



**DAVIS PARK EAST POD - A**  
Research Triangle Park, NC 27703

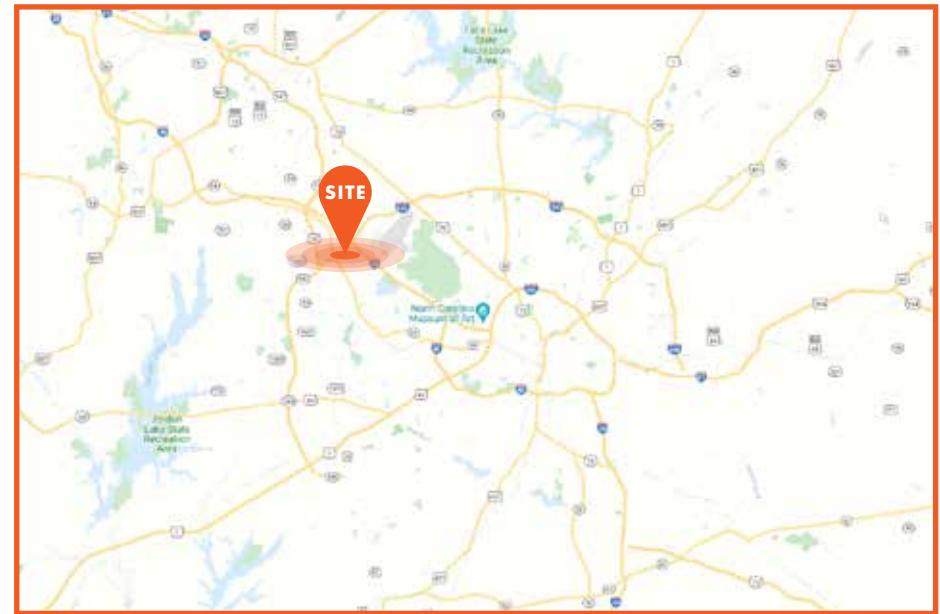
## SALE INFORMATION

### DAVIS PARK EAST

<b>Available Lot</b>	Pod A est. 3.48 AC usable	074715168882 074705883167	2.13 AC 5.45 AC
<b>Location</b>	Research Triangle Park, Durham County		
<b>Zoning</b>	RU-M		
<b>Utilities</b>	Municipal water and sewer		
<b>Frontage</b>	Davis Drive and Merrion Avenue		
<b>Price</b>	Contact broker for pricing		
<b>Contributions</b>	\$96,000.00 for Traffic Signals		
<b>Description</b>	Davis Park East is a world class land development well positioned in the Research Triangle Park. It boasts easy access to major roads Davis Drive, Miami Boulevard, Triangle Expressway, I-40 and I-540.		

### HIGHLIGHTS

- Highly desirable location in the coveted Research Triangle Park area
- Signalized entrance into development from Davis Drive and Hopson Road
- Multiple restaurants and varied retail offerings within close proximity



Davis Park East is a world class land development well positioned in the Research Triangle Park. It boasts easy access to major roads Davis Drive, Miami Boulevard, Triangle Expressway, I-40, and I-540.

