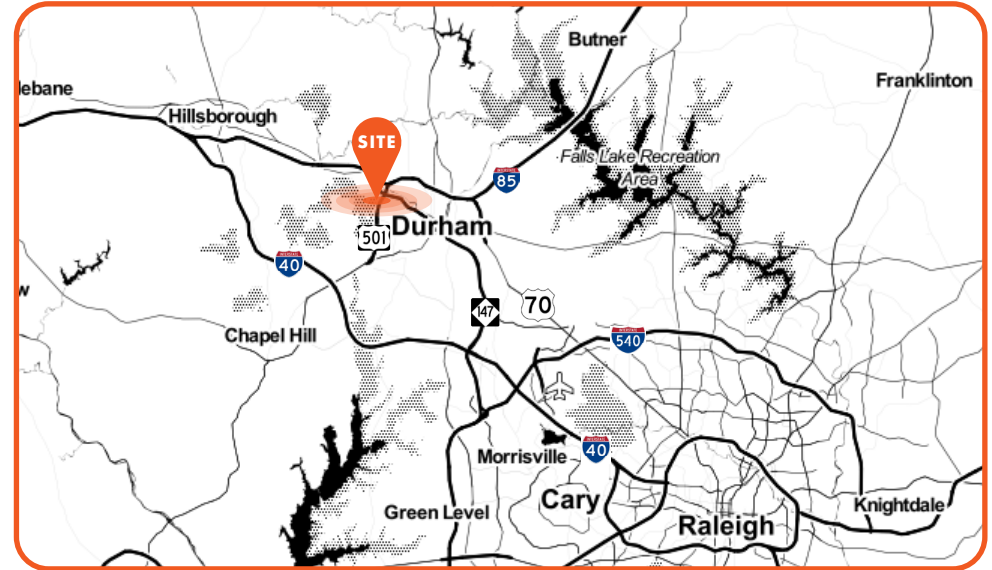
1011 ANDREWS ROAD
Durham, NC 27705

THE OPPORTUNITY

APG Advisors is pleased to present an opportunity for a proposed townhome community located approximately one mile from Duke University, Duke Hospital and Duke VA Hospital. The project will benefit from ongoing and accelerating growth in the city of Durham. The current lack of quality living spaces for sale and for rent has presented a major housing demand that has not been adequately addressed by current development. The world-renowned hospitals and the University sustain an ecosystem of individuals and families in need of housing. The condo townhomes will also offer convenient access to Durham’s eclectic dining, boutiques and premier economic attractions. The ownership is currently exploring a sale and/or joint venture partnership.

SALE INFORMATION

Acreage:	±3.81 acres Parcel A: ±3.73 acres Parcel B: ±0.09 acres
Location:	Durham, Durham County
Existing Zoning:	OI (D) and RS-10 Allowing for Townhouse Development
Proposed Use:	Townhomes
Frontage:	Andrews Road
Parcel Numbers:	Parcel A: 124749 Parcel B: 195461
Price:	Contact Broker



