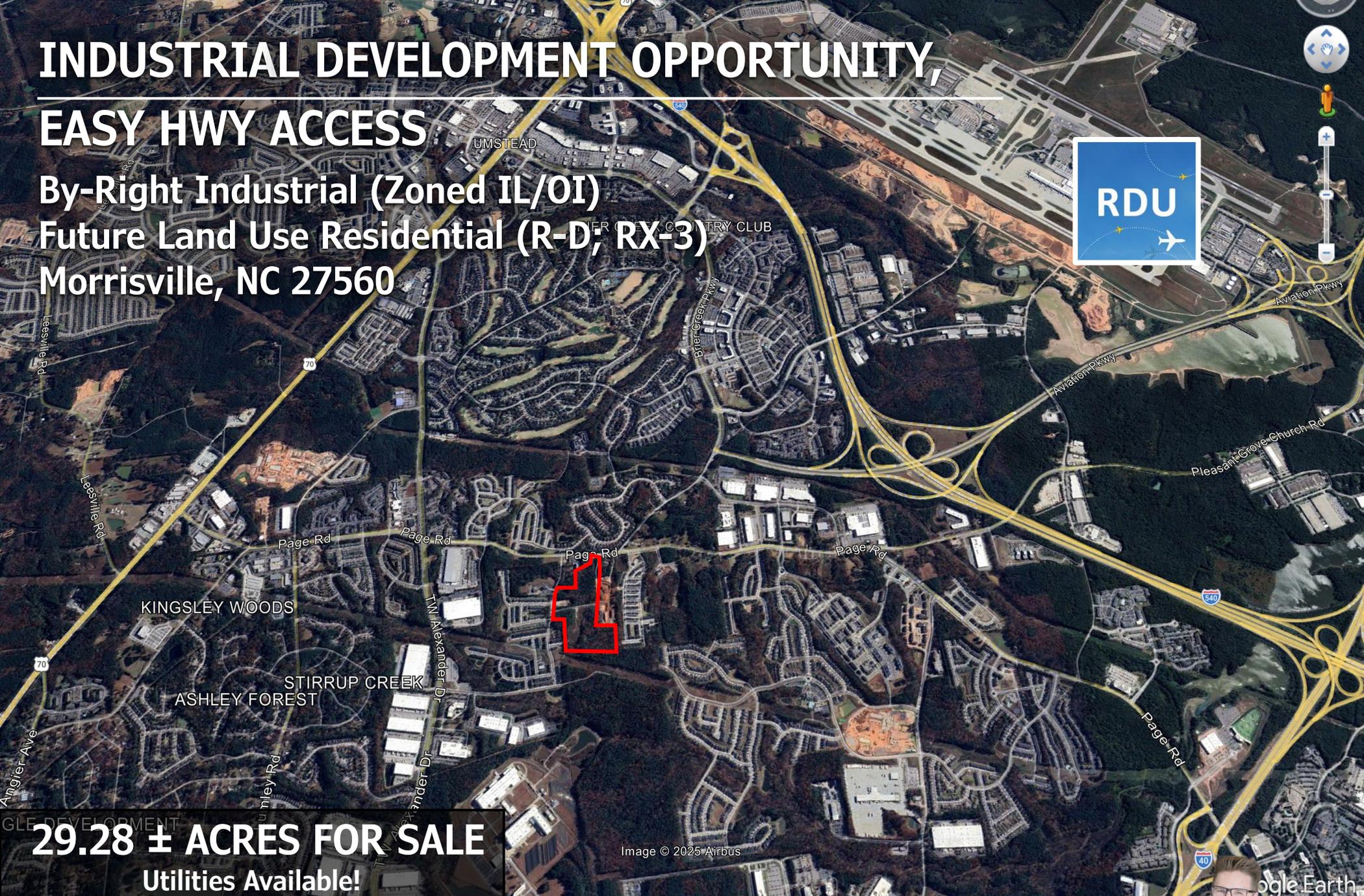


# INDUSTRIAL DEVELOPMENT OPPORTUNITY,

## EASY HWY ACCESS

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



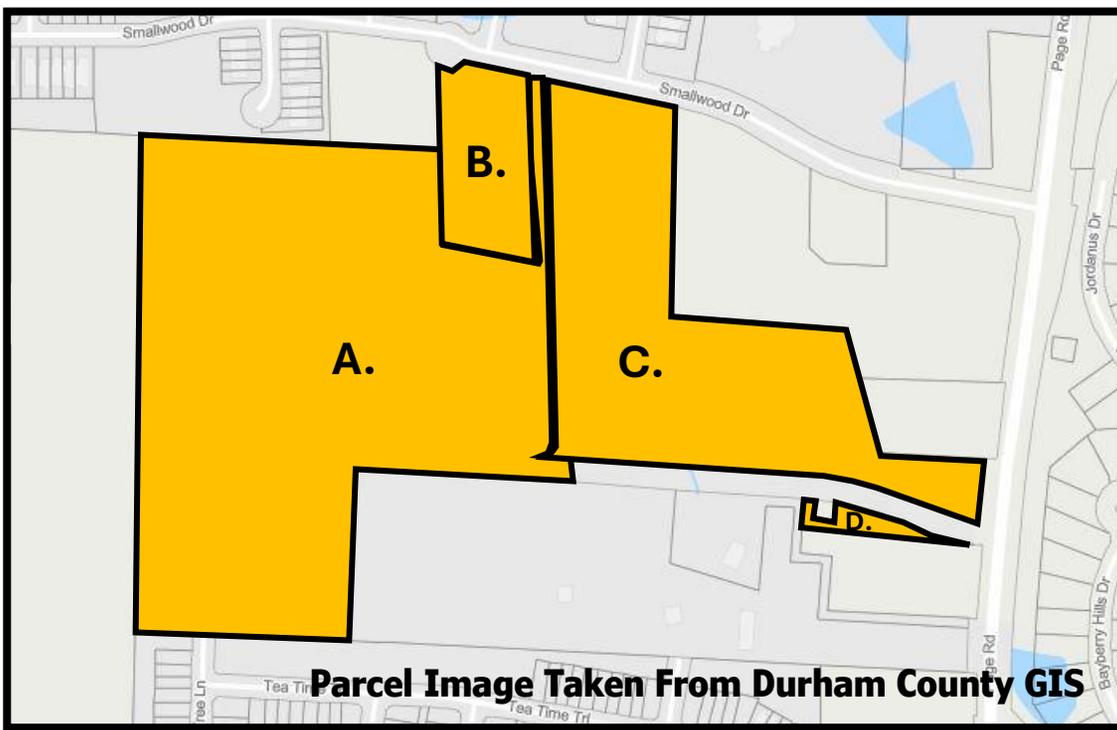
**29.28 ± ACRES FOR SALE**  
Utilities Available!

**STEELE**  
RESIDENTIAL ■ COMMERCIAL  
■ PROPERTY MANAGEMENT ■

**Inquire for Pricing**

**Tyler Mills**  
(919) 704-0101  
[Tmills@steelecommercial.com](mailto: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**

