



University Dr

Hope Valley West

Garrett Rd



Prime development opportunity

DURHAM, NORTH CAROLINA

CONFIDENTIAL OFFERING MEMORANDUM

AVISON
YOUNG

Marydell

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01 Executive summary

Avison Young Carolinas Multifamily Team is pleased to exclusively represent the ownership in the disposition of this 9.10 acre tract of land located in a highly desirable location between Durham and Chapel Hill. Located at the intersection of Old Chapel Hill Road and Garrett Road provides great access to a wealth of amenities including the new Wegman's located down Old Chapel Hill Road in Chapel Hill. Please reach out to one of our team members for additional information.

**Unique
opportunity
with a variety of
development
options.**



Property overview

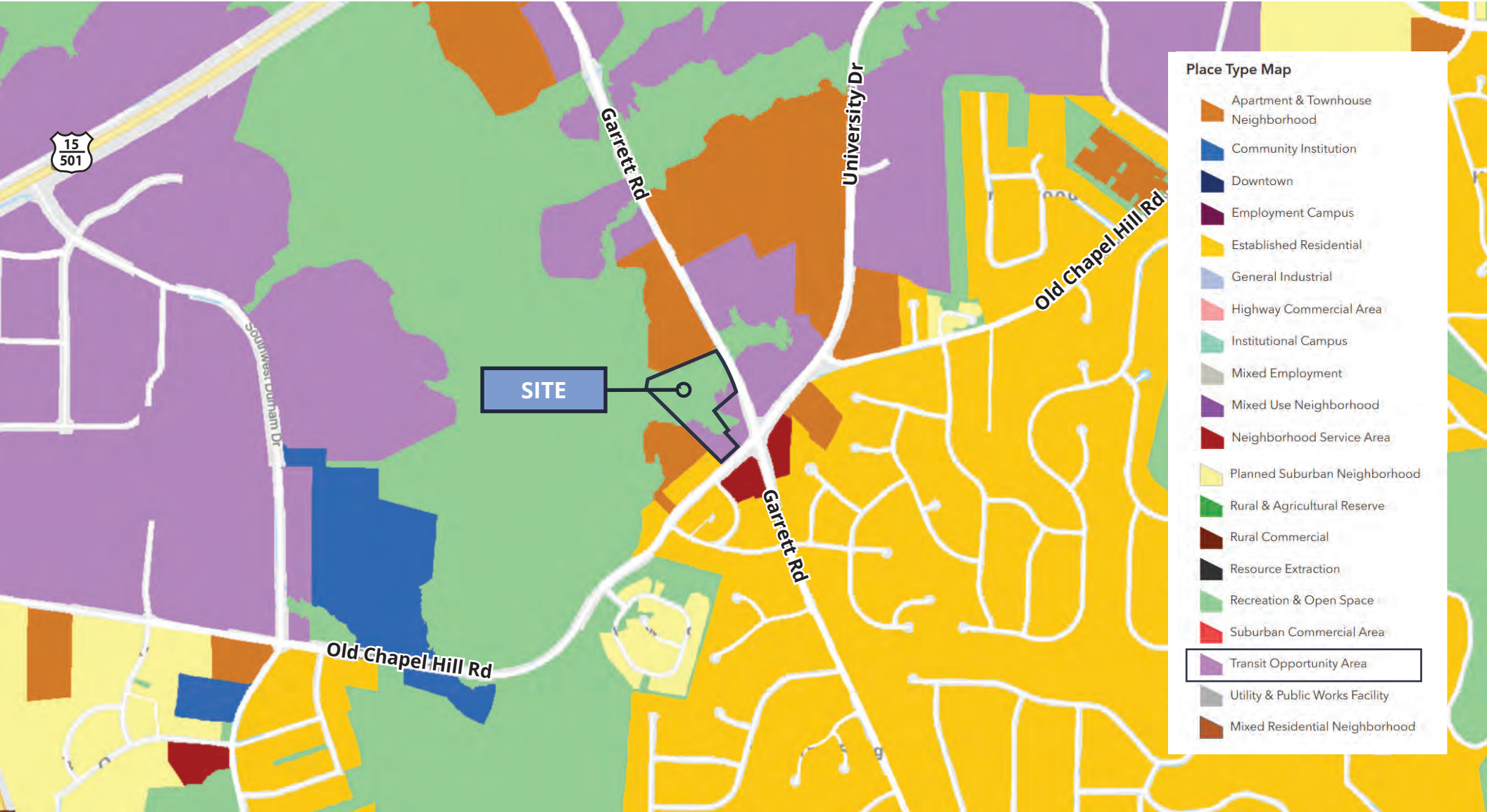
The subject property consists of roughly 9.10 acres of improvable land in Durham County. The property offers a prime location for developing a mix of low- to medium-density single-family or multifamily housing.

