



Under Construction -
Davis Park Apartments

Davis Park Townes

Davis Drive

Merrion Avenue

Brizo Luxury Apartments

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

SALE INFORMATION

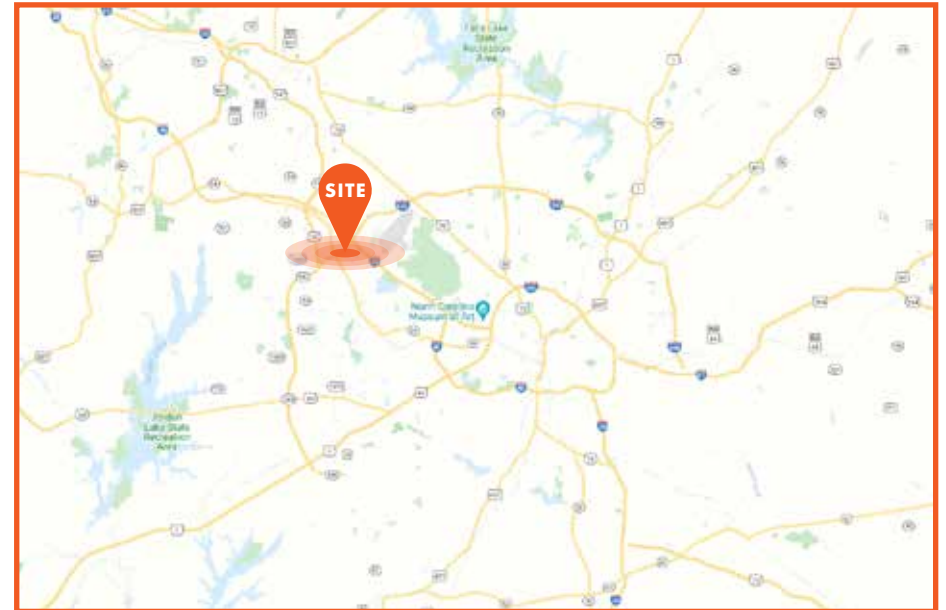
DAVIS PARK EAST

Available Lot	Pod A	074715168882	2.13 AC
	est. 3.48 AC usable	074705883167	5.45 AC
Location	Research Triangle Park, Durham County		
Zoning	RU-M		
Utilities	Municipal water and sewer		
Frontage	Davis Drive and Merrion Avenue		
Price	Contact broker for pricing		
Contributions	\$96,000.00 for Traffic Signals		
Description	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

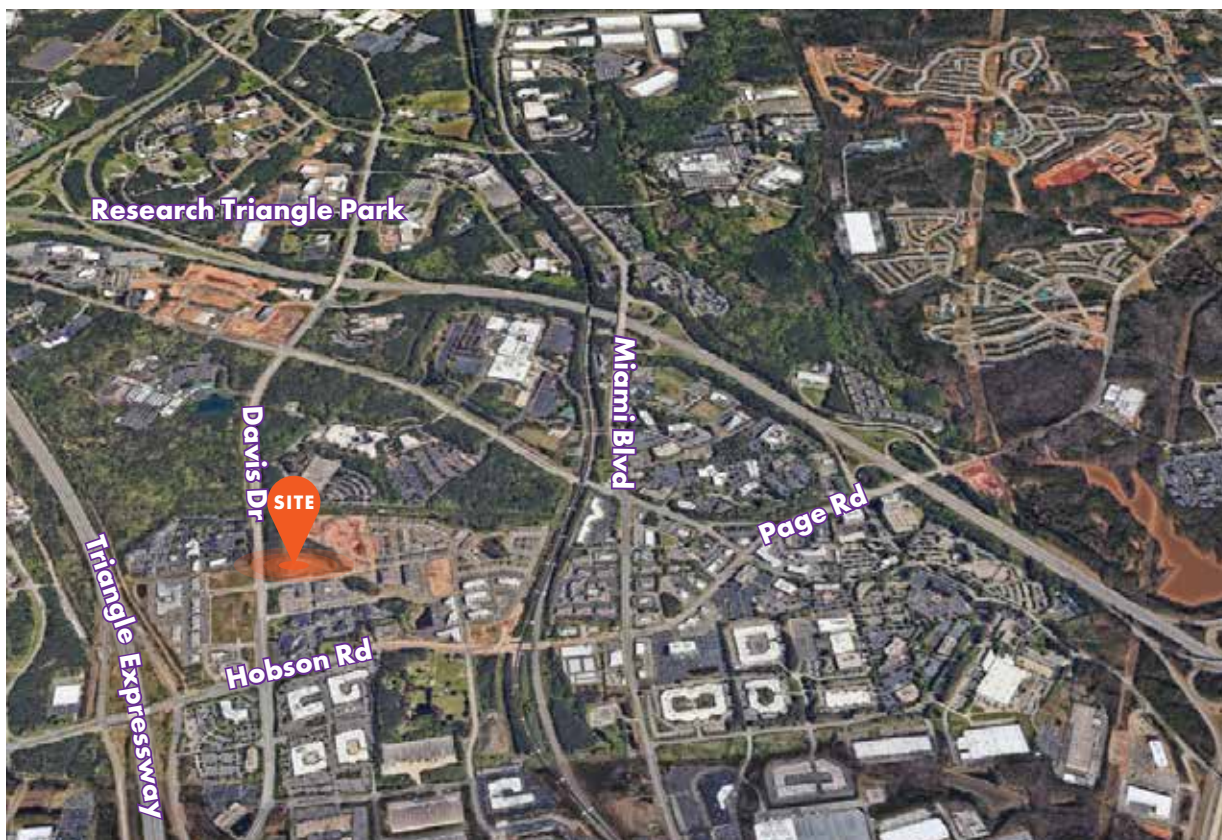
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Location Map



