

±1.31 ACRE TOWNHOME SITE

1900 HILLANDALE ROAD
Durham, NC 27705

SALE INFORMATION

Acreage: ±1.31 acres

Location: Durham, Durham County

Zoning: RU-M(D), (Residential Urban - Multifamily with a Development Plan)

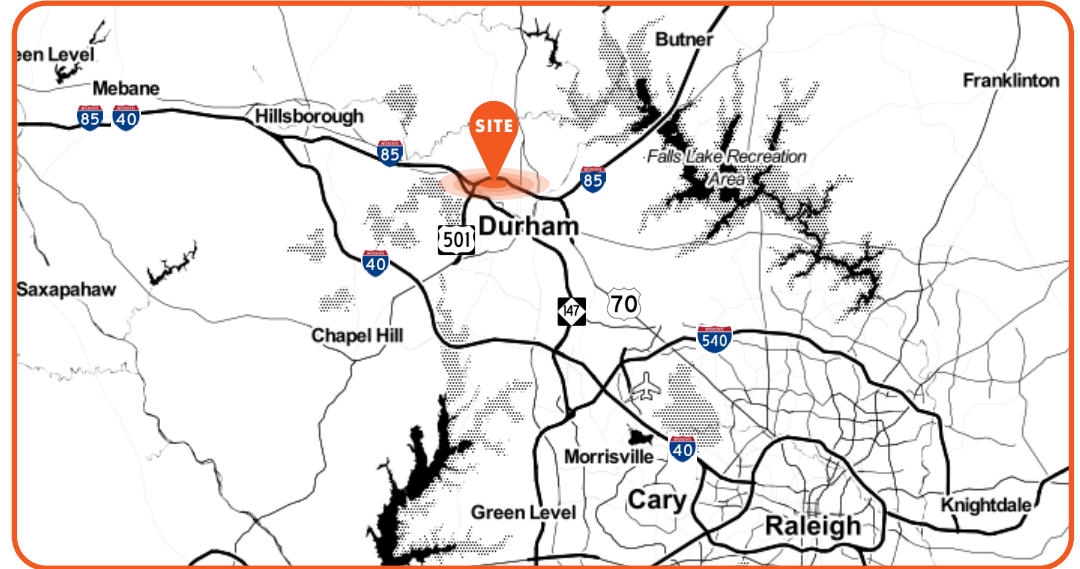
Proposed Use: Townhomes

Frontage: Hillandale Rd and Fawn Ave

Parcel Number: 0813911027 0813912027 0813911261

Price: \$995,000

Description: 1900 Hillandale Road is located on the corner of Hillandale Road and Fawn Ave in Durham, North Carolina. Only a 8 minute drive from both Duke University and Duke Hospital, the 1.29 acre property offers numerous amenities and easy access for residential living.



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.

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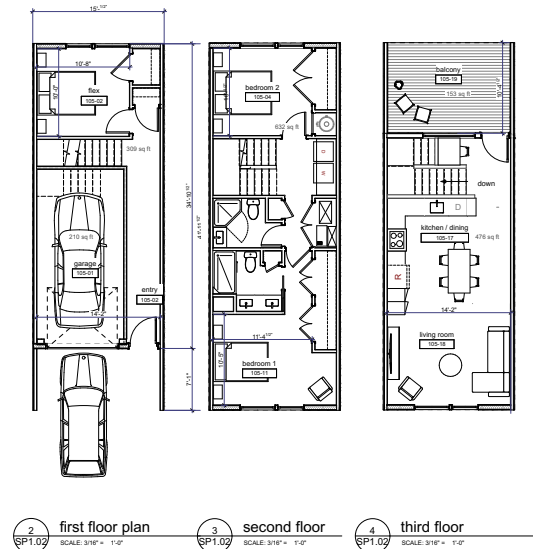
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Proposed Site Plan