The property's location provides excellent access to all the region has to offer. Located just 7 miles from Downtown Durham, and in close proximity to the town of Chapel Hill and Raleigh, the site provides a charming small-town lifestyle within proximity of the highly regarded and desirable Triangle region.

PROPERTY SUMMARY

Address	4212 Old Chapel Hill Rd Durham, NC 27707
REID	139988
Market	Raleigh-Durham
County	Durham
Zoning	RS-20
Total Acreage	±9.10 acres

Future land use

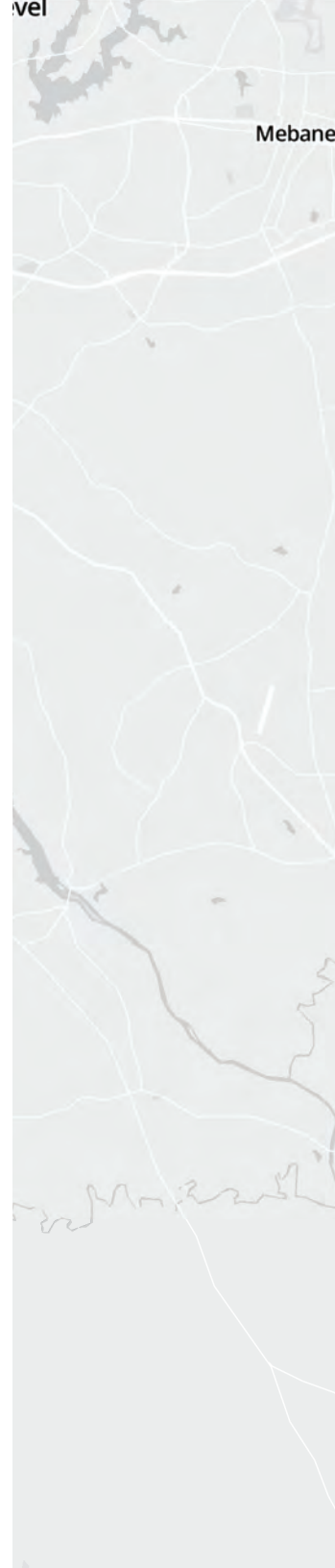


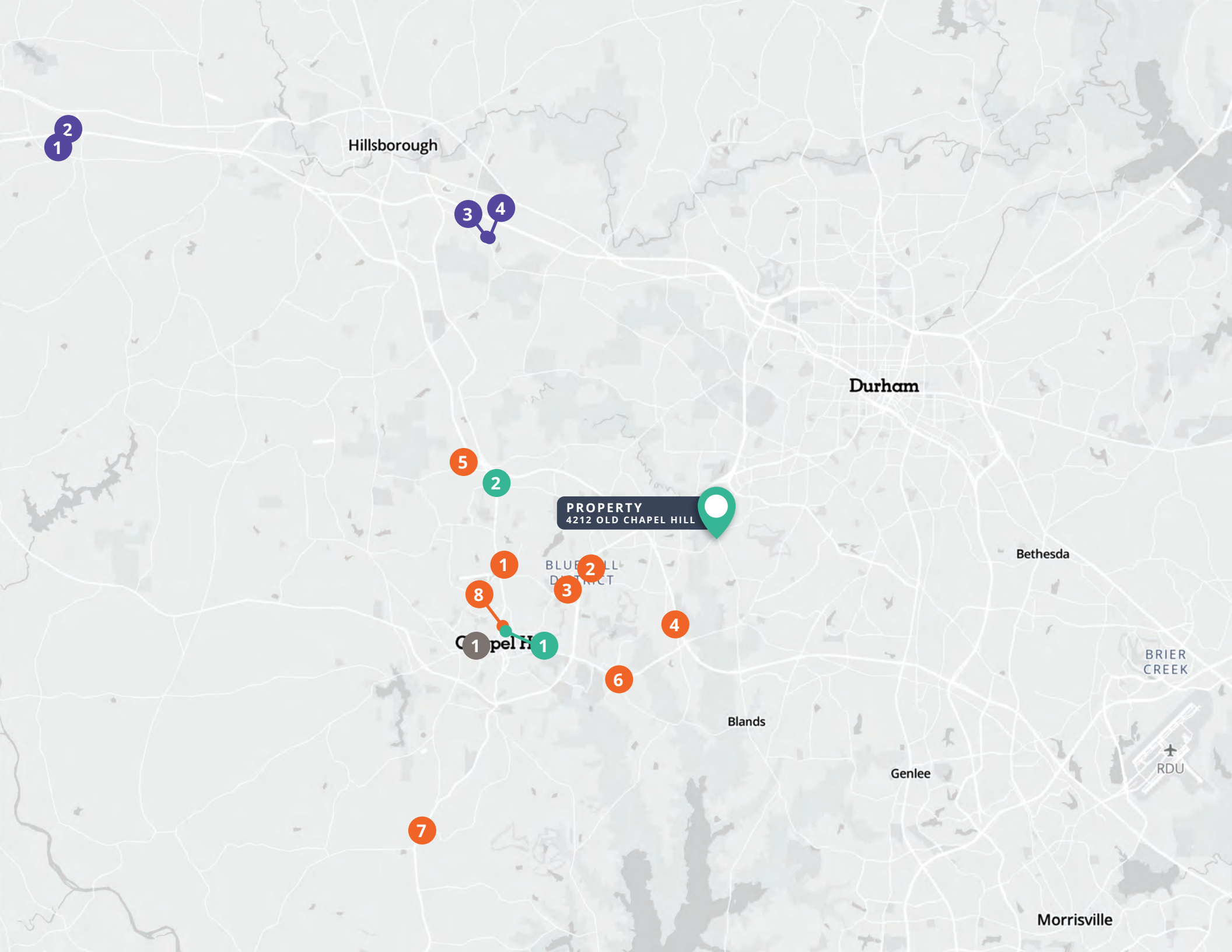
Notable developments

4212 Old Chapel Hill Road

Type	Project	Size	Pipeline Stage
1 Multifamily	Aura Chapel Hill	419 units	Under Construction
2 Multifamily	Atlas Blue Hill	302 units	Under Construction
3 Multifamily	900 Willow	253 units	Under Construction
4 Multifamily	Aura Fifty4	250 units	Under Construction
5 Multifamily	Caraway Village II	207 units	Under Construction Lease-Up
6 Multifamily	5101 Barbee Chapel Road	350 units	Proposed
7 Multifamily	Womble Farm	250 units	Proposed
8 Multifamily	Link Apartments at Rosemary	140 units	Proposed
1 Office	150 East Rosemary Street	237,000 sf	Proposed
2 Office Medical	11 SixtyFive	48,000 sf	Proposed
1 Industrial	Buckhorn II Industrial Park	265,200 sf	Under Construction
2 Industrial	6370 Rabbit Run Lane	120,000 sf	Under Construction
3 Industrial	Research Triangle Logistics Park*	914,760	Proposed
4 Industrial	Research Triangle Logistics Park*	612,900	Proposed
1 Hospitality	Hilton Garden Inn	140 rooms	Proposed