	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-885	±1.0 miles
I-40	±1.2 miles
I-540	±2.3 miles

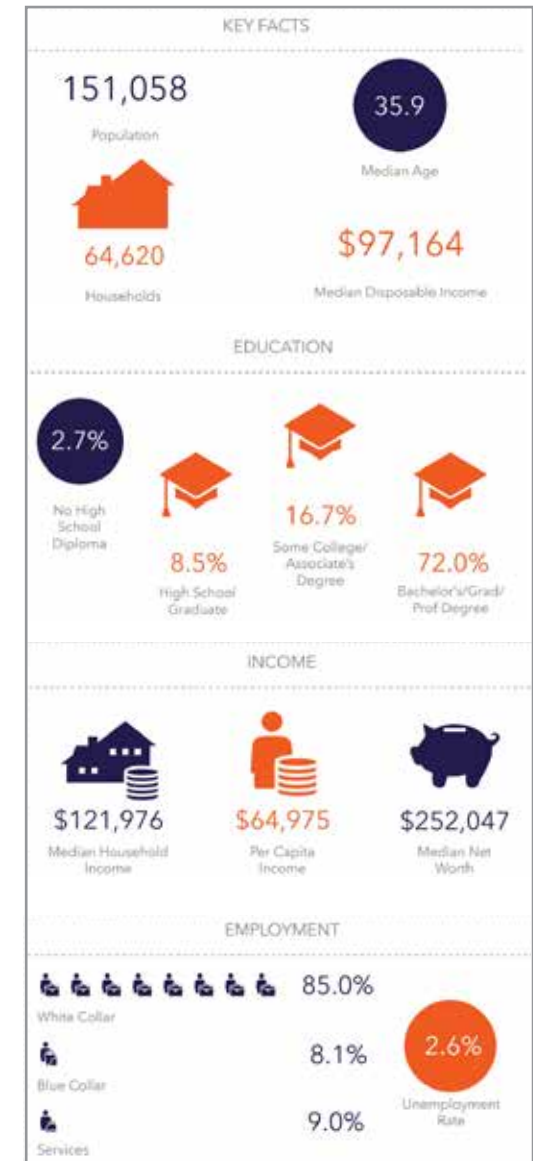
NEARBY ATTRACTIONS

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