**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.

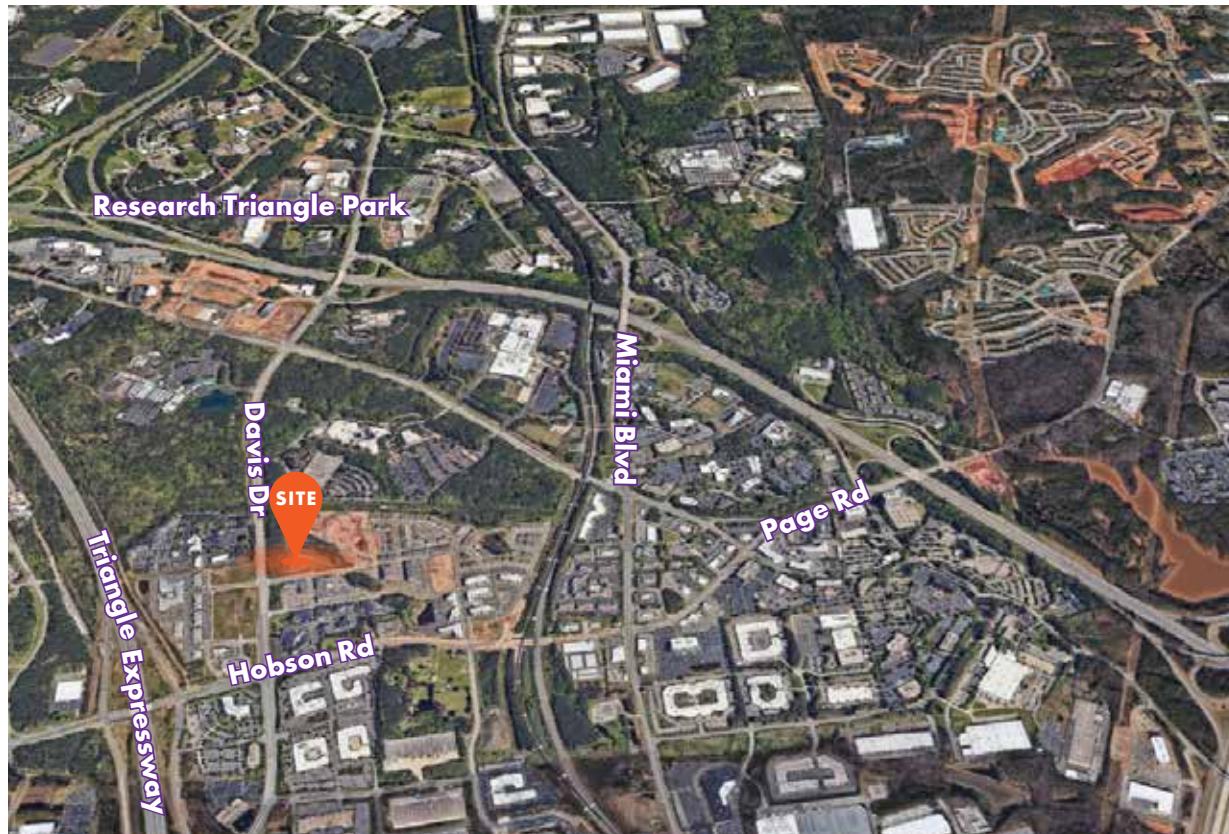
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more information.

## Location Map



	2-Mile	5-Mile
Total Population	16,431	162,982
Daytime Population	36,138	189,766

## LINKS

- [Durham Planning & Development](#)
- [Durham County](#)
- [ENGAGE Durham - New UDO](#)
- [2023 Durham Comprehensive Plan](#)
- [Public Transportation](#)
- [Park and Ride](#)
- [Durham Chamber of Commerce](#)

## EASE OF ACCESS

Davis Drive	±0.1 miles
Miami Boulevard	±1.0 miles
Triangle Expressway/I-85	±1.0 miles
I-40	±1.2 miles
I-540	±2.3 miles

## NEARBY ATTRACTIONS

Boxyard Retail	RTP Hub
RDU Inter'l Airport	Crabtree County Park
Brier Creek Commons	