*Represents an Avison Young listing





Hillsborough

Durham

Bethesda

BRIER CREEK

Blands

Genlee

Morrisville

2
1

3 4

5 2

PROPERTY
4212 OLD CHAPEL HILL

1 2
8 3

1 Chapel Hill 1

4

6

7

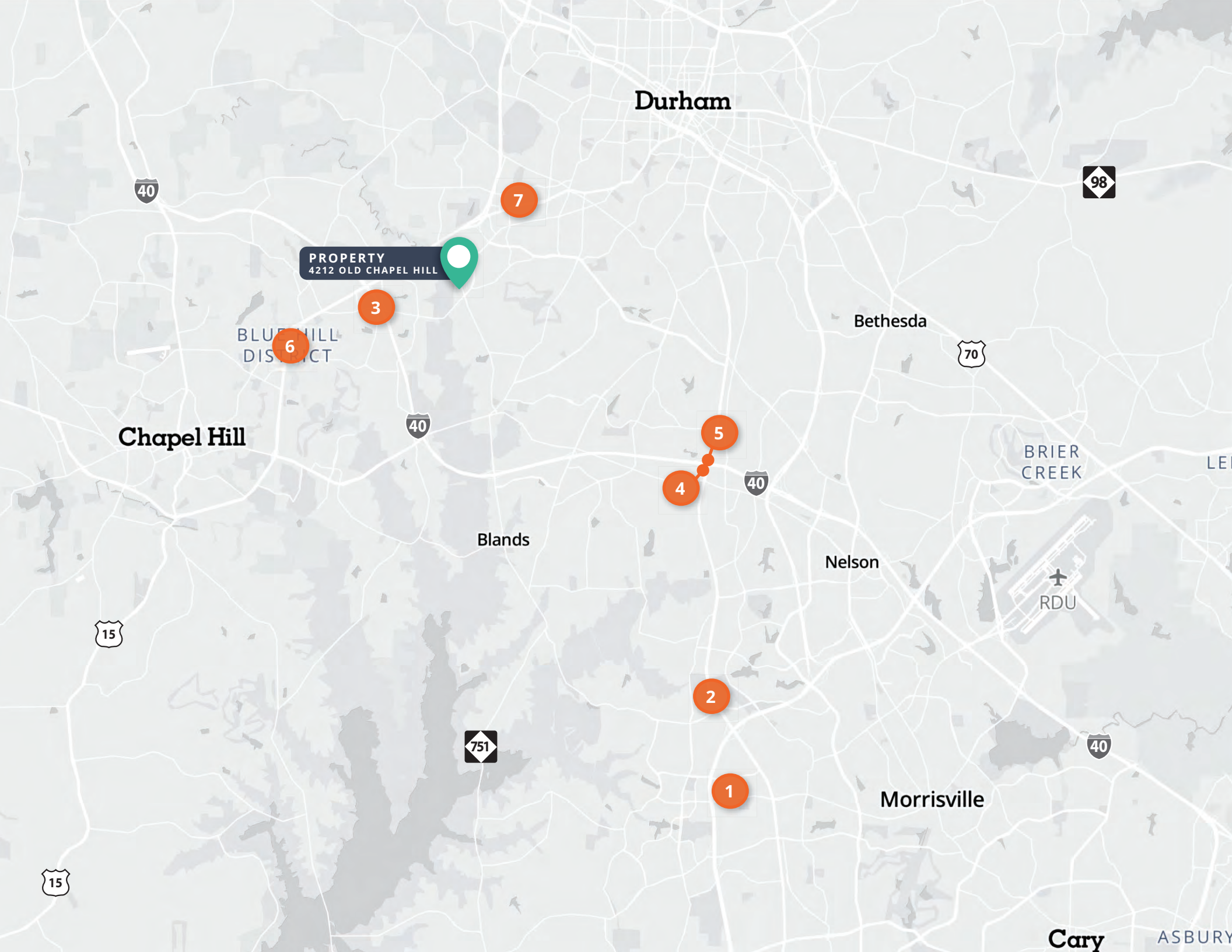
RDU

Land Sale Comparables

4212 Old Chapel Hill Road

	Property Name	Sale Date	Sales Price	Price/acre	Price/SF	Acreage	Buyer
1	7216 Carpenter Fire Station	July 2024	\$12.6M	\$653,306	\$15.00	19.21	ZOM, Inc.
2	5101 NC Hwy 55	Feb 2025	\$11.1M	\$423,545	\$9.72	26.29	Heritage Capital Partners
3	113 Huse Street*	Aug 2025	\$9.1M	\$1,509,121	\$34.64	6.03	Stanley Martin Homes
4	4601 NC Hwy 55	Dec 2023	\$9.1M	\$828,911	\$19.03	10.93	Woodfield Investment Company
5	4501 NC Hwy 55	April 2024	\$7.5M	\$606,796	\$13.93	12.36	Life Time
6	101 Ephesus Church Road	Dec 2024	\$6.4M	\$2,760,870	\$63.38	2.3	Trinsic Residential
7	3737 Durham Chapel Hill	Nov 2024	\$5.8M	\$1,200,420	\$27.56	4.79	Crescent Communities

