

RESIDENTIAL DEVELOPMENT OPPORTUNITY,

EASY HWY ACCESS

By-Right Industrial (Zoned IL/OI)
Future Land Use Residential (R-D; RX-3)
Morrisville, NC 27560



29.28 ± ACRES FOR SALE
Utilities Available!

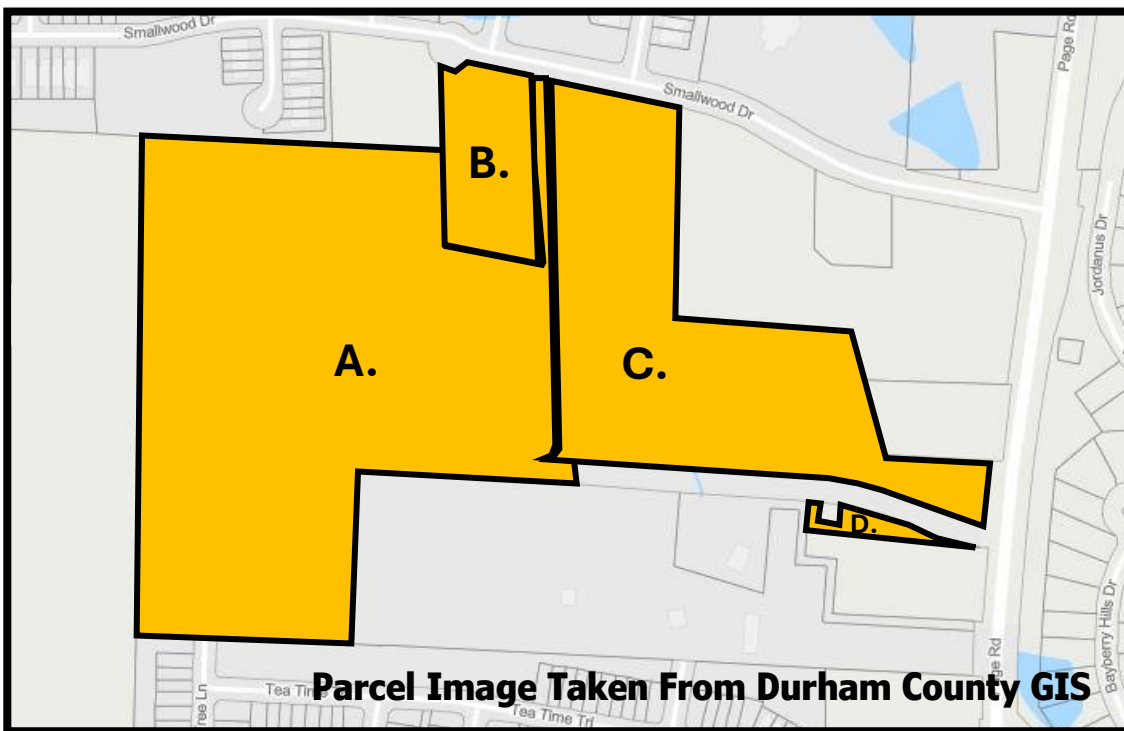
STEELE

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Inquire for Pricing

Tyler Mills
(919) 704-0101
Tmills@steelecommercial.com
867 Washington St. Raleigh
Commercial Broker





Parcel Image Taken From Durham County GIS

DETAILS:

4-Assembled Parcels

- A. 251 Smallwood Dr. PIN: 0758267439
- B. 303 Smallwood Dr. PIN: 0758361925
- C. 211 Smallwood Dr. PIN: 0758365567
- D. 2908 Page Rd. PIN: 0758369156