Demographics Source: stdb.com

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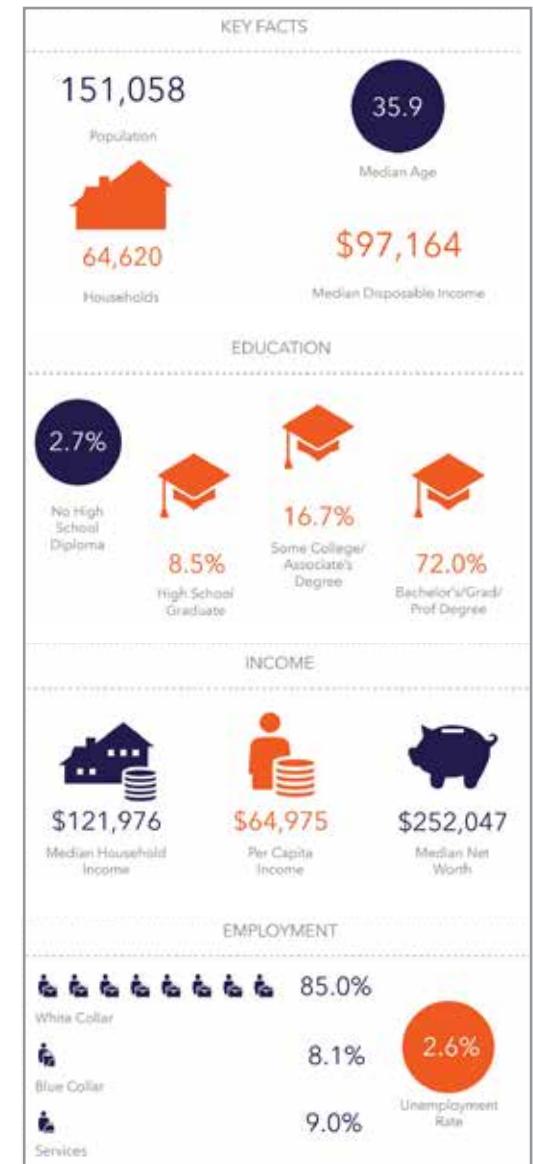


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## Residential Map and 5-Mile Demographics