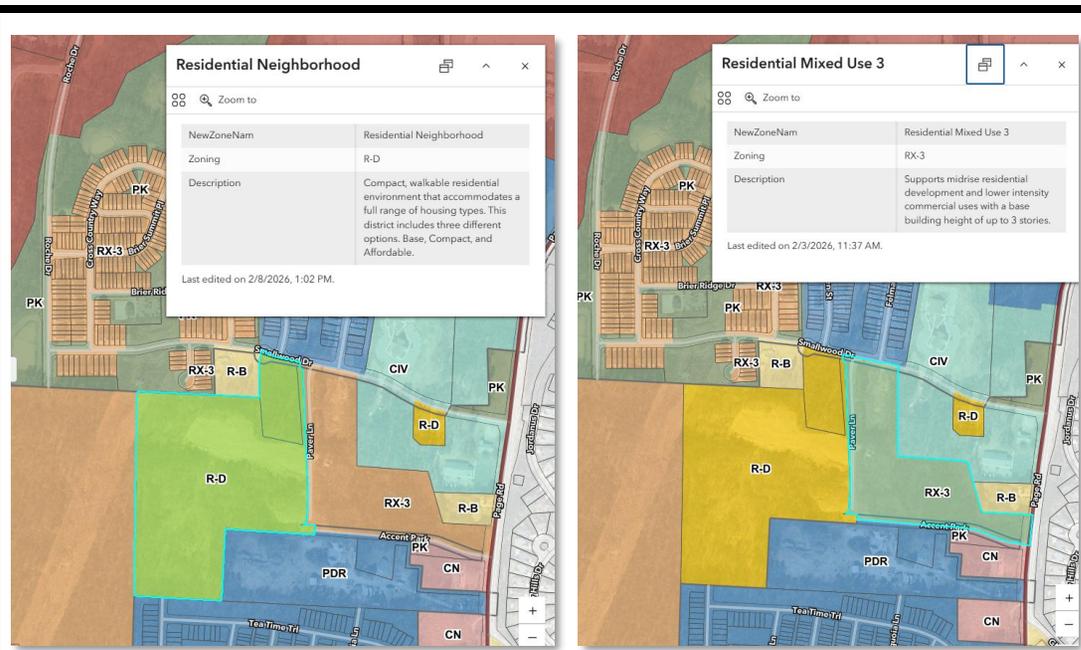
**IL & OI**

**Future Land Use Zoning**

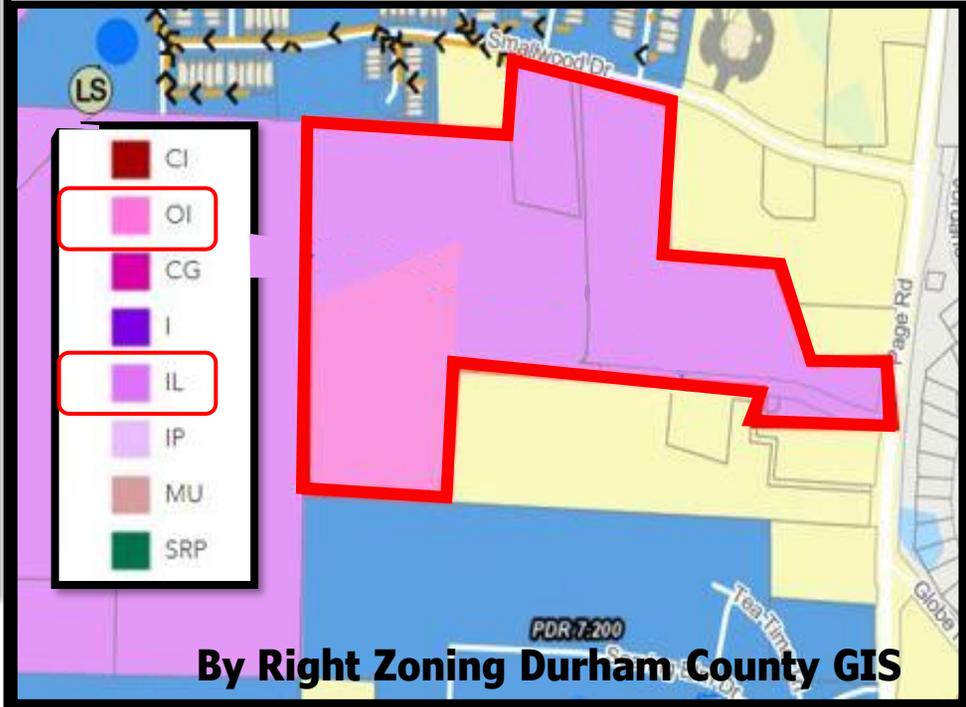
**R-D (20.29± acres); RX-3 (9.23± acres); CN (0.32± acres)**

**HIGHLIGHTS:**

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