Current Zoning

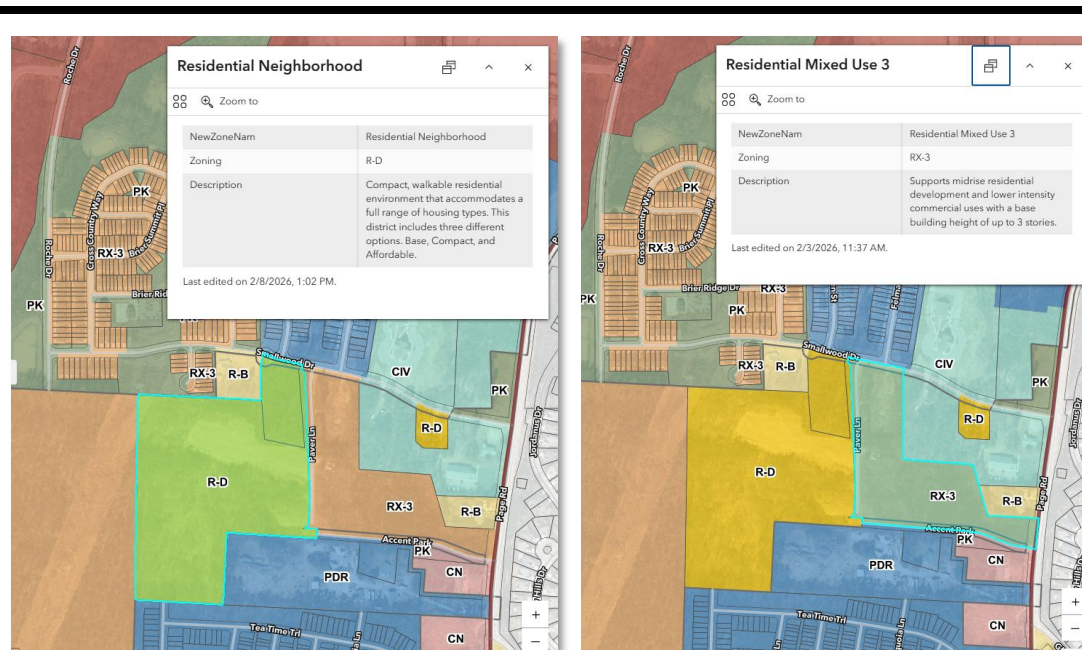
IL & OI

Future Land Use Zoning

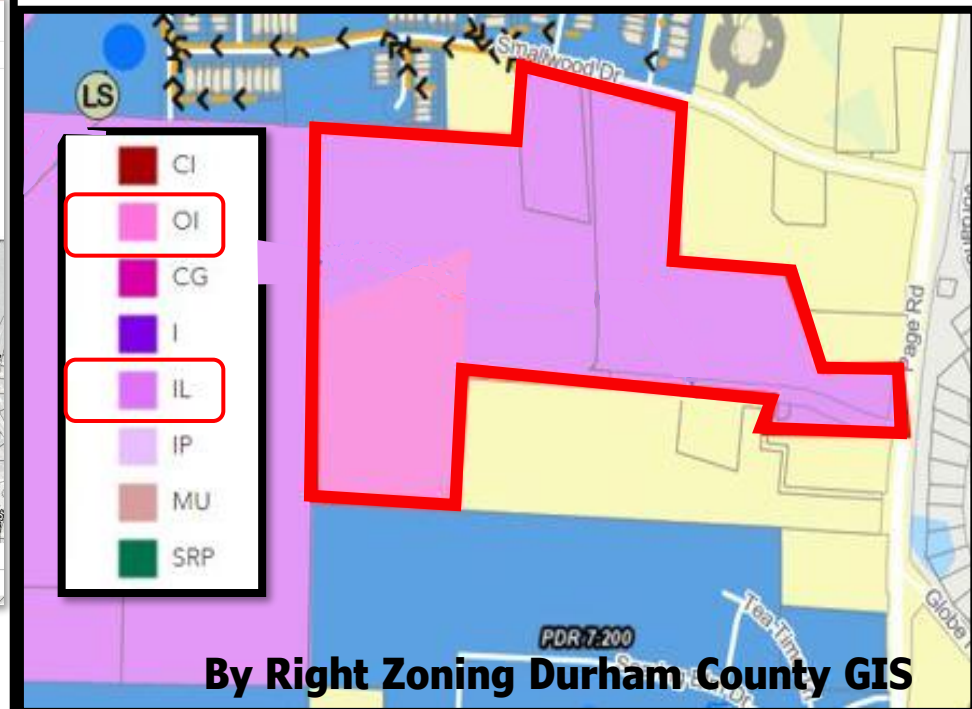
R-D (20.29± acres); RX-3 (9.23± acres); CN (0.32± acres)

HIGHLIGHTS:

Water, sewer & heavy power available nearby
Easy access to I-40, HWY 540, 70 & RDU Airport
Eligible for 30% Basis Boost