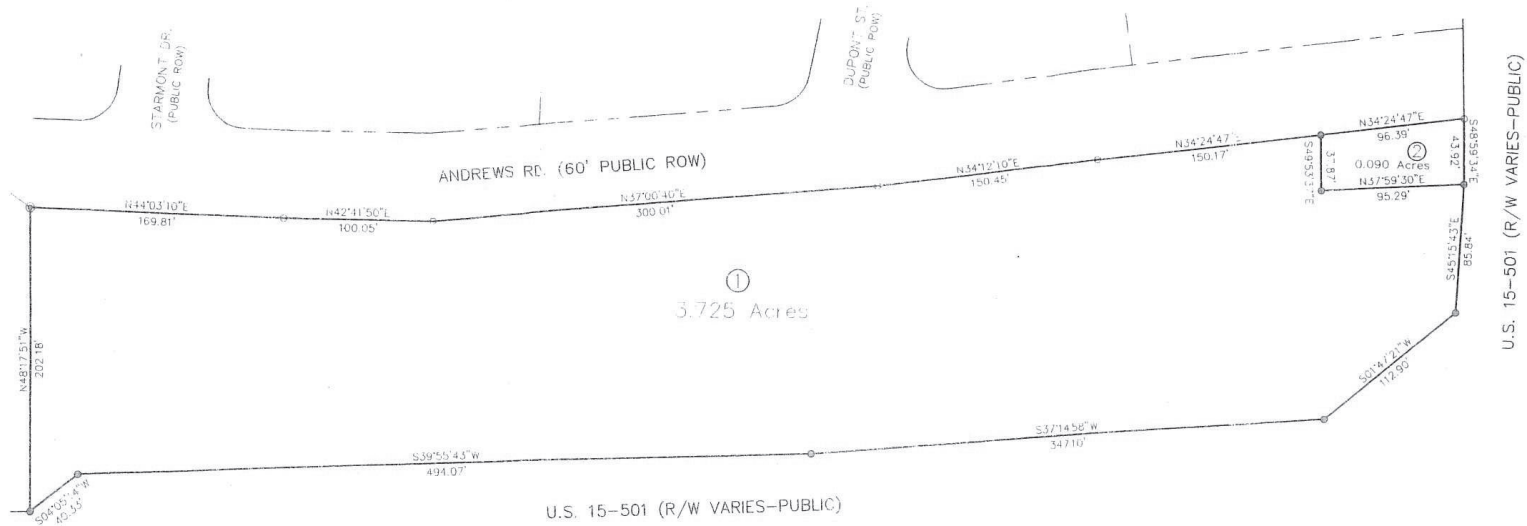
NEARBY ATTRACTIONS

- Sarah P. Duke Gardens
- Museum of Life + Science
- Duke University
- Durham Performing Arts Center
- American Tobacco Historic District

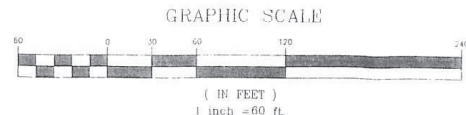
DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.



Survey



Method:
 Horizontal control
 and within 2000'
 surface, and subsurface improvements
 not depicted herein
 Station w. 1/4" diameter
 set here as noted
 Vertical ground distances
 not
 date lines based on
 not formed without benefit of



Legend
 N. D. O. L. (w. iron)
 New Iron Pin
 Existing Iron Pin
 Nail Set

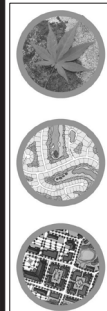
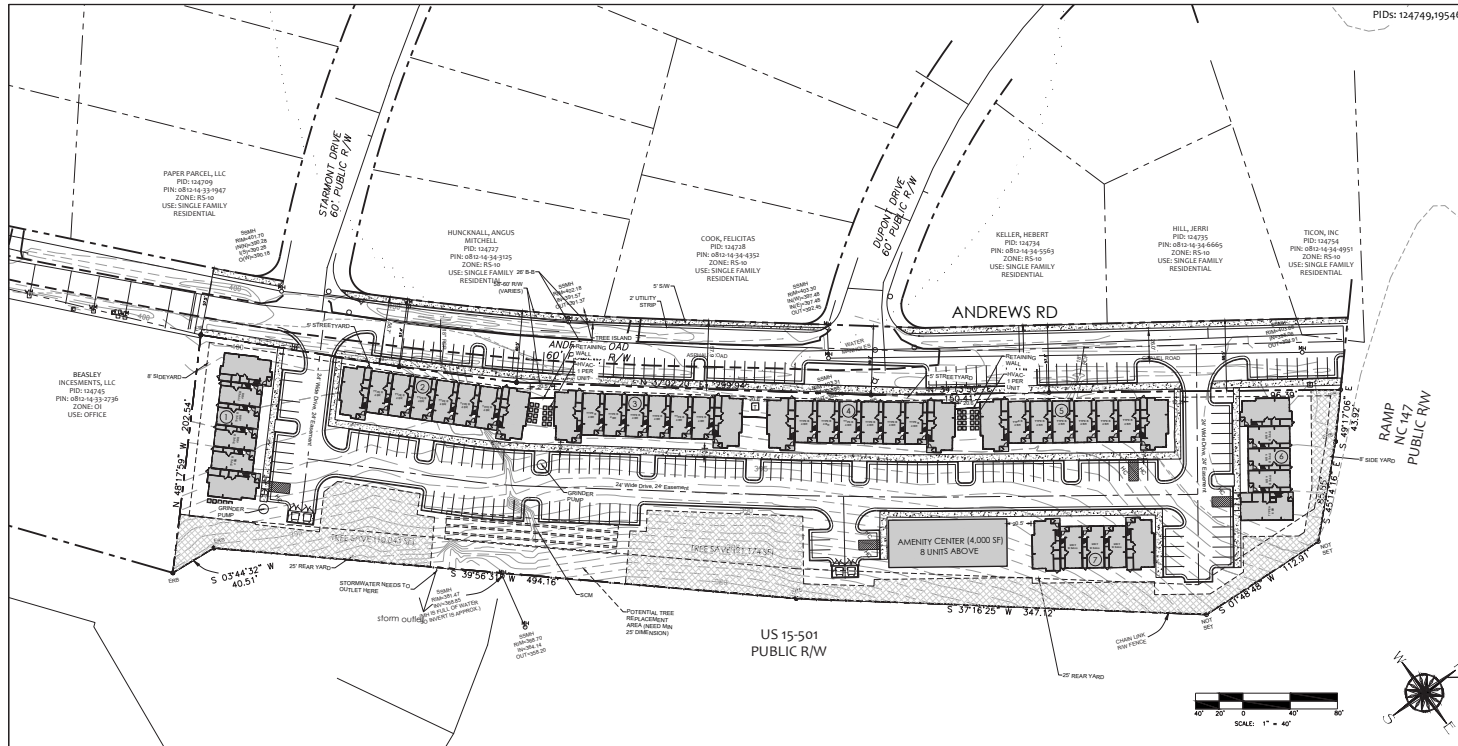
References
 1) Map for Oswald Wright by
 S.D. Puckett & Assoc., Inc.
 dated June 20, 1987
 2) DB 1236, 962
 3) DB 3098, 779
 4) N.C. 1311, Pages 148-141-1092