Demographics Source: stdb.com

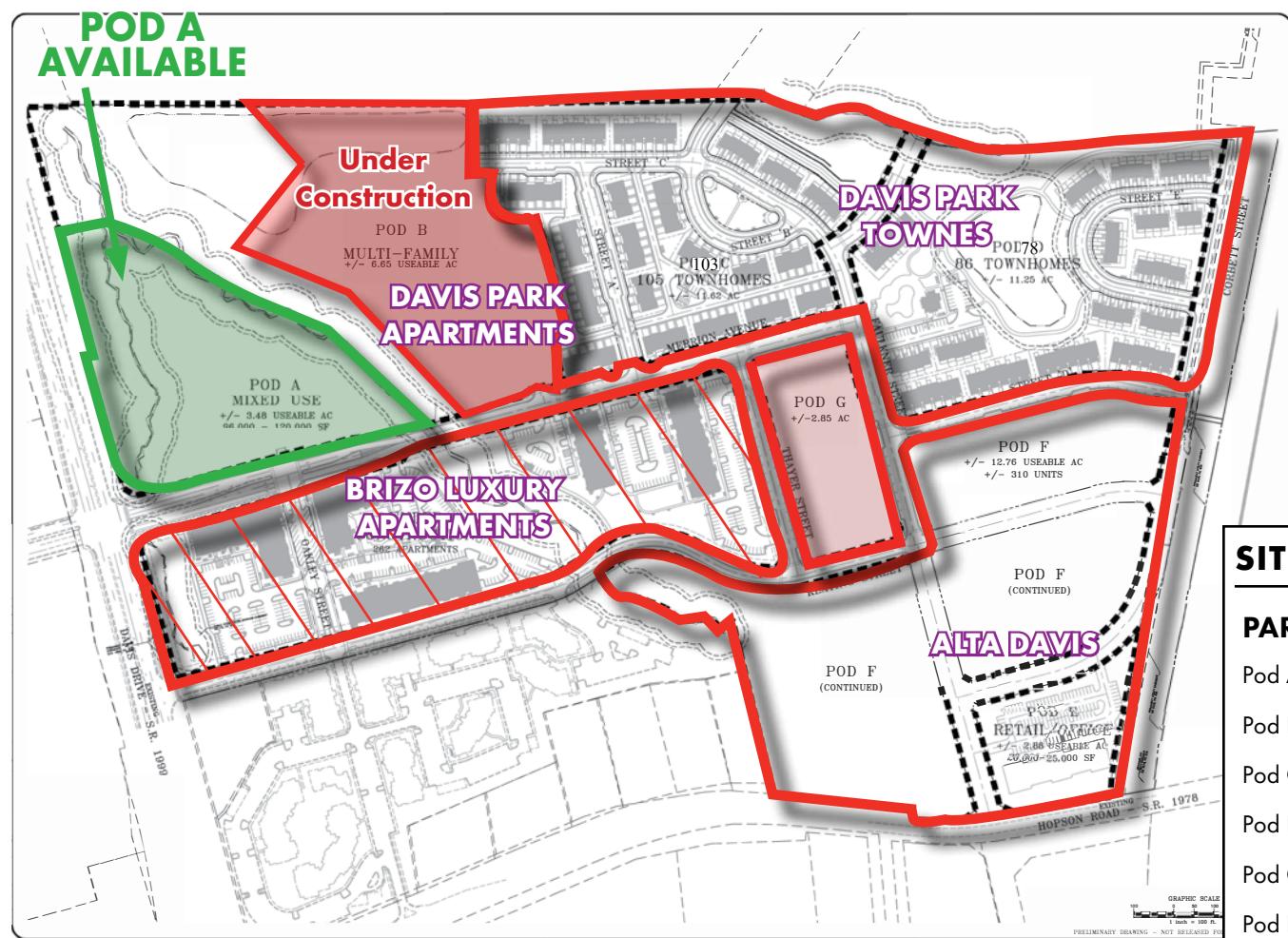

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## Property Photos



## Development Plan

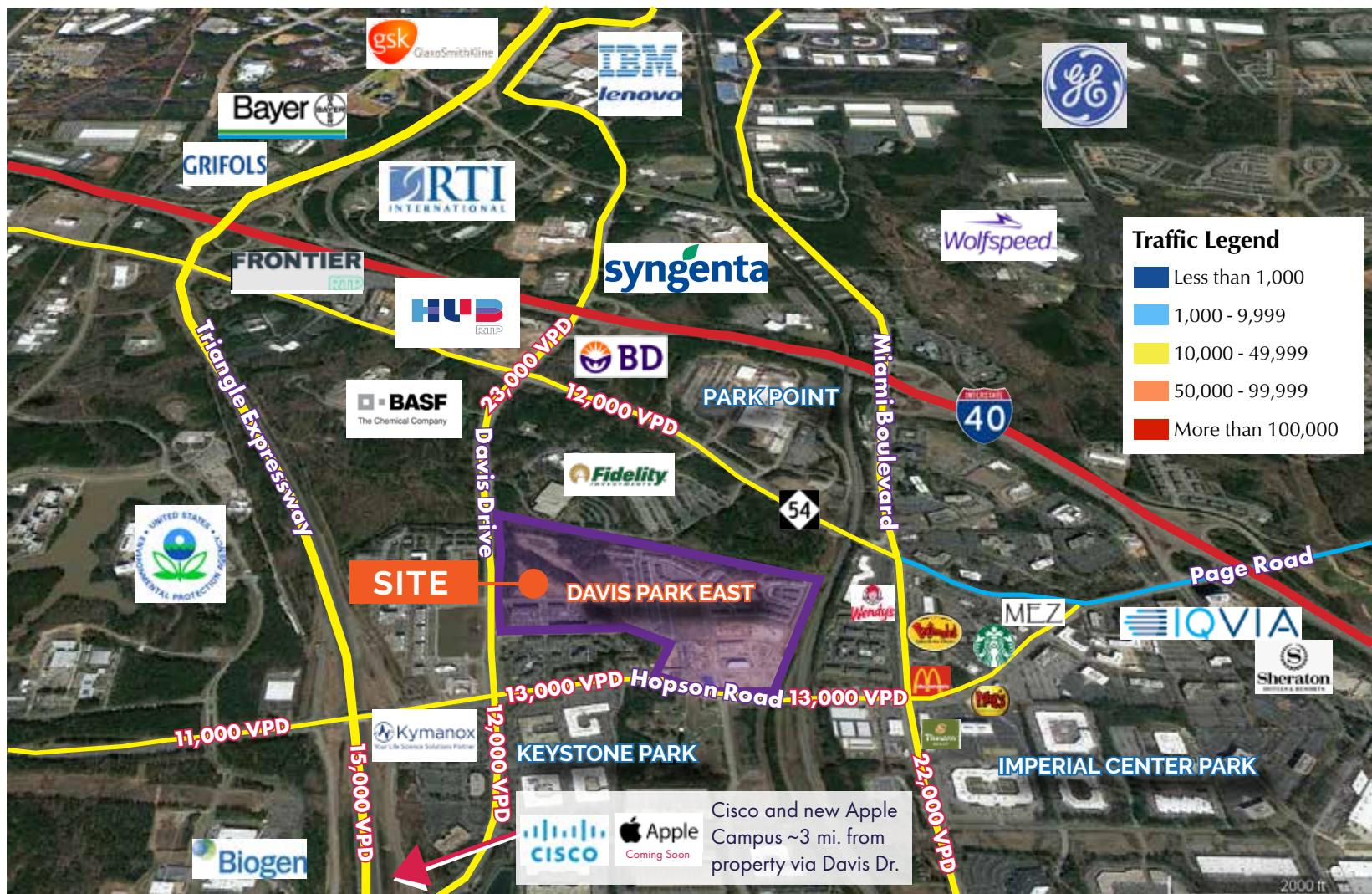


## SITE PLAN DETAILS

<b>PARCEL</b>	<b>STATUS</b>	<b>DEVELOPMENT</b>
Pod A	<b>Available</b>	TBD