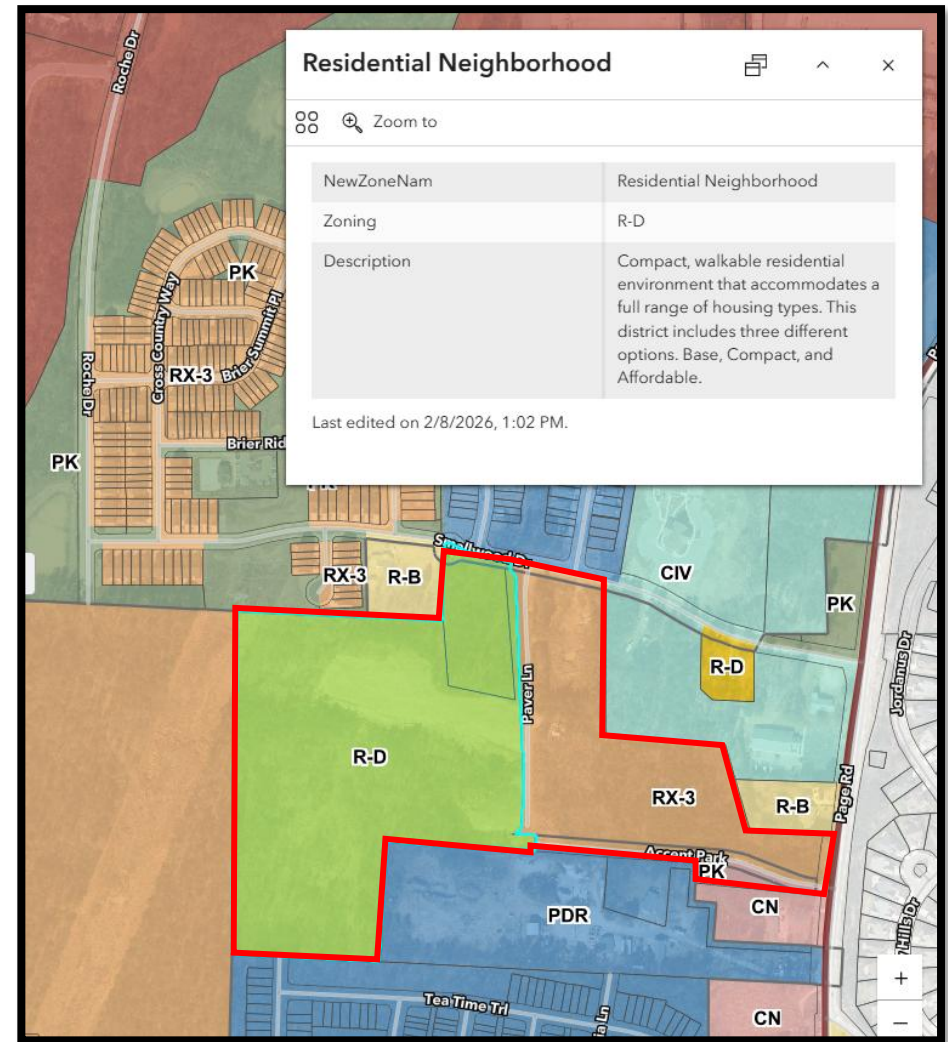
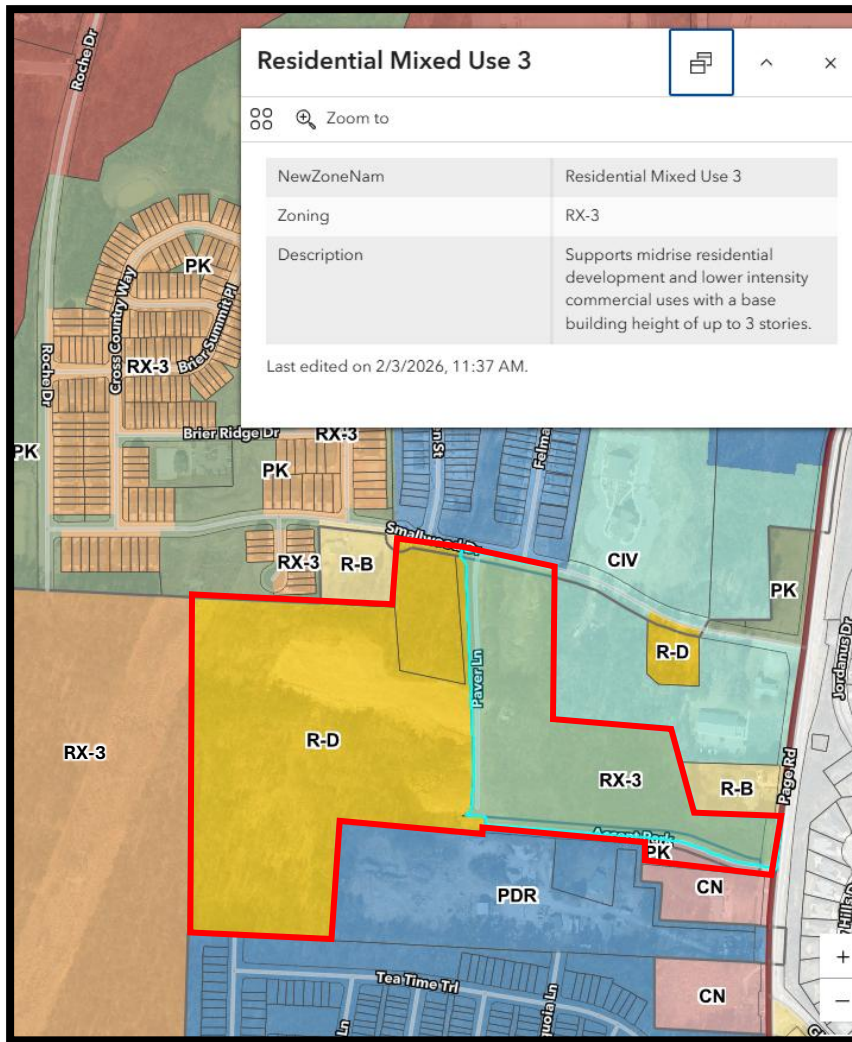