S.D. Puckett & Assoc., Inc.
 Professional Land Surveyors
 5518 Hwy. 55
 Durham, N.C. 27713
 Ph. (919) 544-7717 Fax (919) 544-1274
 Stephen D. Puckett - N.C.P.L.S.# 2683
 spuckett@puckettsurveys.com

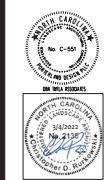
Boundary Survey for:
 Ralph W. Coonrad, Trust
 for the benefit of
 Charles H. & Rosemary L.



Site Plan



TWILA ASSOCIATES
 5011 SOUTH PARKWAY, STE. 200, DURHAM, NC 27713
 P: (919) 484-8800 E: PFO@TWILA.COM



REVISIONS:

SITE SUMMARY	
PINS:	0812-14-34-6212, 0812-14-34-8613
PARCEL ID:	124749, 195461
GROSS TRACT AREA:	156,264 SF, 3.81 AC
EXISTING ZONING:	OU
DEVELOPMENT TIER:	SUBURBAN
CURRENT USE:	VACANT
PROPOSED USE:	TOWNHOUSE STYLE APARTMENTS
PROPOSED UNITS:	54 UNITS (232 BEDROOMS)
AFFORDABLE UNITS (MIN 15%):	7 UNITS
RESIDENTIAL DENSITY:	12.33 DU/AC
STORMWATER REGULATORY BASING:	JORDAN LAKE
WATERSHED OVERLAY DISTRICT:	NONE
PARKING REQUIRED:	2 SPACES PER DWELLING UNIT
TREE COVER REQUIRED:	0.00 AC / 20-23%
TREE COVER PROVIDED:	0.00 AC / 20%
CURRENT IMPERVIOUS:	0 S.F.
PROPOSED IMPERVIOUS AREA:	00%

DENSITY CALCULATIONS		PARKING CALCULATIONS	
MAX. DENSITY ALLOWED (OU):	11 DU/AC	VEHICLE PARKING REQUIRED:	3 SPACES PER UNIT
11 DU/AC * 3.81 AC:	41 UNITS ALLOWED	49 (MARKET RATE UNITS) * 2+:	98 SPACES REQ'D
AFFORDABLE DENSITY BONUS (MIN 15% OF UNITS):	7 (AFFORDABLE UNITS @ MARKET RATE)	7 (AFFORDABLE UNITS) * 2+:	14 SPACES REQ'D
MAX. DENSITY WITH BONUS:	54 UNITS	PROVIDED:	104 SPACES
PROPOSED UNITS:	54 UNITS (232 BR)	BICYCLE PARKING REQUIRED:	1 SPACE PER 3 BR
18,667(5) UNITS (5 BR):	14 UNITS (54 BR)	CO-LIVING:	232 BR / 3+:
18,667(5) UNITS (4 BR):	34 UNITS (136 BR)	PROVIDED:	77 BICYCLE SPACES
ABOVE AMENITY (4 BR):	8 UNITS (32 BR)		
	54 UNITS (232 BR)		