26 Townhome Units (Rezoning may be required)



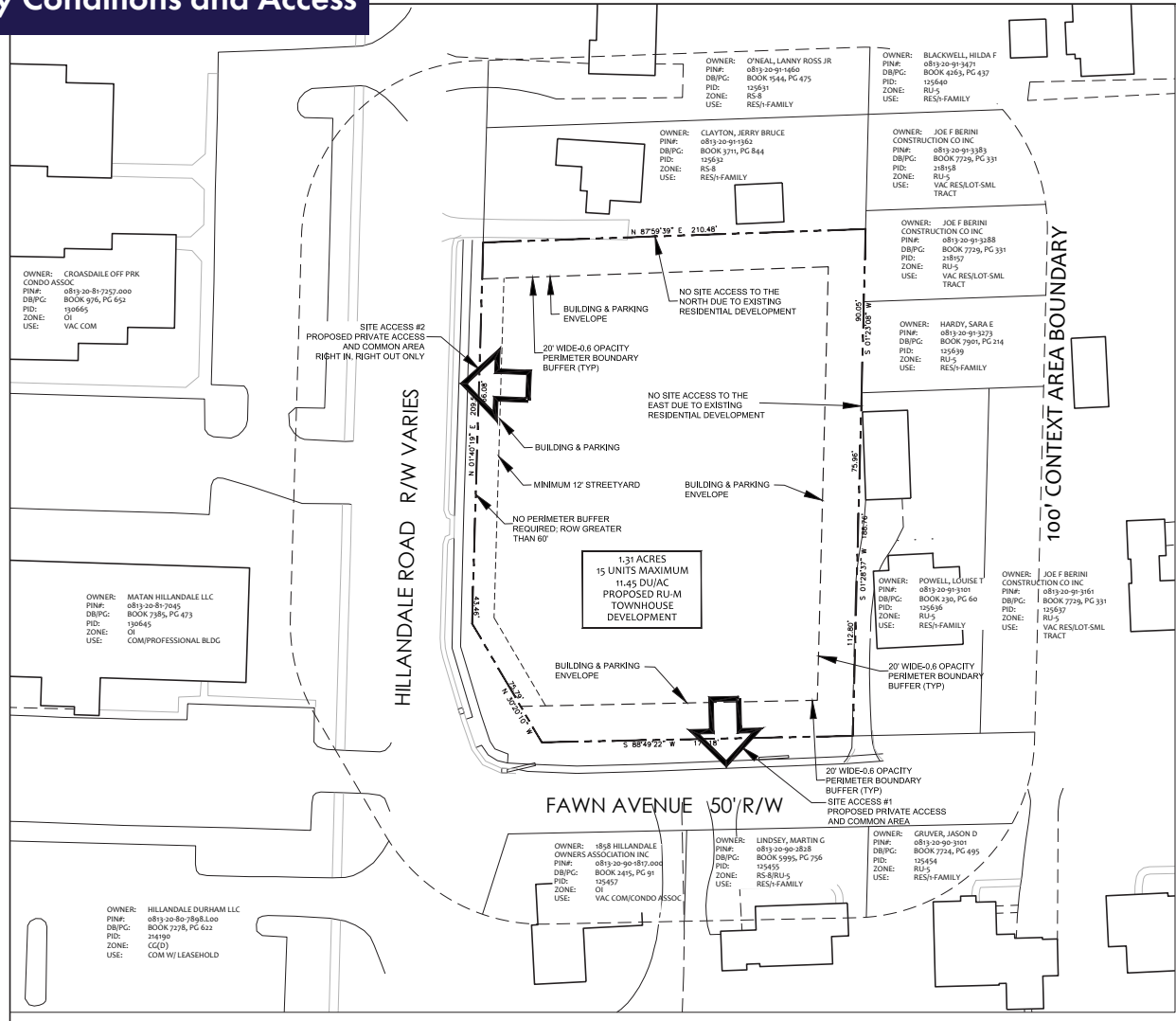
project metrics:	heated sf	gross sf
per unit	1,417	1,896
phase 1 total	19,838	26,544
phase 2 total	17,004	22,752
project total	36,842	49,296
no. of units:	26	
no. of guest parks:	9	



Site plan is for illustrative purposes only and may not reflect current conditions, final layout or exact dimensions. All information is subject to change without notice.