Durham Future Land Use Plan; RD, RX-3, CN



By Right Zoning Durham County GIS

FUTURE LAND USE



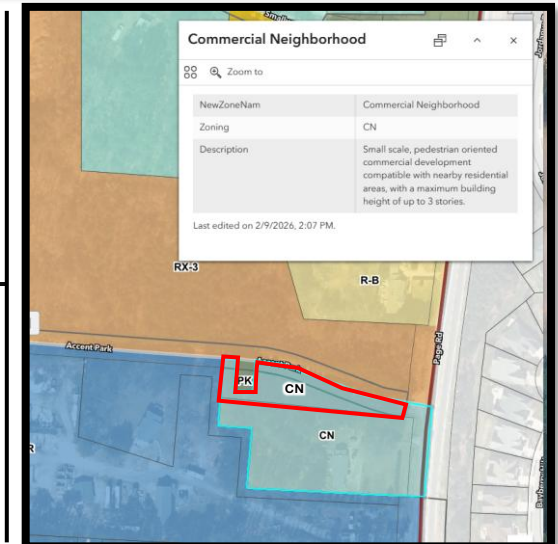
RX-3 (9.23 acres ±) Supports: 70 u/ac

- Garden-style apartments
- 3-story walk-up MF
- Live/work units
- Flex Residential
- Leasing office / Coffee shop / Grocery / Pharmacy



R-D (20.29 acres ±) Supports: 8 u/ac

- Duplex / Triplex / Quads
- Townhomes
- BTR Cottages
- Flex Residential
- Single Family Detached



Current zoom: 15

Select Year:

☐ 2026 ☒ 2025

Select Layer(s):

- ☒ LIHTC Projects (Zoom 11+)
- ☐ FMR Outlines (Zoom 4+)
- ☐ Difficult Development Areas (Zoom 7+)
 - Non-Metro Difficult Development Areas
 - Small Difficult Development Areas
- ZCTA Type**
 - ☒ Split ZCTA
 - ☐ Non-Split ZCTA
- ☒ QCT Qualified Tracts (Zoom 7+)

SPECIAL GOVERNMENT BONUS!

- Eligible for 30% basis boost on LIHTC eligible basis
- Increases total tax credit allocation and investor equity
- Improves project IRR and debt coverage ratios
- Reduces gap financing needs
- Enhances competitiveness in 9% credit applications
- Supports higher rents within program limits
- Strong positioning for affordable and workforce housing execution

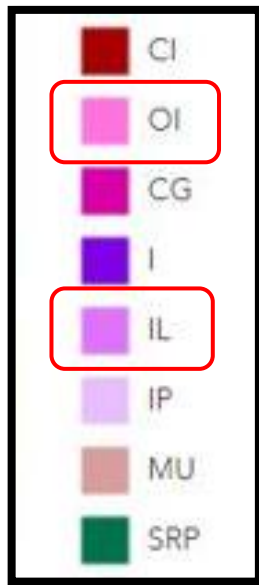
Esri Community Maps Contributors, Duke University, City of Raleigh, Wake County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom

SPECIAL GOVERNMENT BONUS!

- **Eligible for 30% basis boost on LIHTC eligible basis**
- **Increases total tax credit allocation and investor equity**
- **Improves project IRR and debt coverage ratios**
- **Reduces gap financing needs**
- **Enhances competitiveness in 9% credit applications**
- **Supports higher rents within program limits**
- **Strong positioning for affordable and workforce housing execution**



BY-RIGHT LAND USE



OI (6.95 acres ±)