BUILDING SETBACKS ZONING: OU	
FRONT (BEAR LOADED):	5'
FRONT:	25'
SIDE YARD:	8'
REAR YARD:	10'
BUILDING SEPARATION:	10'

OPEN SPACE CALCULATIONS			
AREA	S.F.	ACRES	%
GROSS AREA	156,264.00	3.82	
REQUIRED OPEN SPACE	25,927.52	0.69	18%
REQUIRED RECREATIONAL OPEN SPACE	9,876.08	0.23	33%
*REQUIRED IS 5% OF OPEN SPACE RE RECREATIONAL OPEN SPACE			
RECREATIONAL OPEN SPACES	S.F.	ACRES	%
TOTAL	0.00	0.00	0.00%
SECONDARY OPEN SPACE AREAS			
NONE			
OTHER OPEN SPACE AREAS	S.F.	ACRES	%
OTHER OPEN SPACE AREA #1	0.00	0.00%	
OTHER OPEN SPACE AREA #2	0.00	0.00%	
OTHER OPEN SPACE AREA #3	0.00	0.00%	
OTHER OPEN SPACE AREA #4	0.00	0.00%	
OTHER OPEN SPACE AREA #5	0.00	0.00%	
TOTAL	0.00	0.00	0.00%
TOTAL OPEN SPACE (PRIMARY + OTHER)	0.00	0.00	0.00%

PRELIMINARY PLAT
 1011 ANDREWS ROAD
 Durham, North Carolina

SCALE: 1" = 40'