Pod B	<b>SOLD</b>	Apartments
Pod C & D	<b>SOLD</b>	Townhouses
Pod E & F	<b>SOLD</b>	Apartments/Commercial
Pod G	<b>SOLD</b>	Apartments
Pod H & J	<b>SOLD</b>	Apartments



## Employers Map



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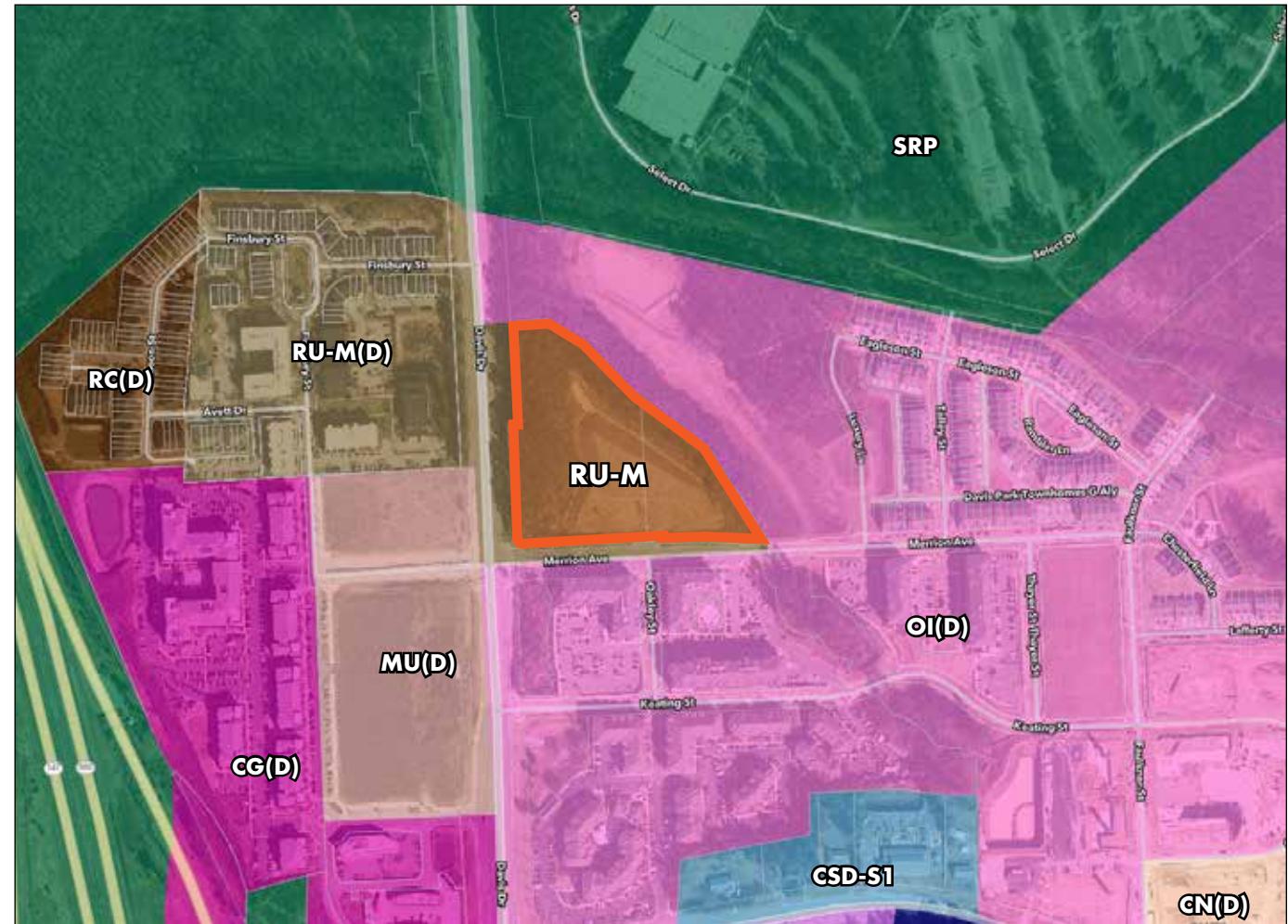