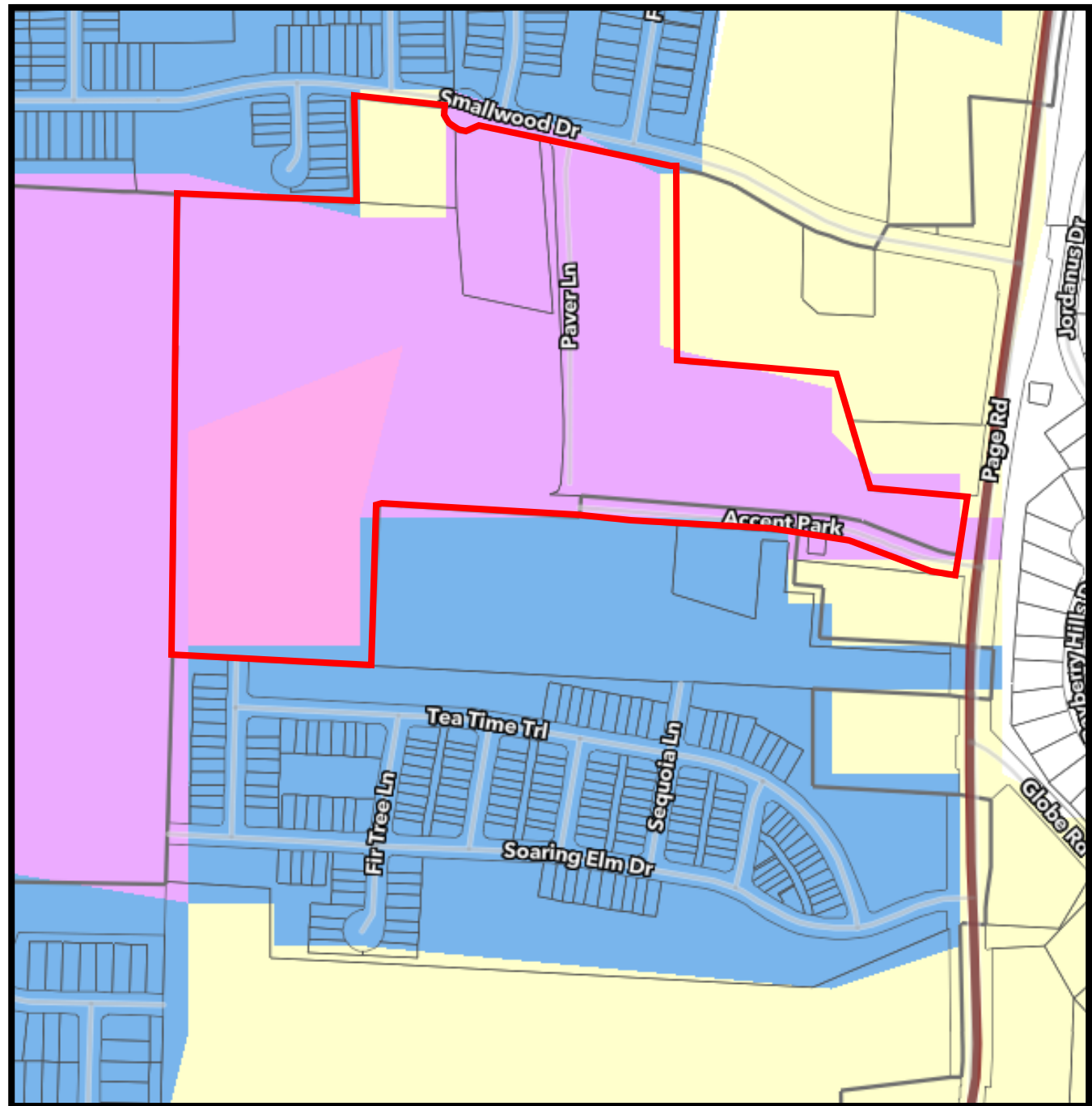
Office Institutional Supports:

- Professional & Admin Offices
- Medical & Dental
- BTR Cottages
- Business Services
- Low Impact Employment Centers
- Religious Institutions | Daycare
- Small Service Retail (conditional)
- Build up to 50' high

IL (22.33 acres ±)

Light Industrial Supports:

- Warehouse & Distribution
- Flex / Light Industrial Buildings
- Assembly Operations
- Light Manufacturing
- Contractor Shops
- Labs & Tech / Clean Manufacturing
- Wholesale Trade
- Build Up To 60' High