DRAWN BY: CDR

PROJECT #: 21054

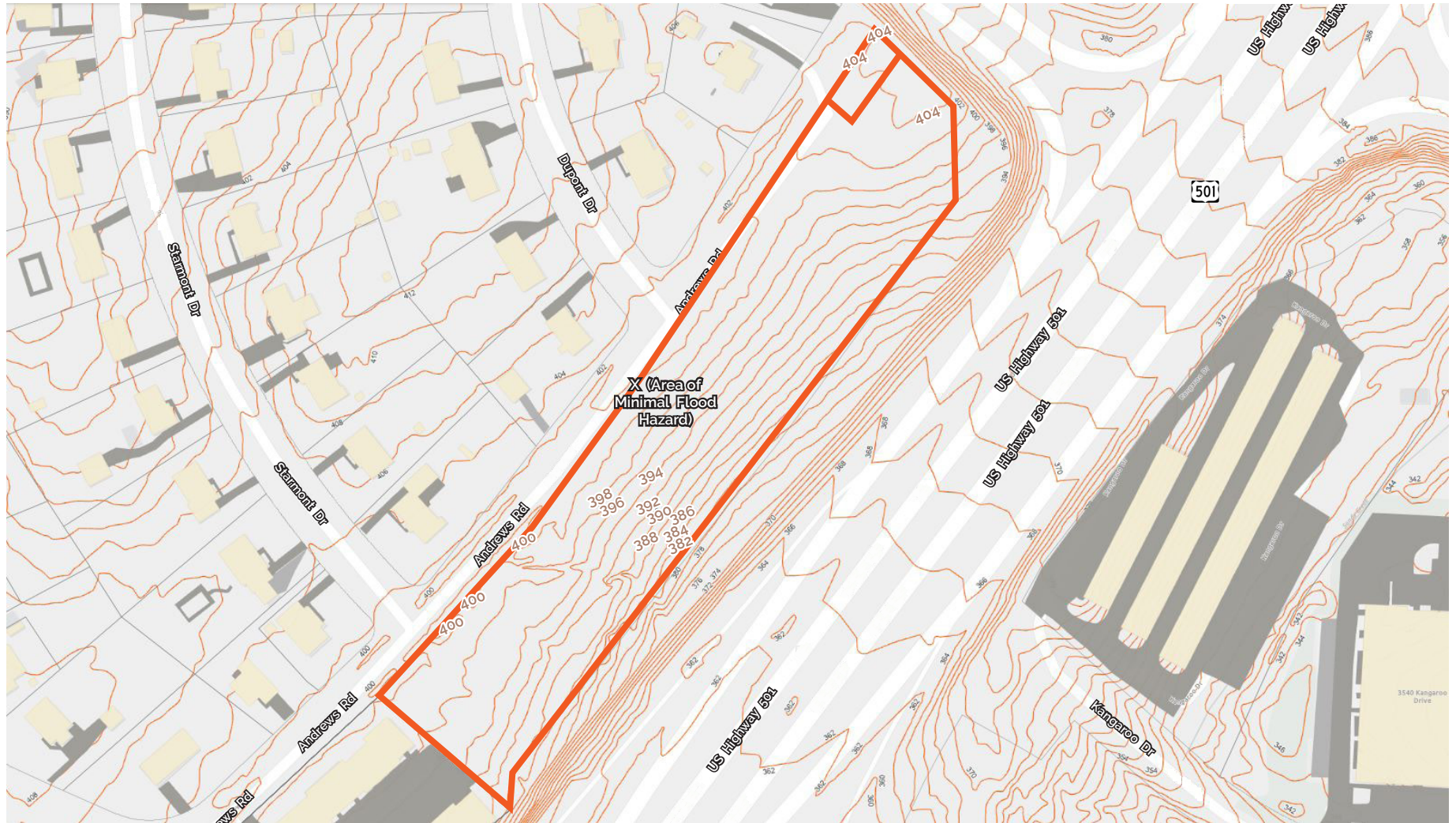
DATE: 3/4/2022

SHEET L-3 OF 6





Topography Map



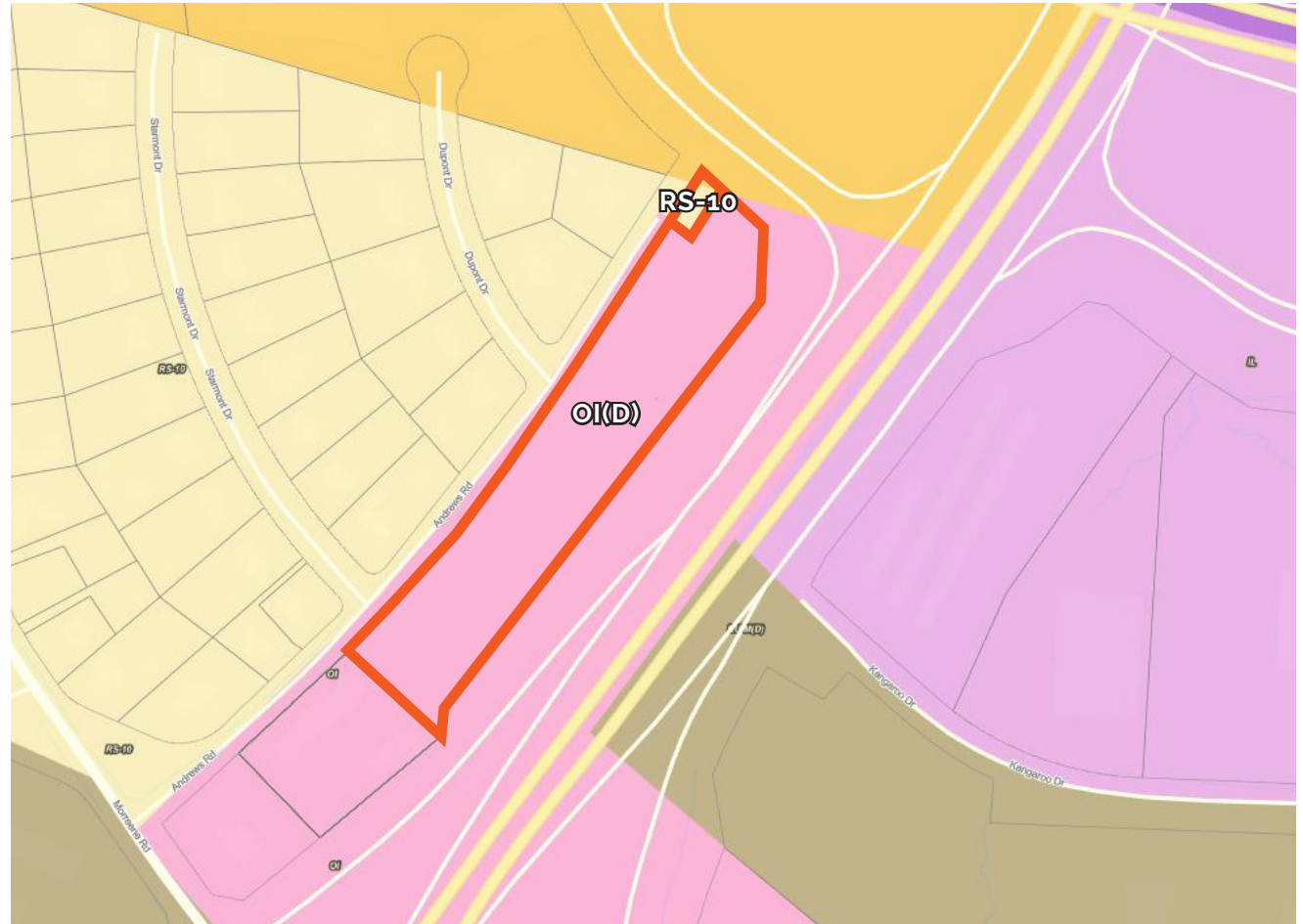
Zoning

OI(D) - Office and Institutional

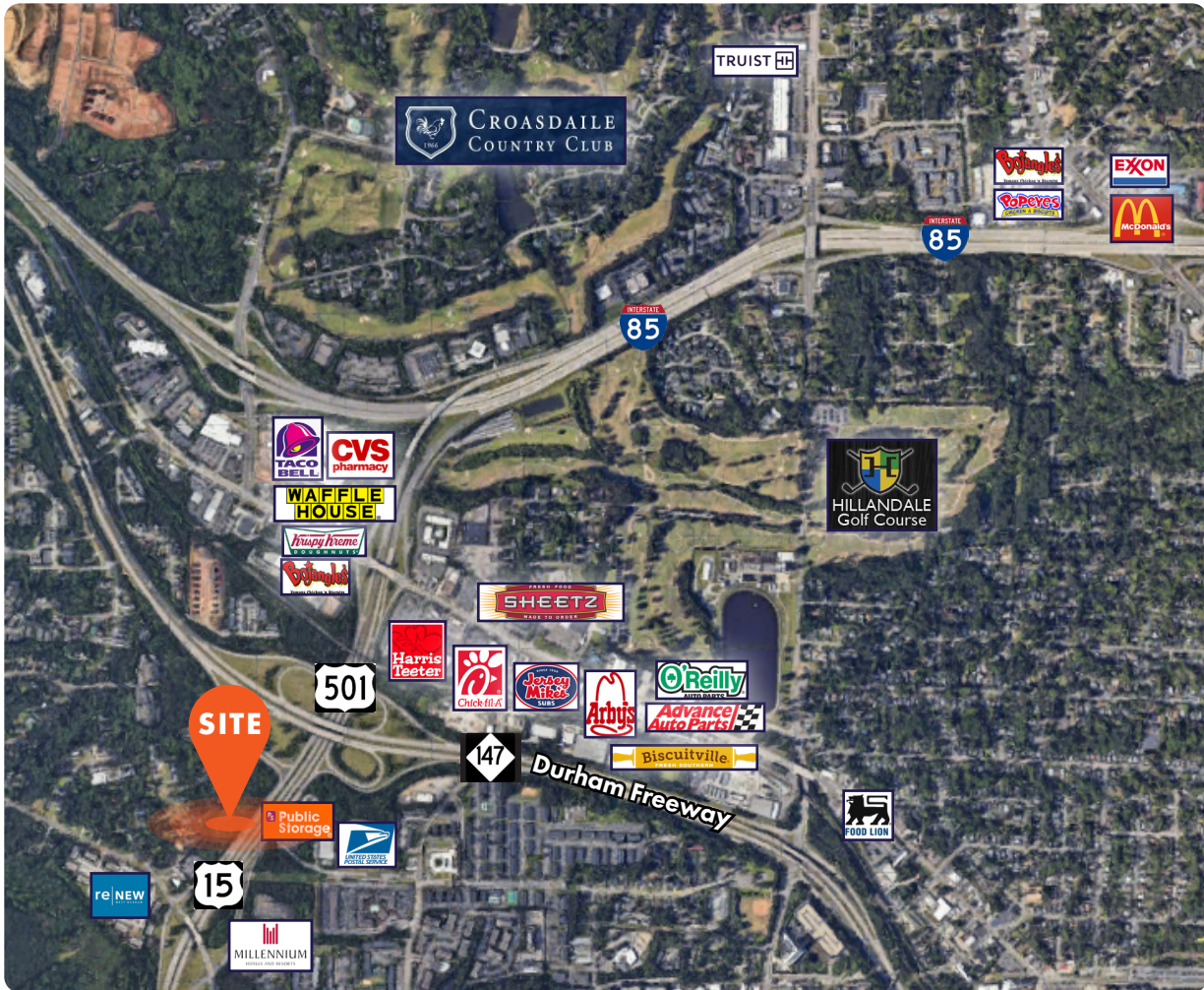
The OI District is established for employment and community service activities. Some support facilities and residential uses are also allowed when compatible with surrounding uses. The OI district is designed for use on sites that have convenient access to arterials, since development of moderate to high intensity is allowed.