Demographics Source: stdb.com



Residential Map and 5-Mile Demographics



Demographics Source: stdb.com

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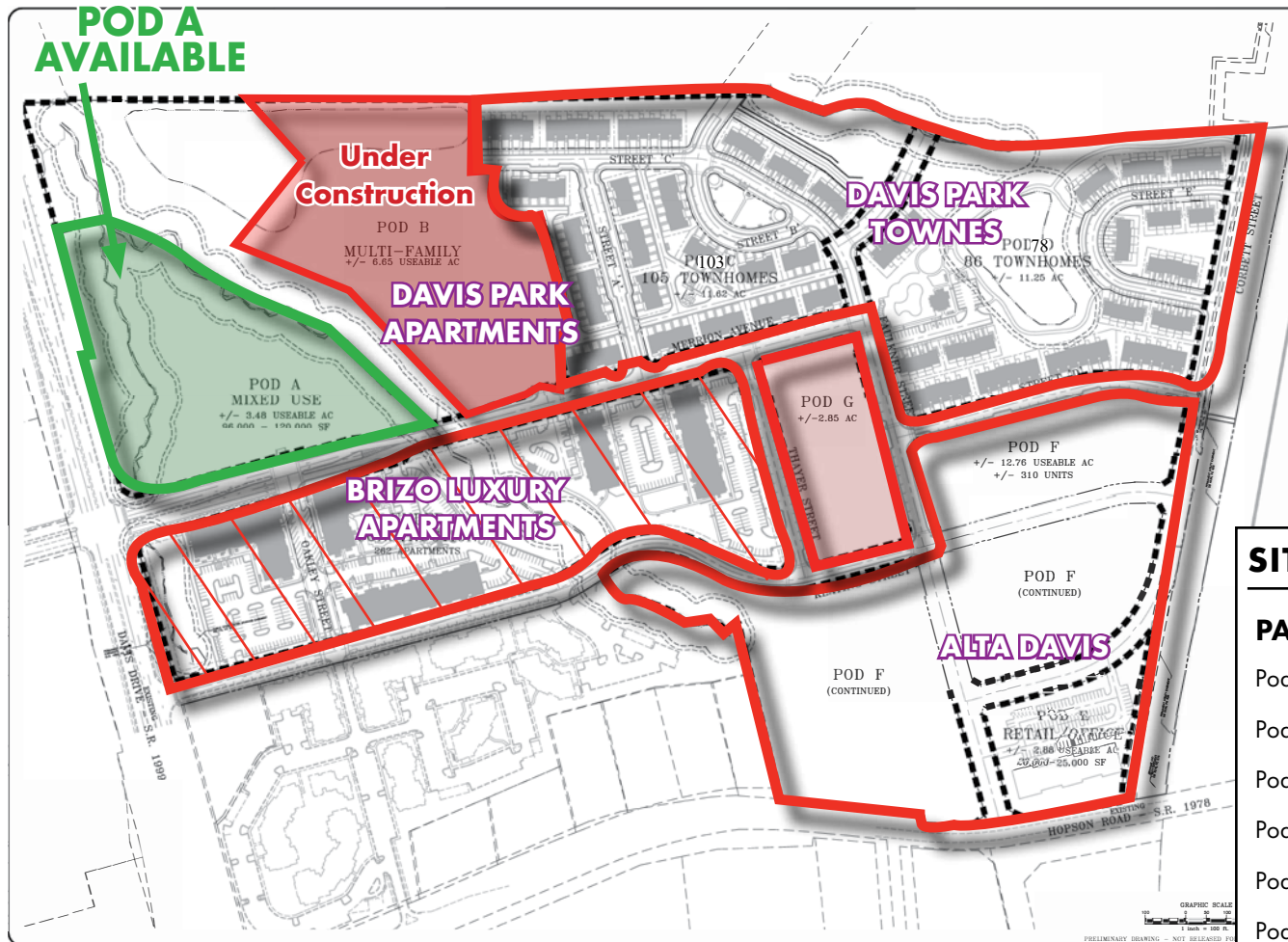


Visit our website for more information.