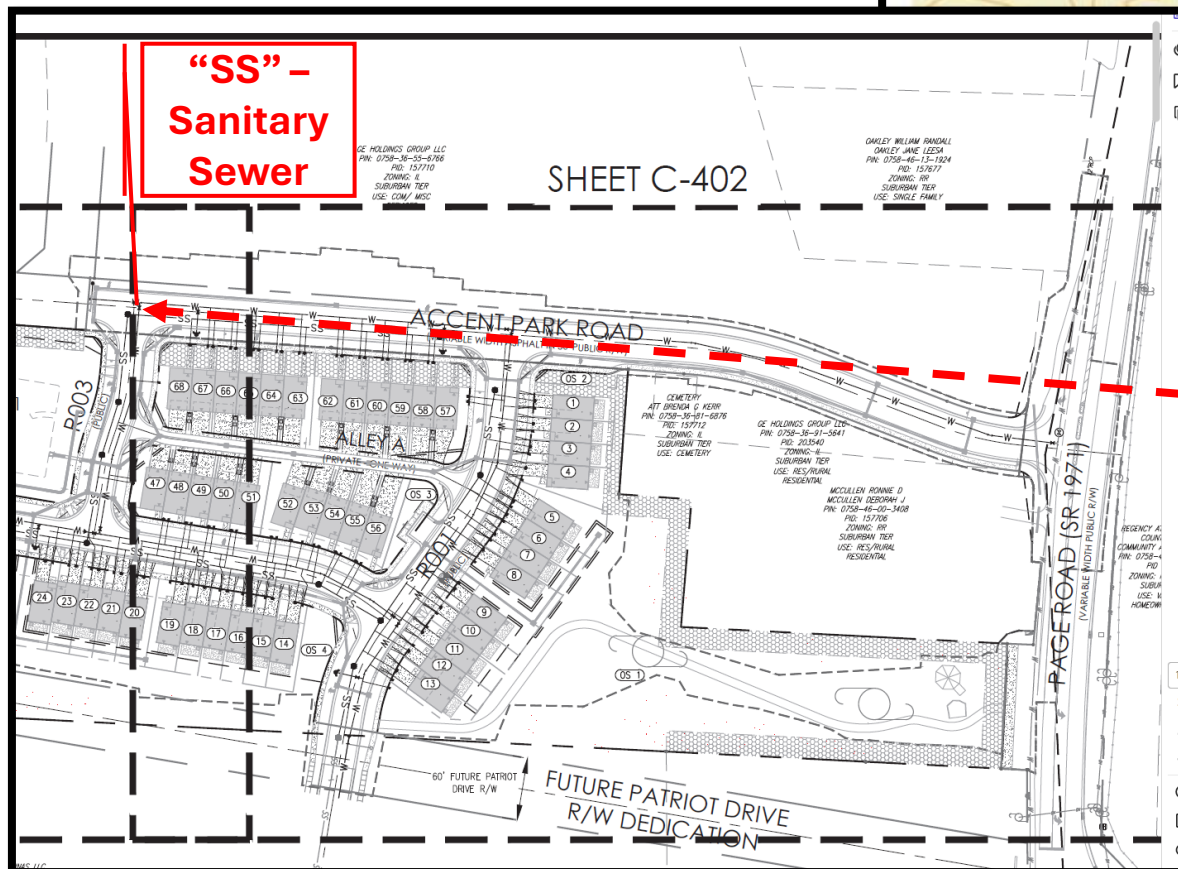
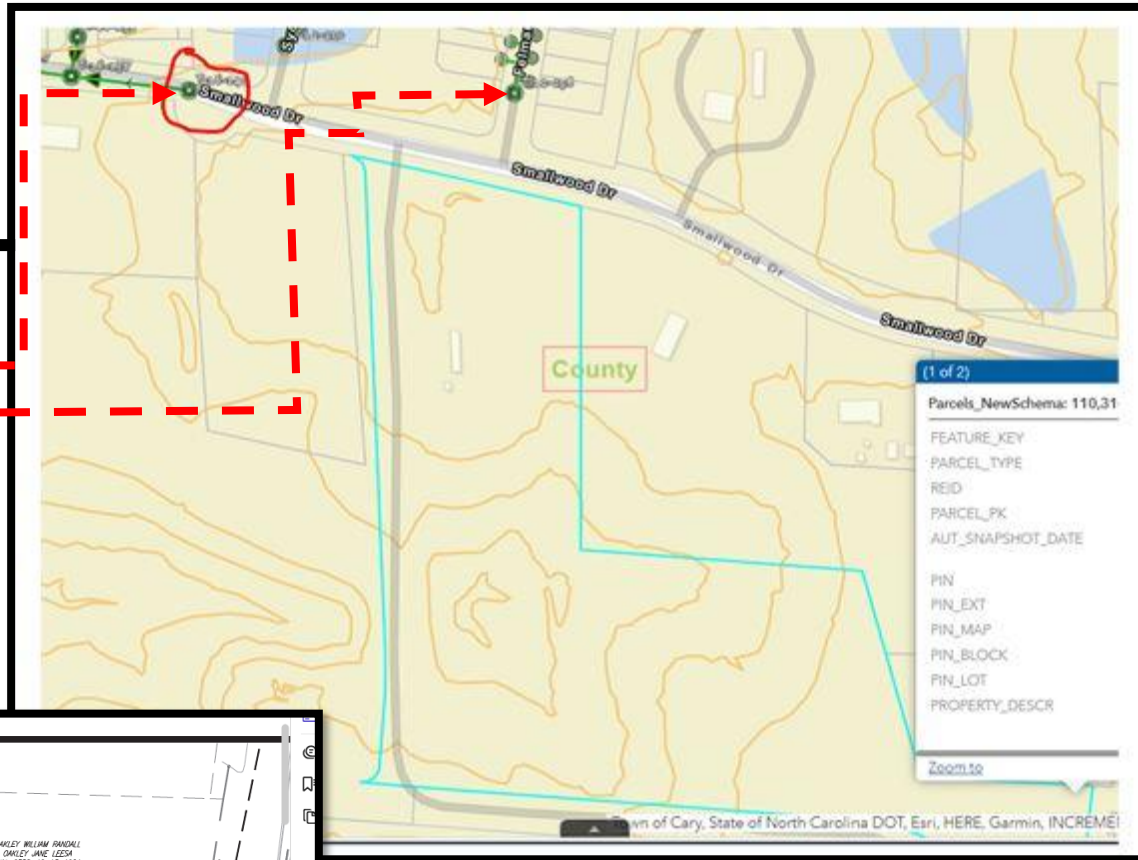