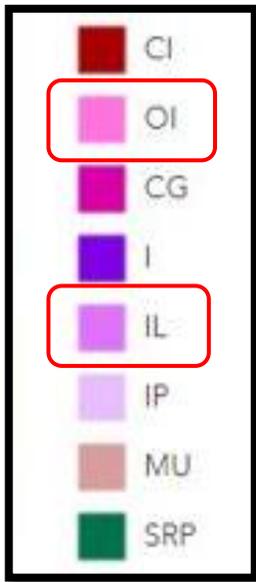


**Durham Future Land Use Plan; RD, RX-3, CN**



**By Right Zoning Durham County GIS**

# BY-RIGHT LAND USE



**OI (6.95 acres ±)**

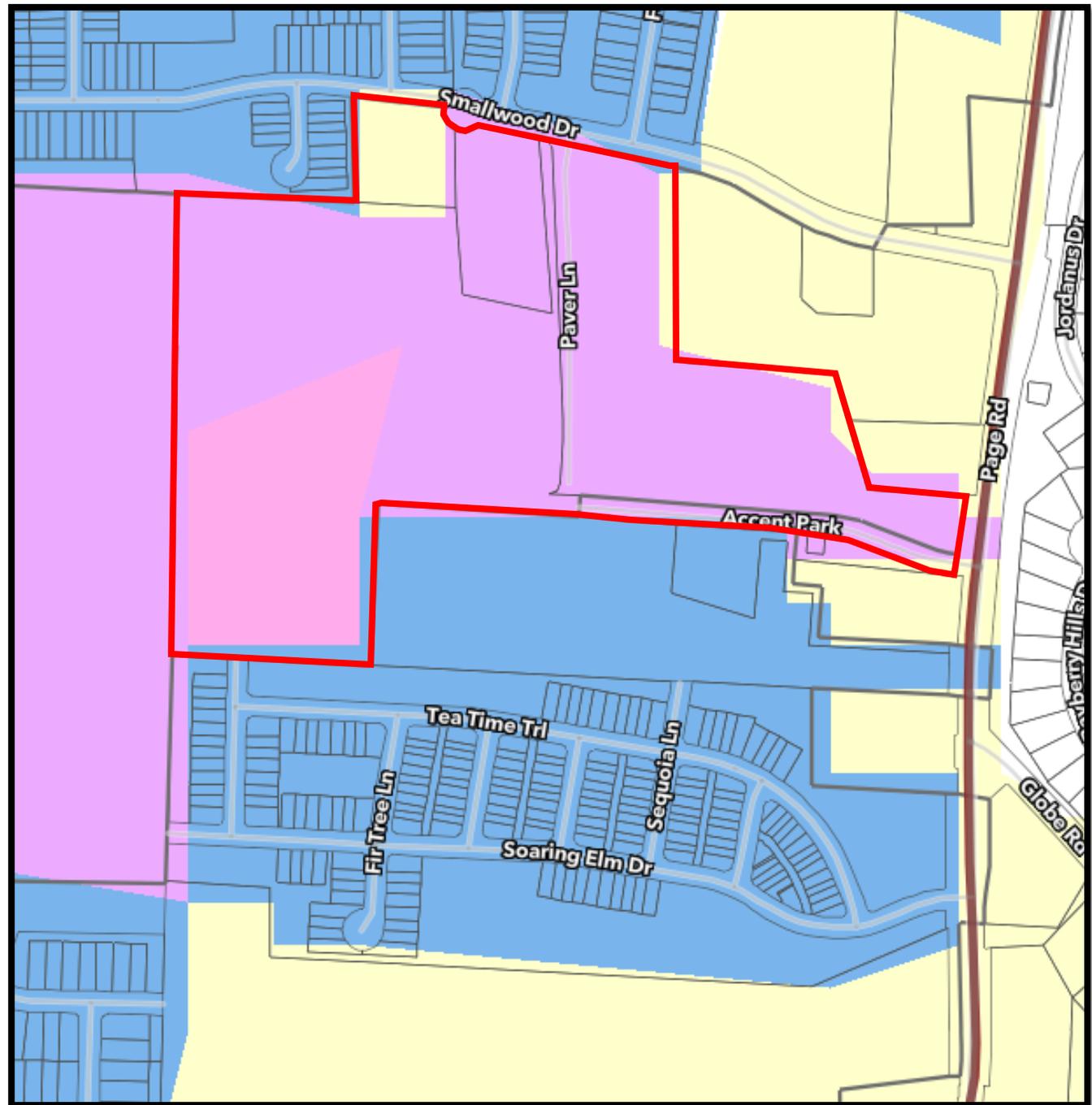
## Office Institutional Supports:

- 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 ±)**

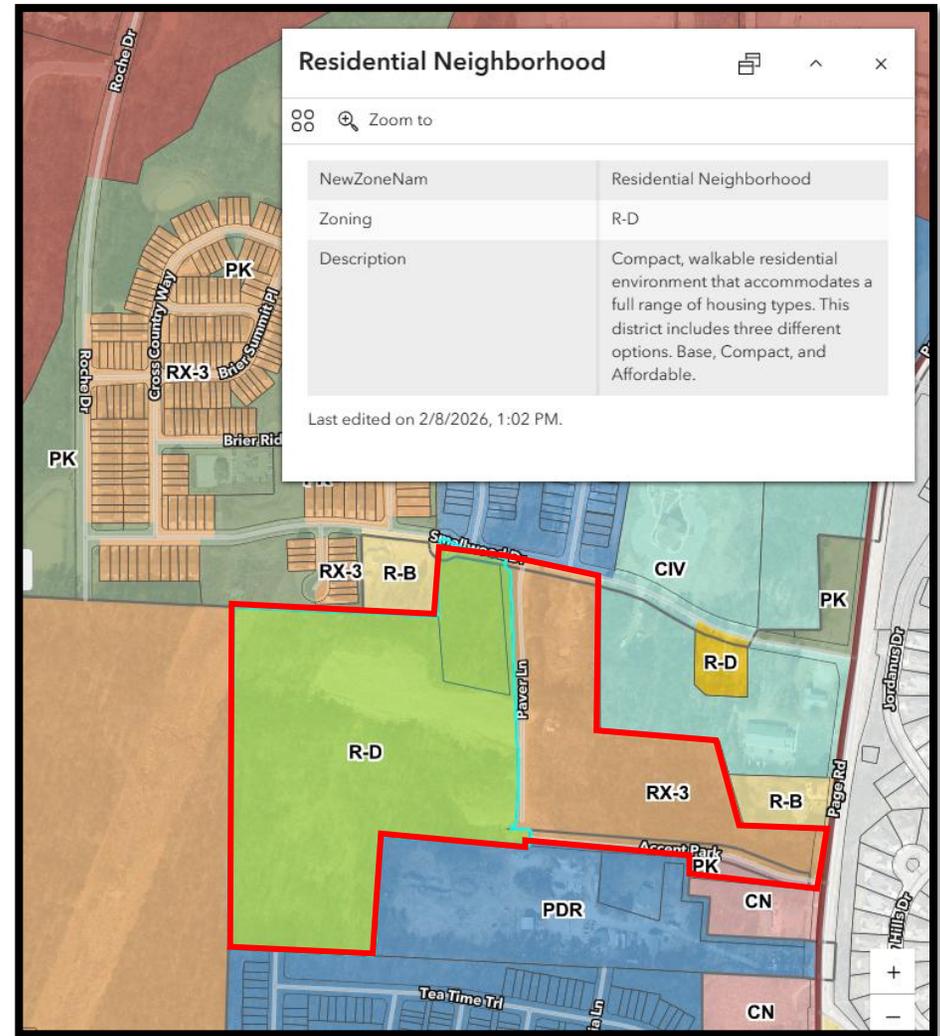
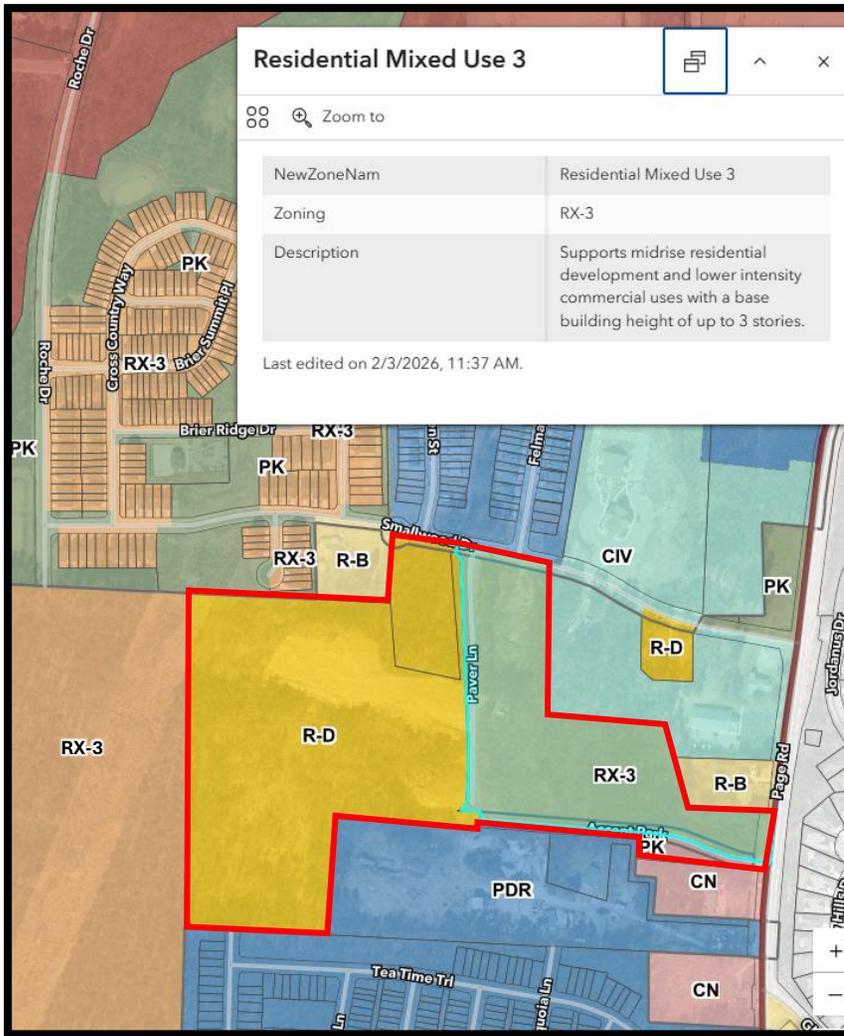
## Light Industrial Supports:

- 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**

# FUTURE LAND USE



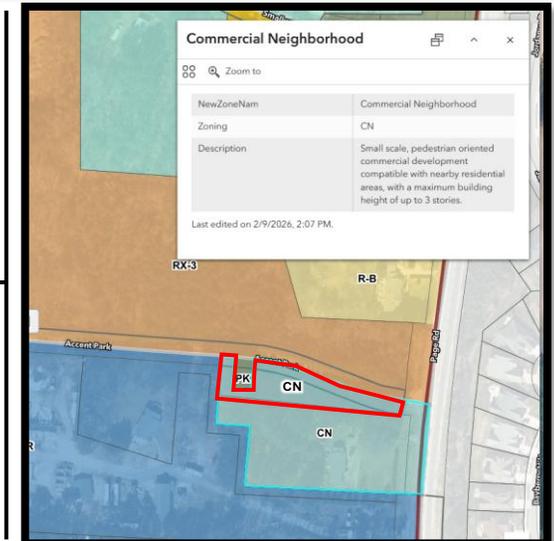
## RX-3 (9.23 acres ±) Supports: 70 u/ac

- 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



# 30 % BASIS BOOST – HUD 2026-

The 2025 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2025. The 2025 QCT designations use tract boundaries from the 2020 decennial census. The 2025 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 decennial census. The designation methodology is explained in the [Federal Register notice](#) published September 9, 2024.