Property Photos



Development Plan



SITE PLAN DETAILS

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



Traffic Legend

- Less than 1,000
- 1,000 - 9,999
- 10,000 - 49,999
- 50,000 - 99,999
- More than 100,000

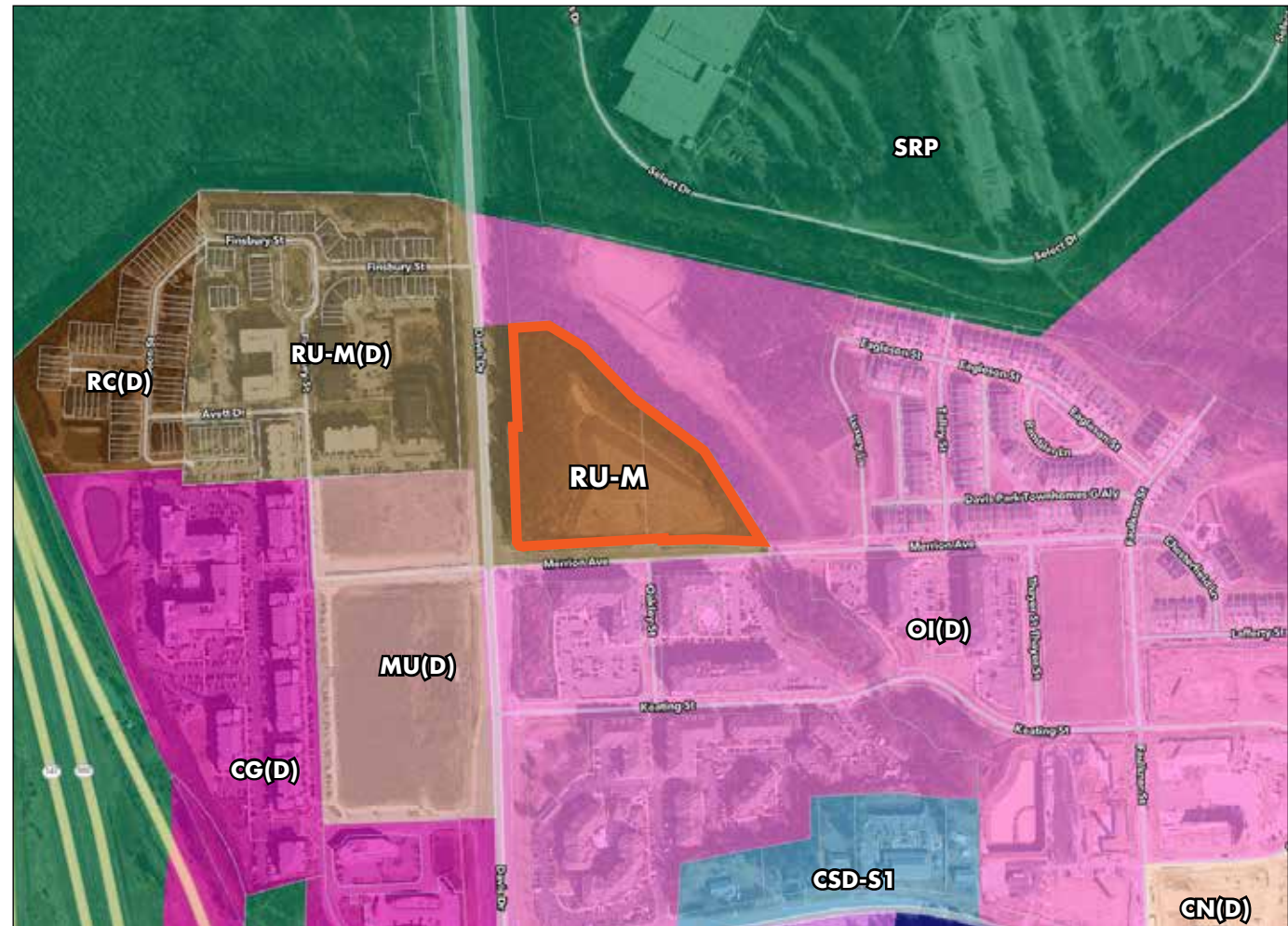
Map Labels:

- Major Roads:** Triangle Expressway, Davis Drive, Miami Boulevard, Hopson Road, Page Road.
- Intersections:** MEZ (Miami Expressway).
- Businesses:** gsk, GlaxoSmithKline, Bayer, GRIFOLS, RTI INTERNATIONAL, syngenta, BD, BASF, Fidelity Investments, Wolfspeed, IQVIA, Sheraton, McDonald's, Starbucks, Wendy's, Biogen, Cisco, Apple (Coming Soon), Kymanox, The Chemical Company, HUB, FRONTIER, PARK POINT, KEYSTONE PARK, IMPERIAL CENTER PARK.
- Site:** DAVIS PARK EAST (highlighted in purple).
- Traffic Volumes (VPD):** 23,000 VPD, 12,000 VPD, 13,000 VPD, 11,000 VPD, 15,000 VPD, 22,000 VPD.
- Other:** Environmental Protection Agency logo, Cisco and new Apple Campus ~3 mi. from property via Davis Dr.