*** Call Tyler to learn more about
zoning opportunities (919) 704-0101**

2 ADJACENT SEWER ACCESS POINTS

North Adjacent on Smallwood Rd

Provided by:
Durham County Utilities Division
Manhole T-60-140



South Adjacent on Accent Rd
Site Plan - incoming residential

Wetlands & Adjacent Site Plan (overlay)

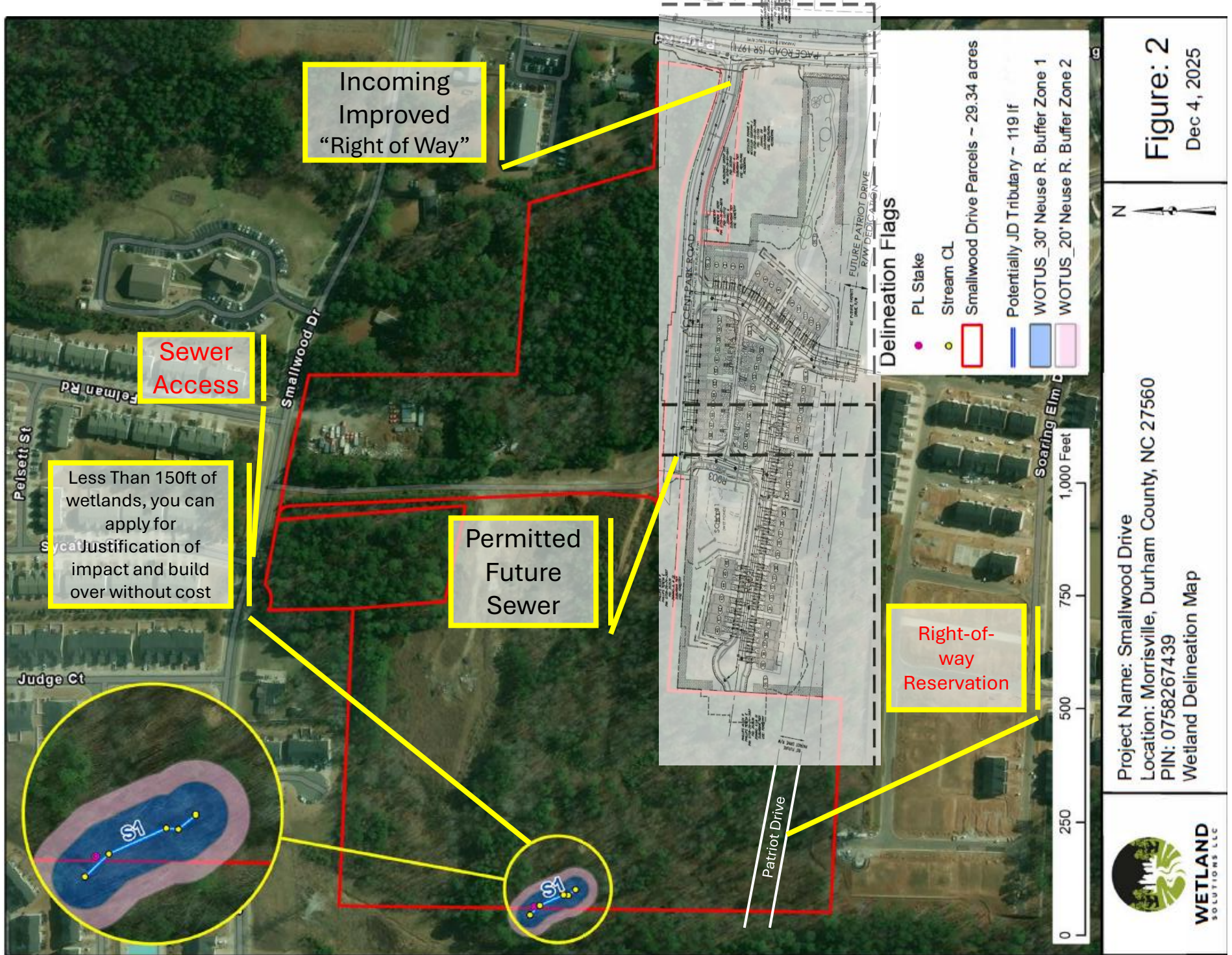


Figure: 2

Dec 4, 2025

PREMIER HIGHWAY AND AIRPORT ACCESS IN THE TRIANGLE

HWY - 885

7-min
3.5 miles

HWY - 70

6-min
2.2 miles

**RESEARCH TRIANGLE
PARK (RTP)**

I-40

5-min
3.1 miles

HWY 540

2.5-min
1.8 miles

BRIER CREEK COMMONS:

Target
Dicks Sporting
Goods
HomeGoods
PetSmart
Total Wine
Stapels
GNC
TJ Maxx
Ross
Michaels

Men's Wearhouse
Rack Shoes
Sally Beauty Supply
BJ's Wholesale
Brixx Pizza
Crumble Cookies
Bruegger's Bagels
Noodles & Company
Olive Garden
Greek Fiesta
And more...