**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

# STEELE

RESIDENTIAL ■ COMMERCIAL  
■ PROPERTY MANAGEMENT ■

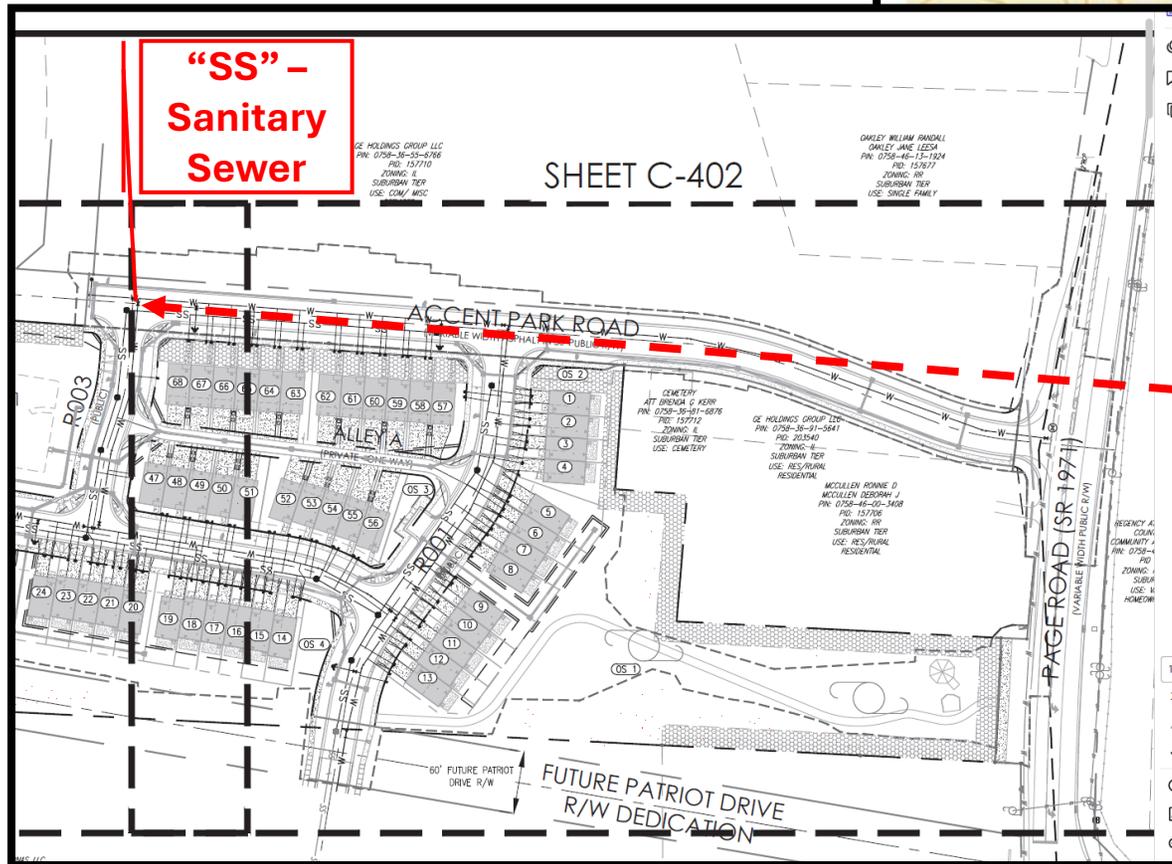
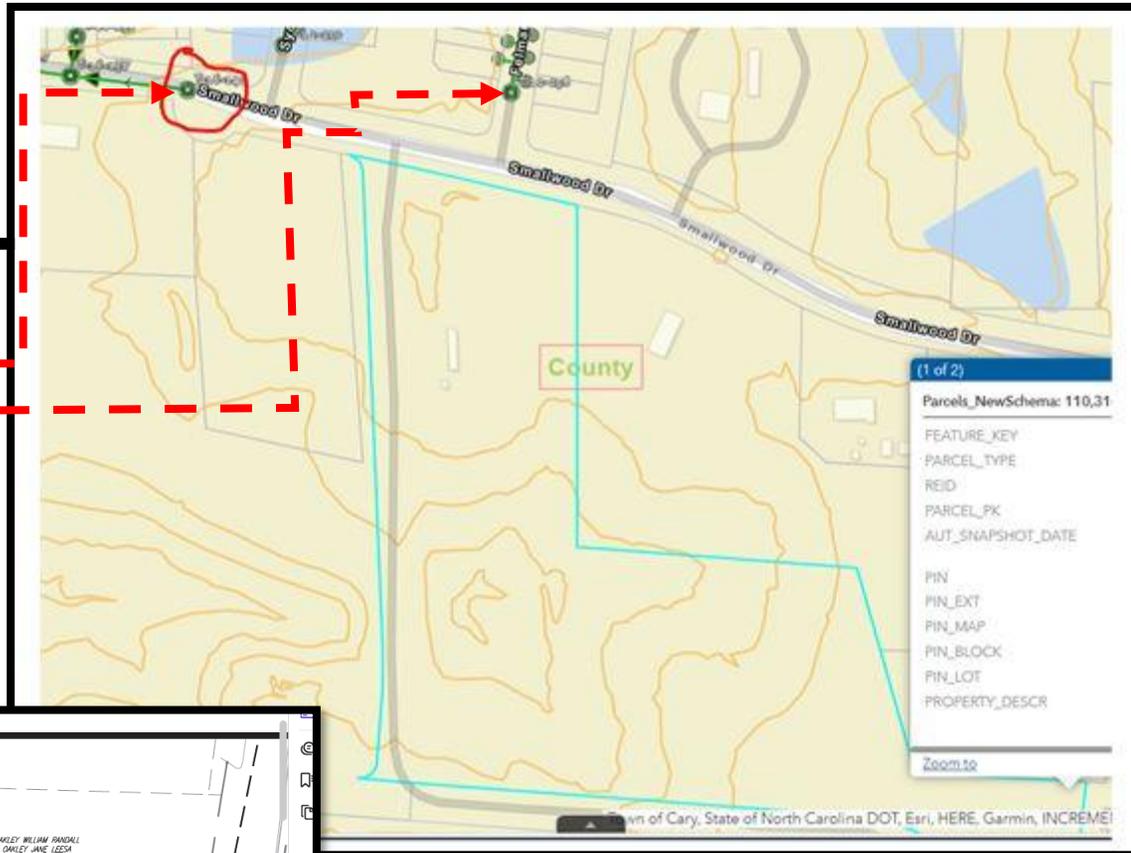
**Tyler Mills**  
(919) 704-0101  
[Tmills@steelecommercial.com](mailto:Tmills@steelecommercial.com)  
867 Washington St. Raleigh  
Commercial Broker