Proposed Property Conditions and Access



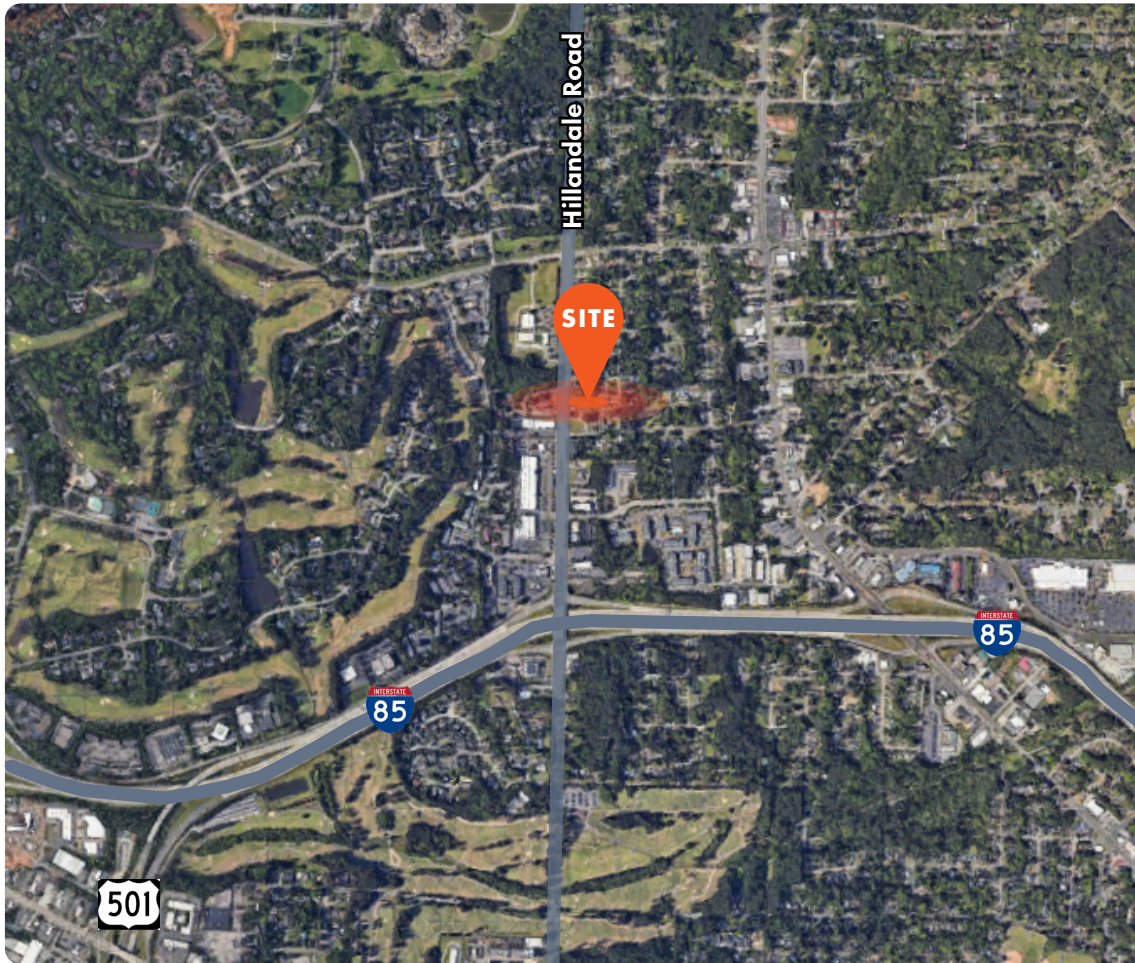
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Location Map



LINKS

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

EASE OF ACCESS

Interstate 85	0.4 miles
Highway 501	1.0 miles
Durham Freeway	1.4 miles

	2-Mile	5-Mile	10-Mile
Population	42,095	167,726	376,585
Average Household Income	\$46,553	\$46,926	\$57,890
Median Age	29.9	34.5	35.7