Zoning Map

RU-M Residential Urban - Multifamily

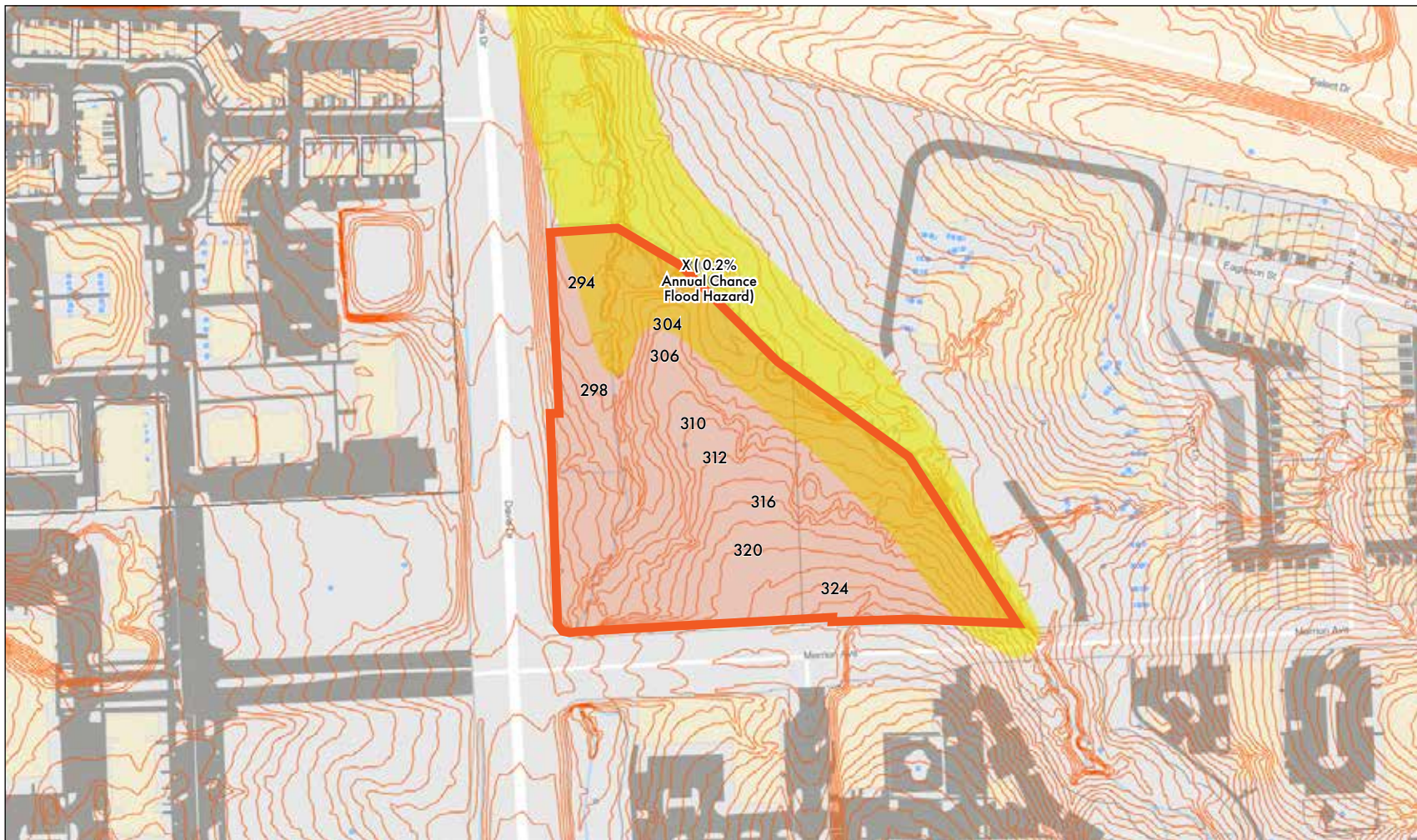
The RU Districts are established to provide for orderly urban residential development and redevelopment. A limited number of nonresidential uses are allowed, subject to the restrictions necessary to preserve the character of the urban neighborhood. Such uses should have convenient access to arterial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