# 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)

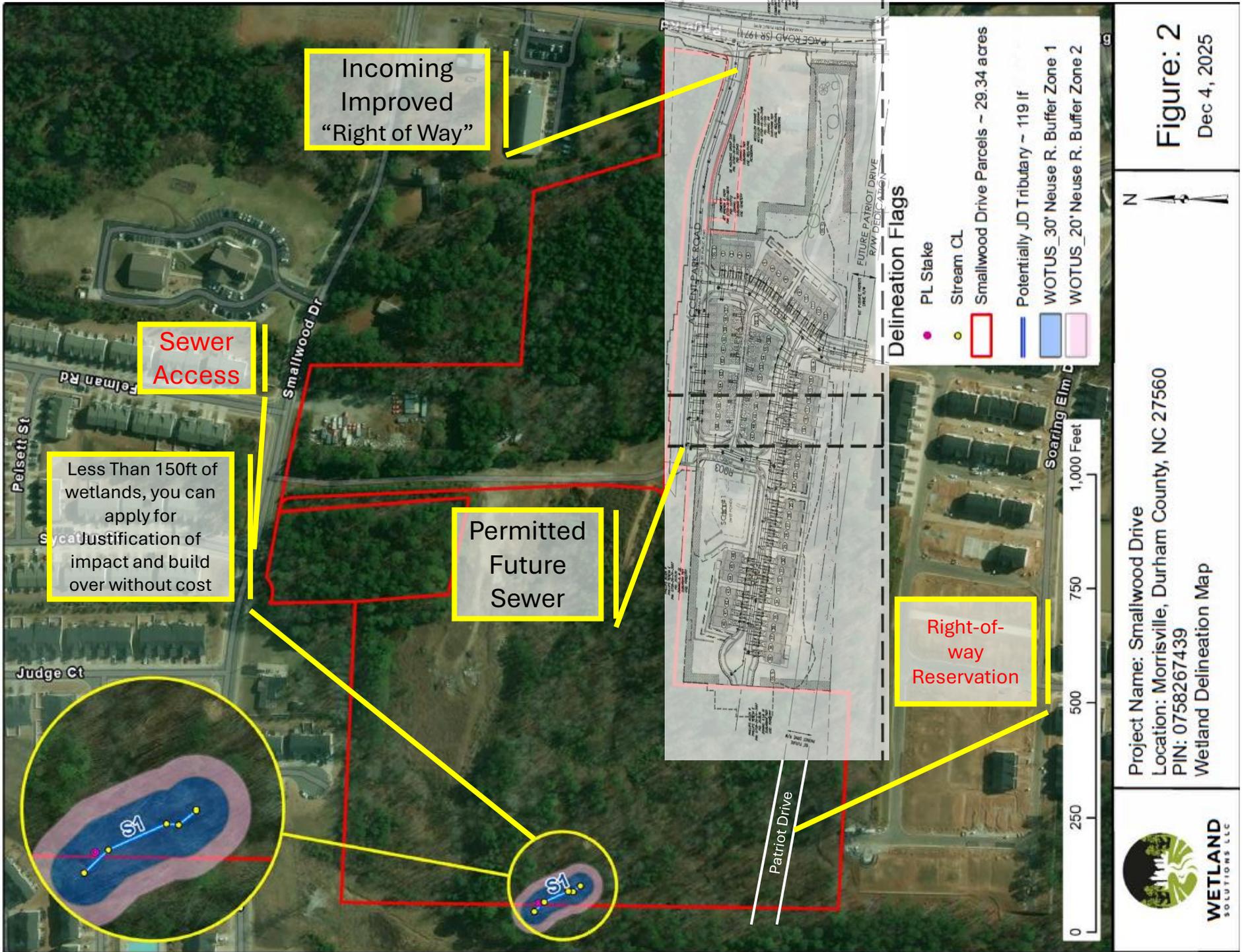


Figure: 2

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...