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## Zoning Map

### RU-M Residential Urban - Multifamily

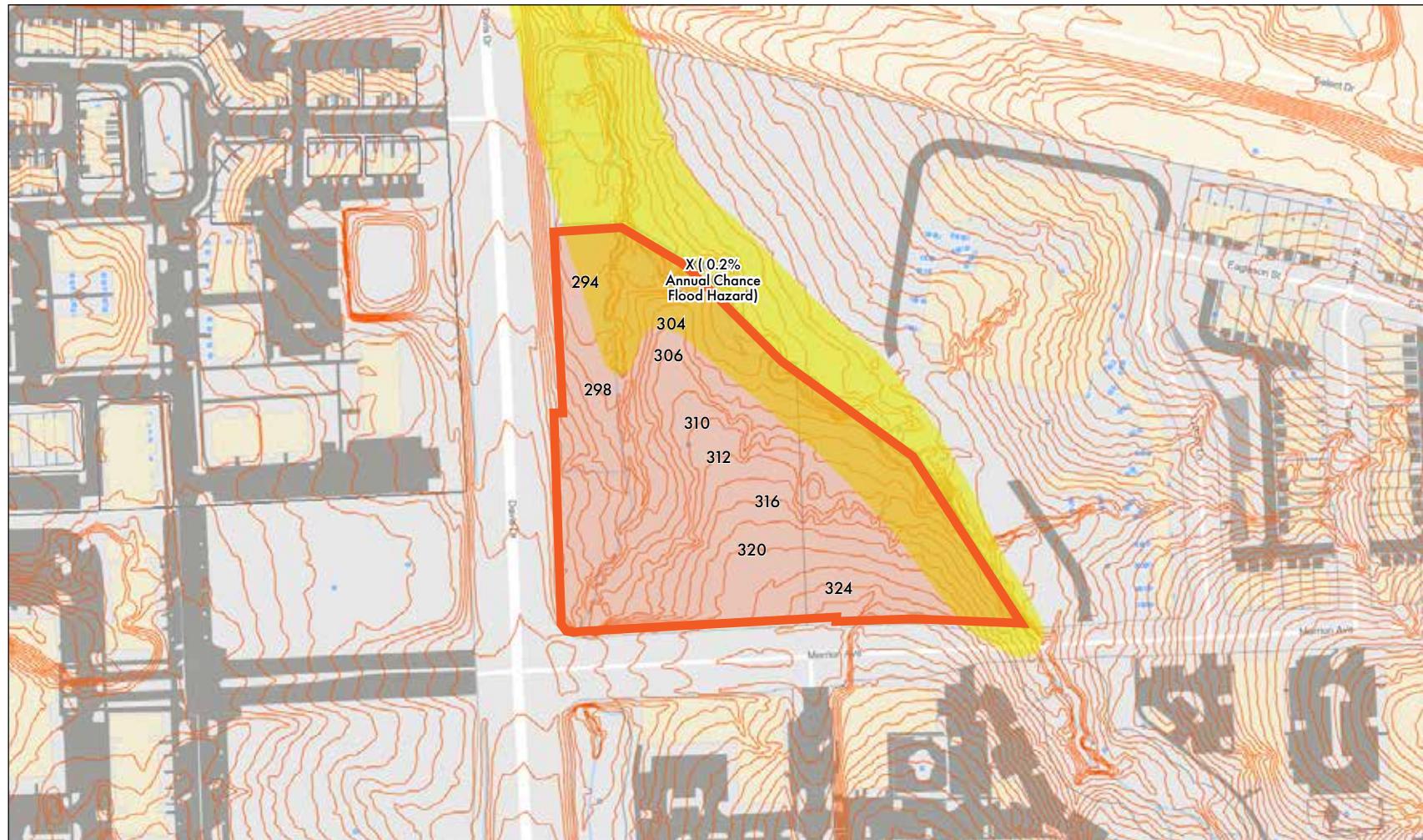
The RU Districts are established to provide for orderly urban residential development and redevelopment. A limited number of nonresidential uses are allowed, subject to the restrictions necessary to preserve the character of the urban neighborhood. Such uses should have convenient access to arterial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