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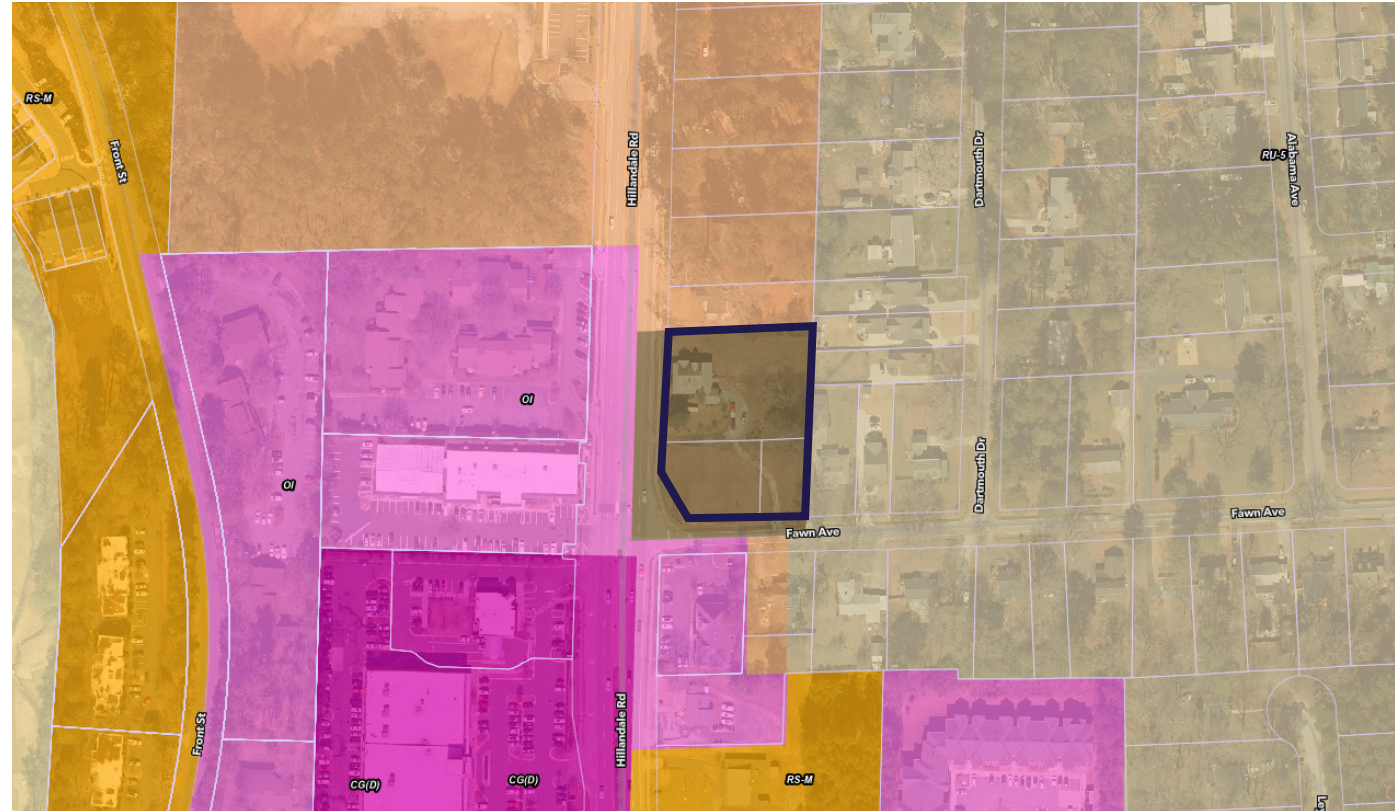
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Zoning