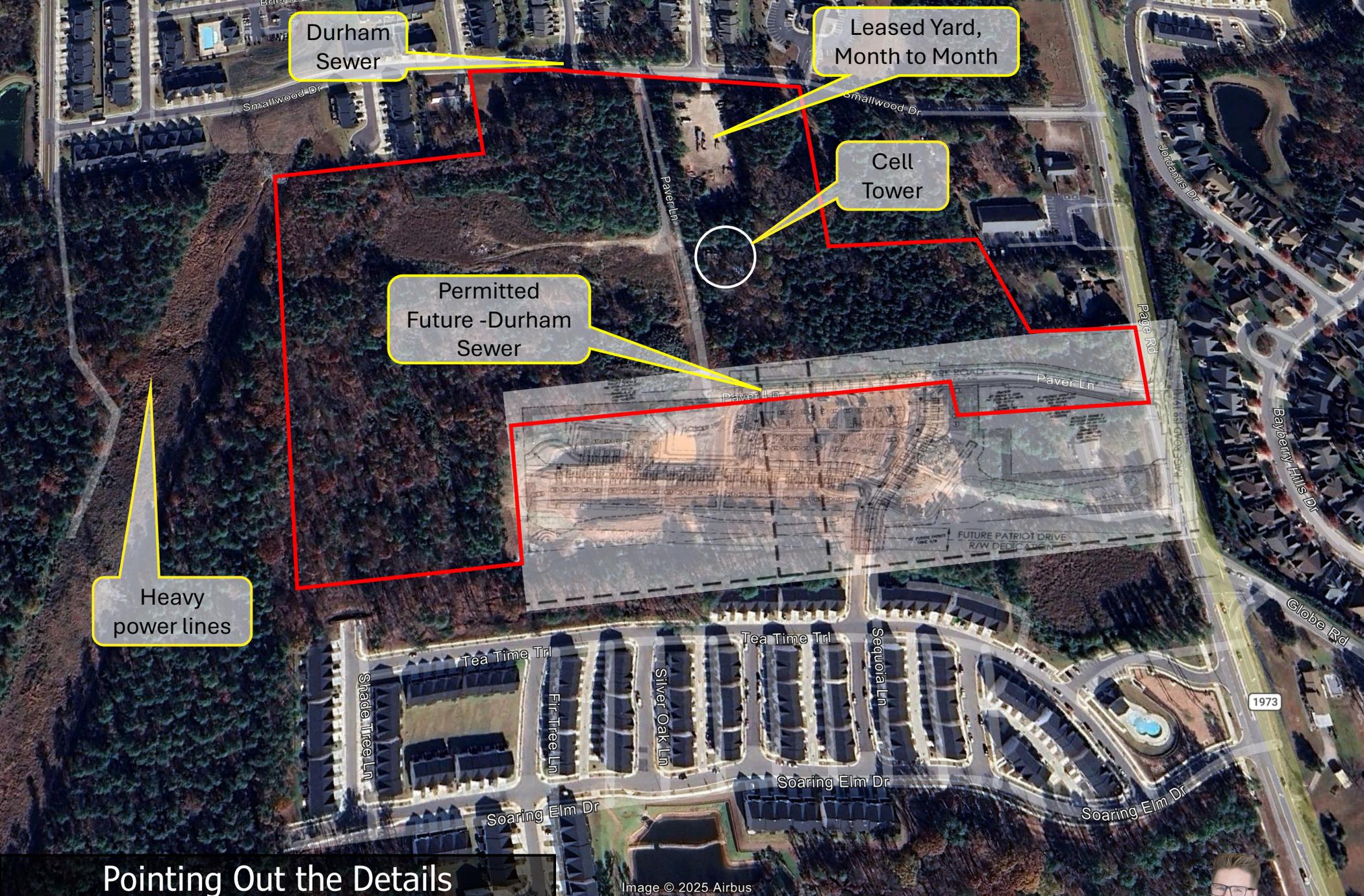
**RDU AIRPORT**  
5-Min  
3.9 miles

**Highway & Airport Access**

**STEELE**  
RESIDENTIAL ■ COMMERCIAL  
■ PROPERTY MANAGEMENT ■

**Tyler Mills**  
(919) 704-0101  
[Tmills@steelecommercial.com](mailto:Tmills@steelecommercial.com)  
867 Washington St. Raleigh  
Commercial Broker





Durham Sewer

Leased Yard, Month to Month

Cell Tower

Permitted Future -Durham Sewer

Heavy power lines

# Pointing Out the Details

Image © 2025 Airbus

# STEELE

RESIDENTIAL ■ COMMERCIAL  
■ PROPERTY MANAGEMENT ■

**Tyler Mills**  
(919) 704-0101  
[Tmills@steelecommercial.com](mailto:Tmills@steelecommercial.com)  
867 Washington St. Raleigh  
Commercial Broker