**RDU
AIRPORT**

5-Min
3.9 miles

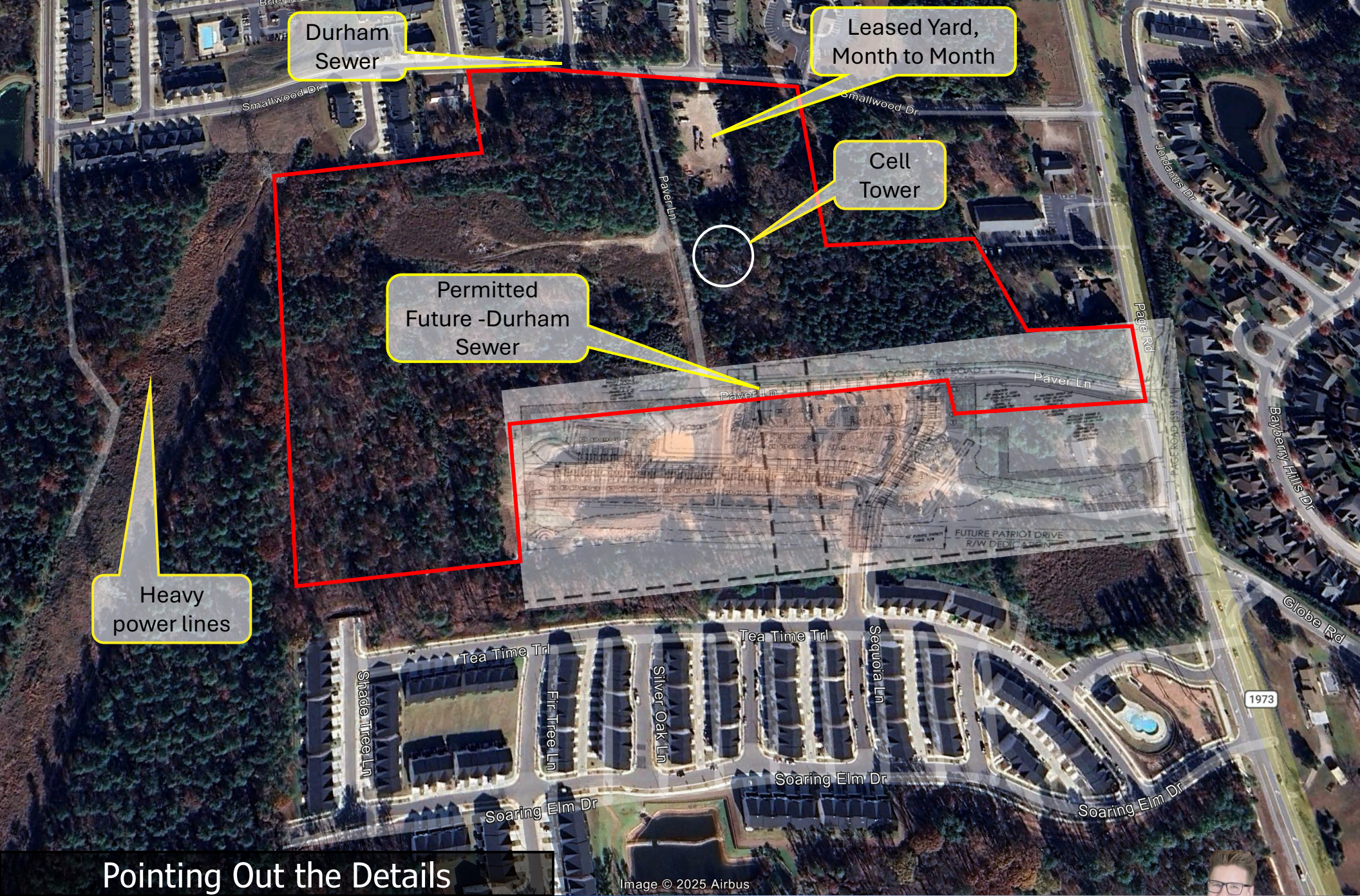
Highway & Airport Access

STEELE

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Tyler Mills
(919) 704-0101
Tmills@steelecommercial.com
867 Washington St. Raleigh
Commercial Broker





STEELE

RESIDENTIAL ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Tyler Mills
(919) 704-0101
Tmills@steelecommercial.com
867 Washington St. Raleigh
Commercial Broker