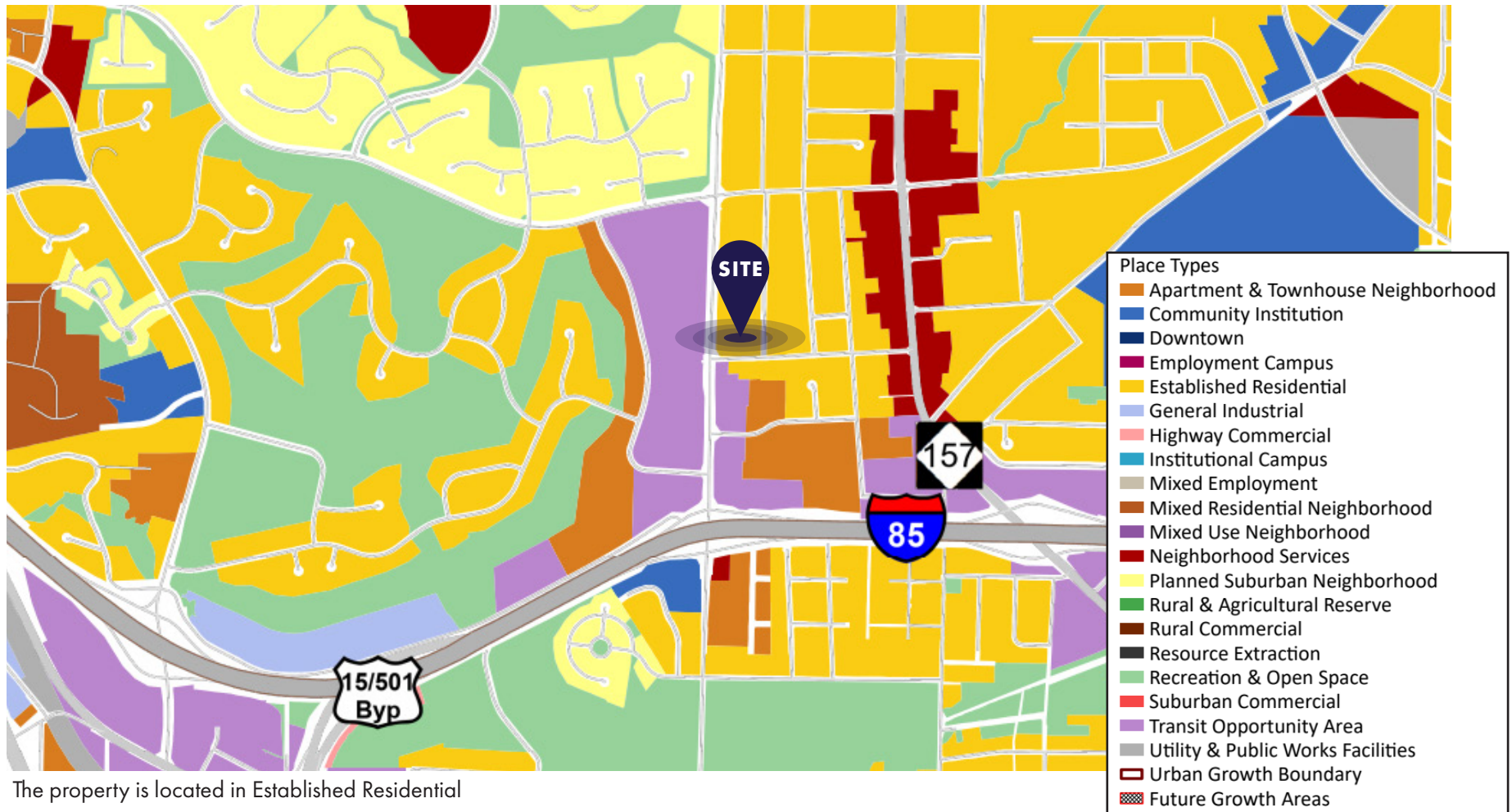
RU-M(D) - Residential Urban District

The RU Districts are established to provide for orderly urban residential development and redevelopment. A limited number of nonresidential uses are allowed, subject to the restrictions necessary to preserve the character of the urban neighborhood. Such uses should have convenient access to arterial streets and nearby civic, commercial or employment uses.