**Avison Young Capital Markets transaction*



Durham

40

98

7

PROPERTY
4212 OLD CHAPEL HILL

3

Bethesda

BLUE HILL
DISTRICT

70

6

Chapel Hill

40

5

BRIER
CREEK

4

40

Blands

Nelson

RDU

15

751

2

40

1

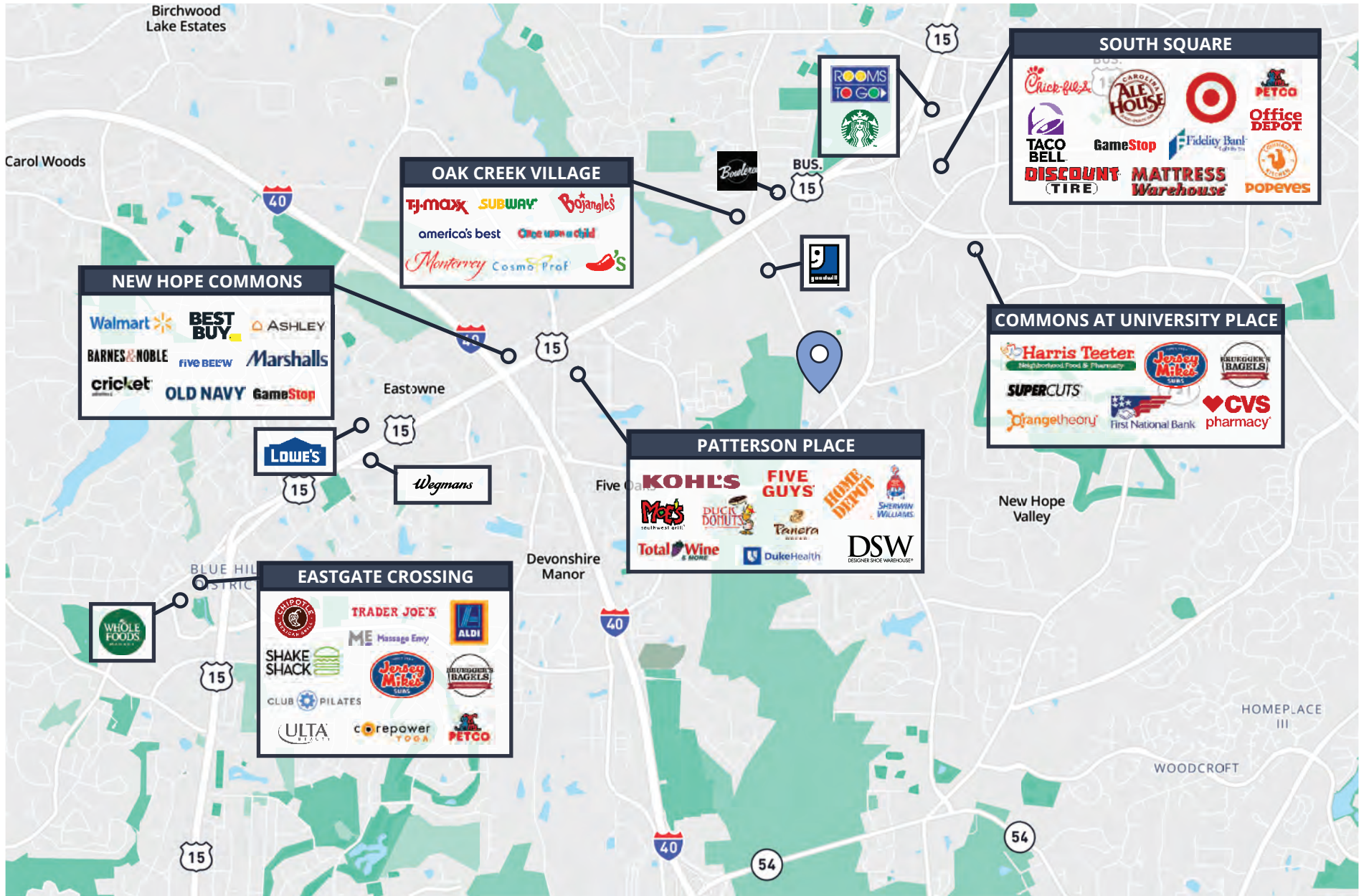
Morrisville

15

Cary

ASBURY

Amenity map



Location overview

The Triangle Region

The Raleigh-Durham region, more commonly referred to as the Triangle, spans seven counties and includes two metro areas – the Durham-Chapel Hill MSA and the Raleigh-Cary MSA. The region is anchored by three research universities – North Carolina State University in Raleigh, Duke University in Durham, and the University of North Carolina at Chapel Hill. Located in the heart of the Triangle, the world-renowned Research Triangle Park is one of the largest R&D parks in the world and serves as a major economic driver for the region.

Home to advanced industries and rich opportunities, the Triangle is a vibrant collection of diverse communities working together to create one of the best places in the world to live, work and play. Residents are drawn to the Triangle from across the U.S. and the globe. The region consistently earns accolades for its outstanding quality of life, business environment, job opportunities, and its rich talent pool.



2.40%

Annual population
growth rate

The population is expected to exceed **2.5 million by 2030**, highlighting the region's continued growth. From 2020 to 2024, the Raleigh-Durham region saw an 8.9% increase in population growth.



Location overview

EDUCATION

The Triangle's workforce of the future is cultivated by the region's academic institutions. The region is home to three tier 1 research universities – The University of North Carolina at Chapel Hill, North Carolina State University in Raleigh and Duke University in Durham. These universities receive approximately \$3 billion in federal R&D funding annually and have spun off hundreds of start-up companies. **As a result of its robust academic resources, the Triangle is one of the most educated metros in the nation with 50% of the population holding a bachelor's degree or higher.** This highly educated, well-trained workforce is one of many reasons businesses are drawn to the region.

#4 Most Educated City in America
WalletHub | May 2024

COST OF LIVING

The Triangle's cost of living index of 97.8 has increased slightly, yet still more affordable than the national average. The cost of housing is a key factor in the region's affordability.

QUALITY OF LIFE

The Triangle is one of the nation's most affordable places to live and offers an incredible quality of life. Access to high quality medical care is one of the region's key differentiators.

North Carolina is the #1 State for Business

May 2024, CNBC



#1 Fastest Growing Airport in the U.S.