RS-10 - Residential Suburban

The RS Districts are established to provide for orderly suburban residential development and redevelopment. A limited number of nonresidential uses are allowed, subject to the restrictions necessary to preserve the character of the suburban neighborhood.



Location Map



LINKS

- [Durham Planning & Development](#)
- [Durham County](#)
- [Durham County Future Use Plan](#)
- [Public Transportation](#)
- [Chamber of Commerce](#)

EASE OF ACCESS

Highway 501	0.5 miles
Duke University & Duke Medical Center	1 mile
NC-147/Durham Freeway	1.1 miles
Interstate 85	2.3 miles
Downtown Durham	4 miles
Research Triangle Park	11.8 miles
RDU International Airport	17 miles
Downtown Raleigh	29 miles

	2-Mile	5-Mile	10-Mile
Population	27,643	162,947	398,904
Average Household Income	\$79,928	\$86,329	\$100,434
Median Age	29.9	35.1	35.9

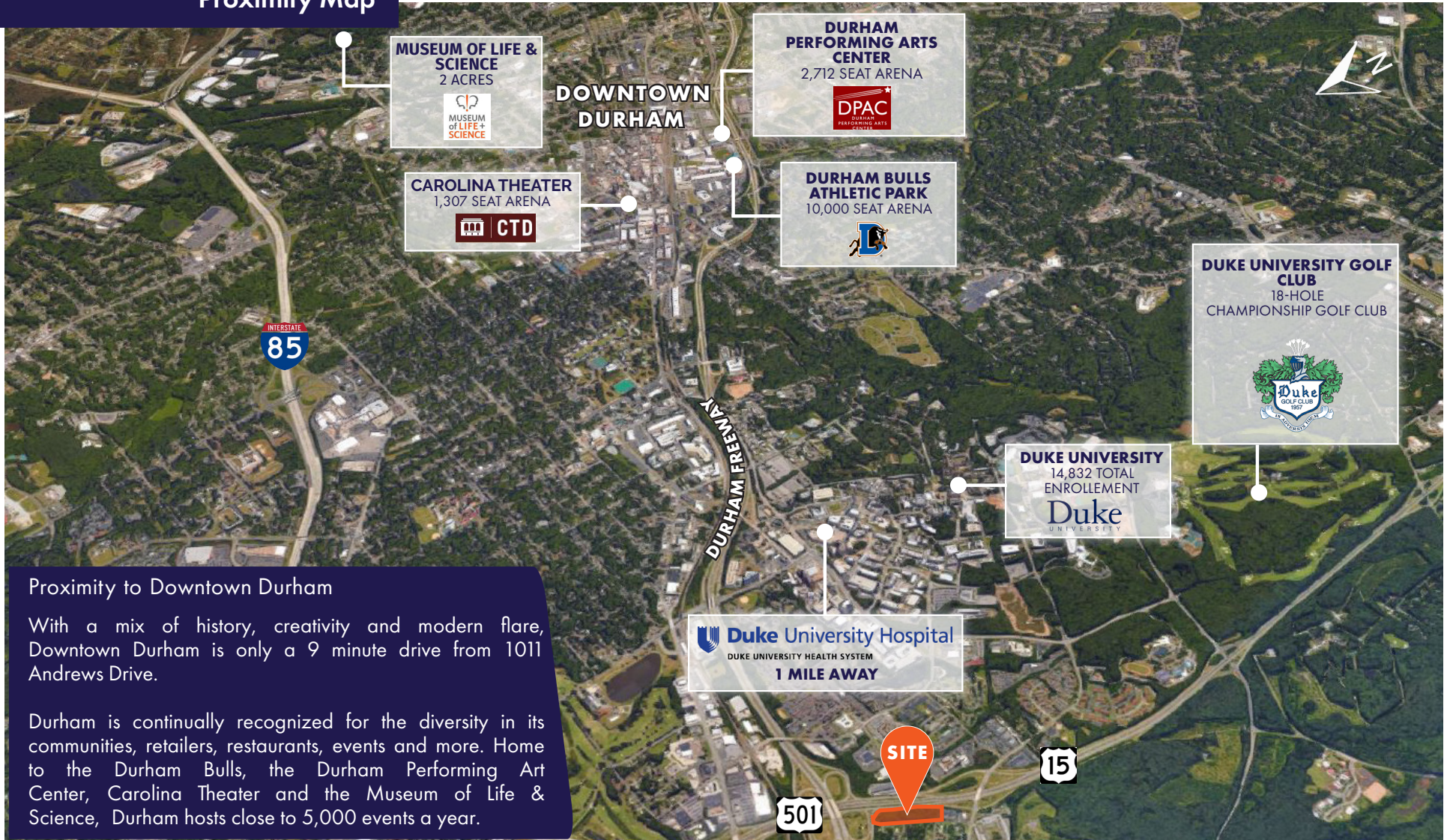
DAVID BATTEN C: 919.810.1720 | O: 919.582.3117 | dbatten@apgcre.com