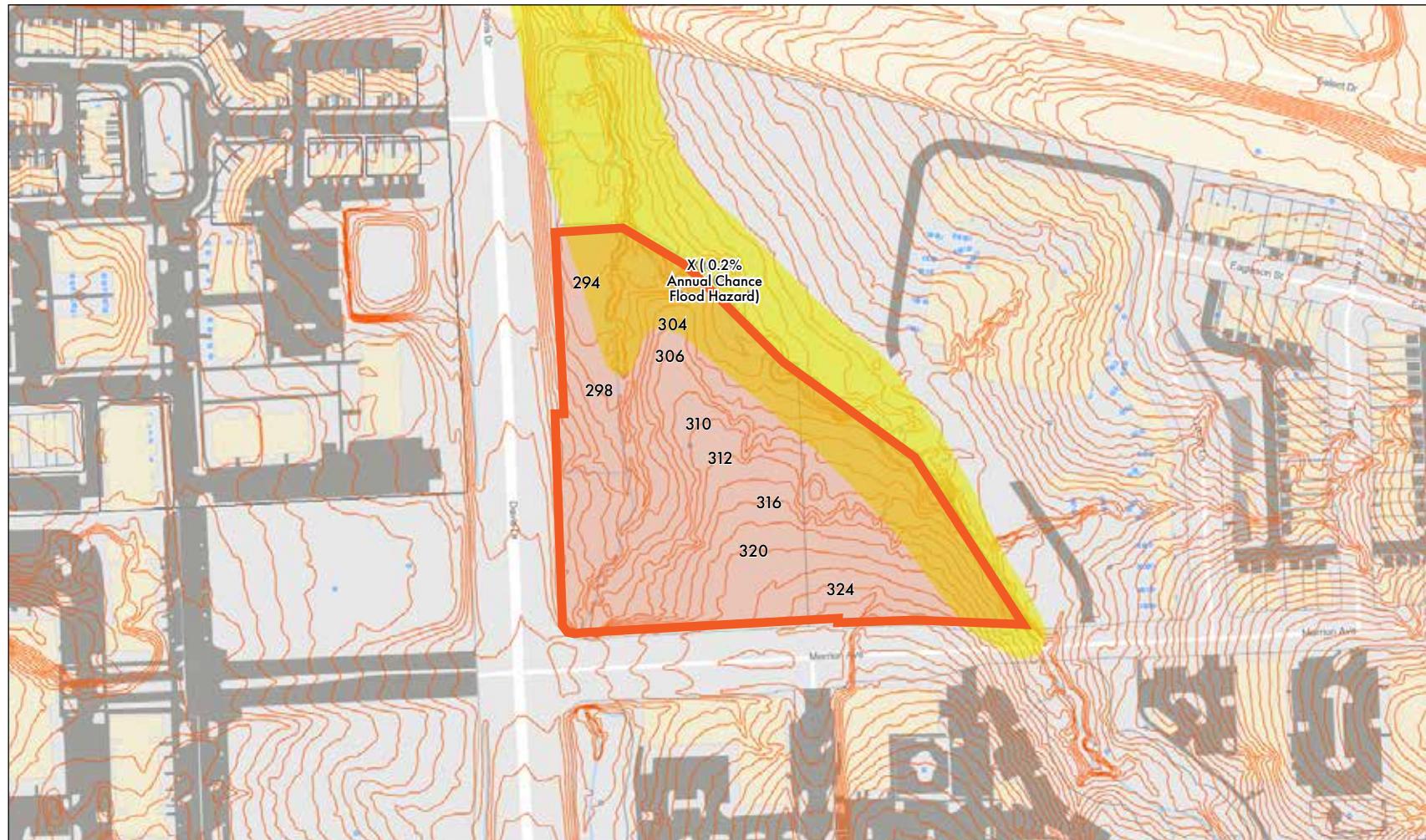
Source: [City of Durham | Durham County UDO](#)