U.S. Department of Transportation



#6 Best U.S. City for Corporate Workers

Checkr



#6 Metro for Life Science Leaders

Business Facilities



#9 Best Large City to Start a Business

WalletHub



#9 Top Metro for Career Development

WalletHub



#6 Best Place to Live in the Country

U.S. News & World Report

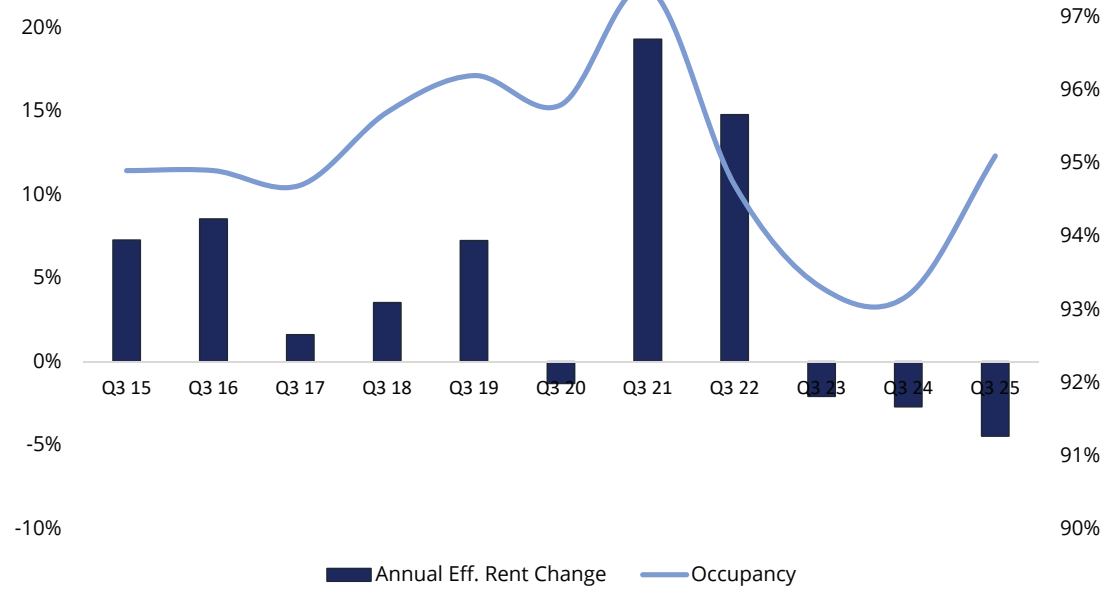
Southwest Durham

Multifamily market overview

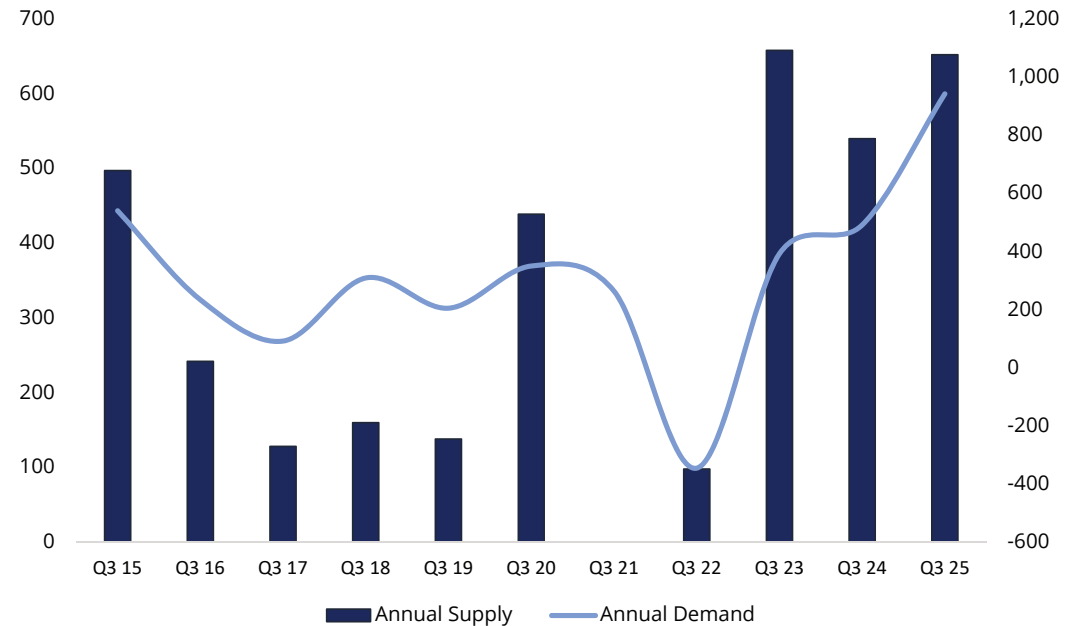
Annual demand of 942 units at the close of the third quarter placed Southwest Durham among the top 6 submarkets in the Triangle for absorption performance. Strong demand helped the Southwest Durham submarket occupancy increase by 120 basis points year-over-year to 95.1%.

Annual supply of 652 units were delivered in the submarket ending 3Q 25. The average effective asking rate was reported at **\$1,379 per unit** or **\$1.41 psf**.

SOUTHWEST DURHAM | RENT GROWTH AND OCCUPANCY



SOUTHWEST DURHAM | SUPPLY AND DEMAND



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