FRANK QUINN C: 919.349.2273 | O: 919.582.3150 | fquinn@apgcre.com



Visit our website for more information.

Proximity Map



Proximity to Downtown Durham

With a mix of history, creativity and modern flare, Downtown Durham is only a 9 minute drive from 1011 Andrews Drive.

Durham is continually recognized for the diversity in its communities, retailers, restaurants, events and more. Home to the Durham Bulls, the Durham Performing Art Center, Carolina Theater and the Museum of Life & Science, Durham hosts close to 5,000 events a year.



DURHAM QUICK FACTS

Community Profile

Durham is a historical haven, a sanctuary for the spectacular and a rough-cut gem waiting to be unearthed. Durham's been a destination on the move for more than 150 years. Before our sidewalks were lined with award-winning eateries, they were traversed by our first generation of industrious entrepreneurs. We are where inspiration is found, where all are welcome and where the wild, wonderful, bold and beautiful come together in unexpected ways.

- Discover Durham




#1 Best Places to Live in the US
(Raleigh-Durham)
(US News & World Report, 2023-2024)



#2 Best Cities for US
Job Seekers in 2024
(Durham-Chapel Hill)
(Indeed.com, 2023)



#3 Hottest Housing
Market in the US (tied)
(US News & World Report, 2023)



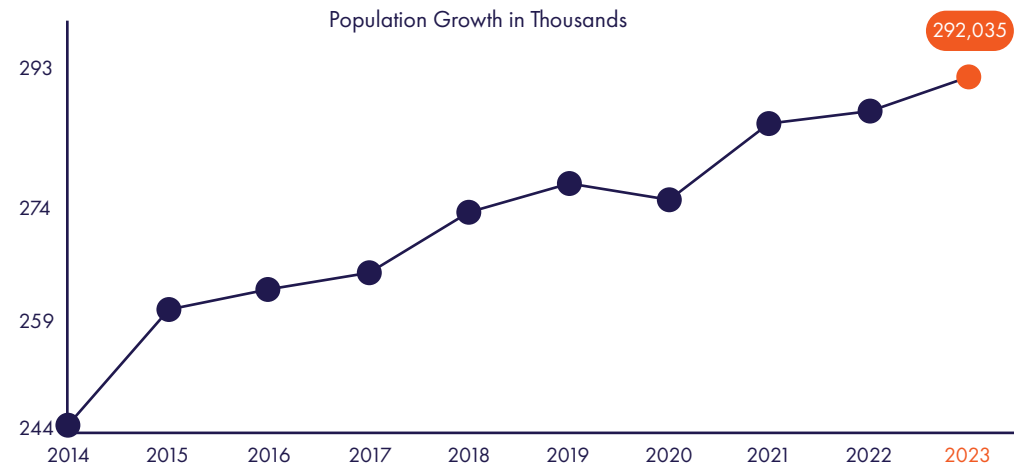
#4 Most Educated
Cities in the US
(Durham-Chapel Hill)
(WalletHub, 2024)



#5 Best Cities to
Start a Business
(WalletHub, 2023)

Demographics

Population	295,887
Labor Force	162,424
Unemployment Rate (Nov. 2023)	3.2%
Bachelors Degree or Higher	48.76%
Durham Land Area	115.4 Sq Miles
2023 Housing Units	134,423
Owner-Occupied Housing Units	49.21%
Renter-Occupied Housing Units	50.79%
2023 Average Household Income	\$73,858
Average Work Commute Time	21 minutes



Source: zoomprospector.com