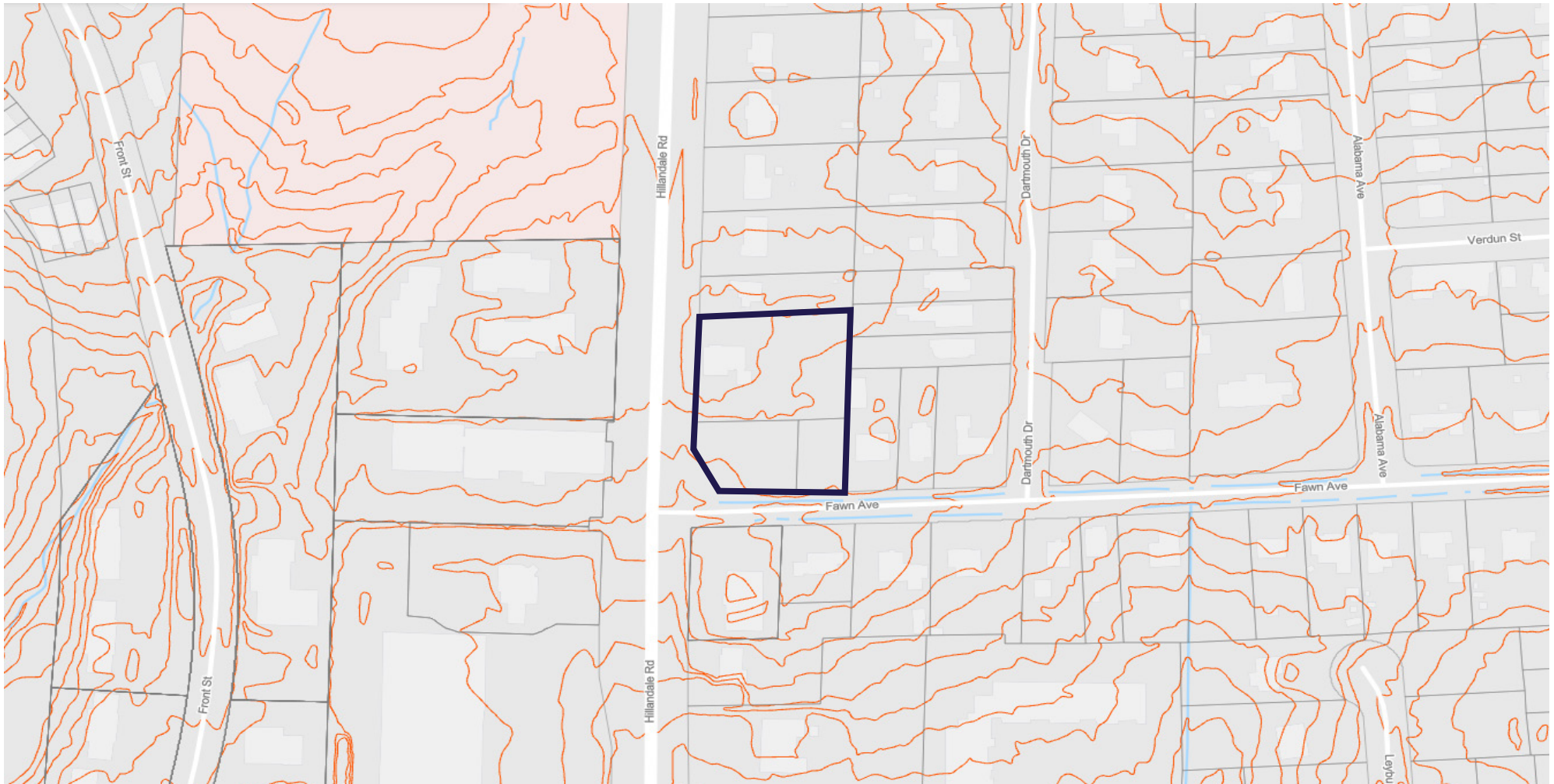
	RU-M
	RC
	CC
	CN
	CI
	OI
	CG
	I
	IL



Future Land Use



Topography Map



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Floodplains & Flood Prone Soils



(Located in area of Minimal Flood Hazard)

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