## Topography Map



## Topography Map



## RESEARCH TRIANGLE PARK QUICK FACTS

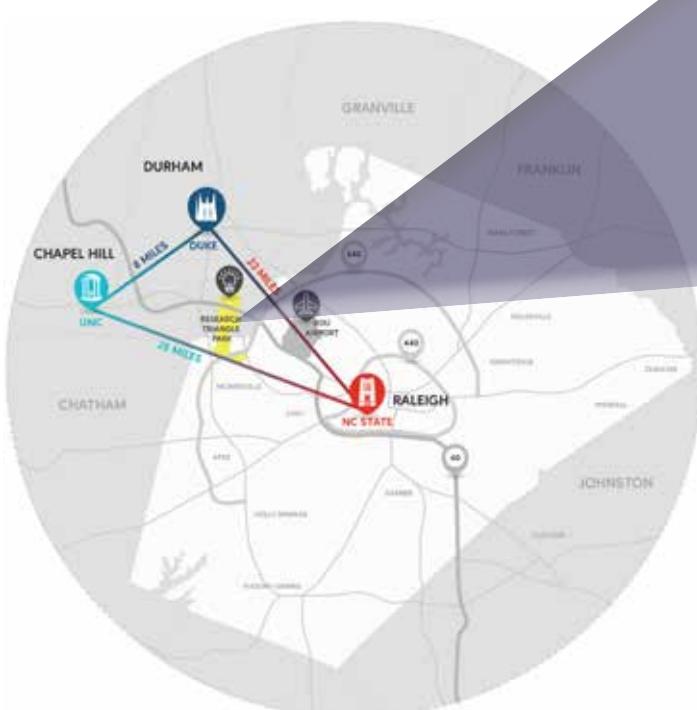
Research Triangle Park (RTP) is the largest research park in North America and remains one of the most successful science parks across the globe. Stretching 7,000 acres across Durham and Wake counties, the park is home to 385+ businesses, ranging from Fortune 100 multinational R&D operations to entrepreneurial-driven start-ups.

The Research Triangle gets its name from Research Triangle Park and three Tier-1 research universities—Duke University, North Carolina State University and University of North Carolina Chapel Hill—located only minutes apart.

**385+**  
Companies

**55k+**  
Employees

**3.7k+**  
Patents



Sources: [Research Triangle Park](#)

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