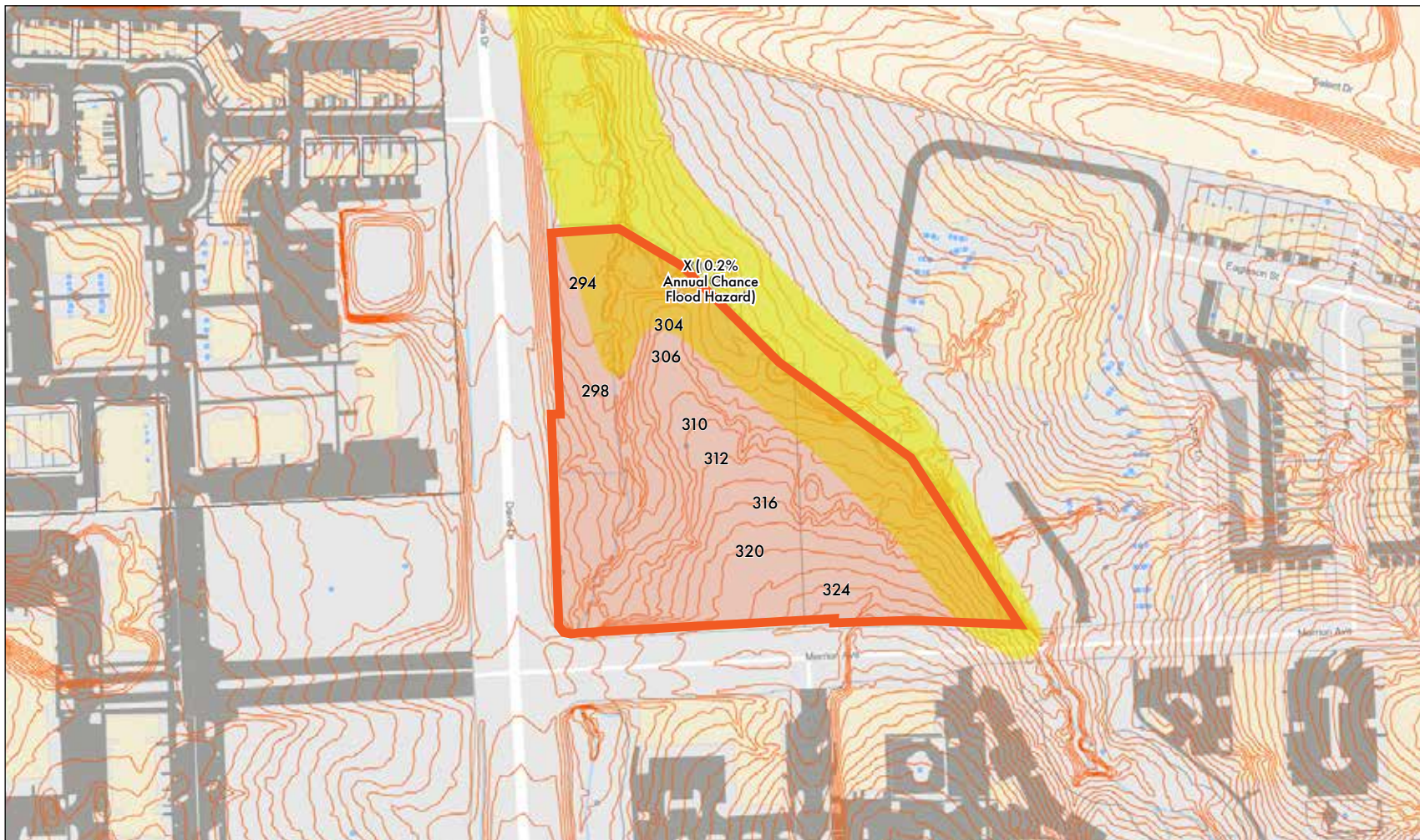
Source: [City of Durham](#) | [Durham County UDO](#)



Topography Map



Topography Map



RESEARCH TRIANGLE PARK QUICK FACTS

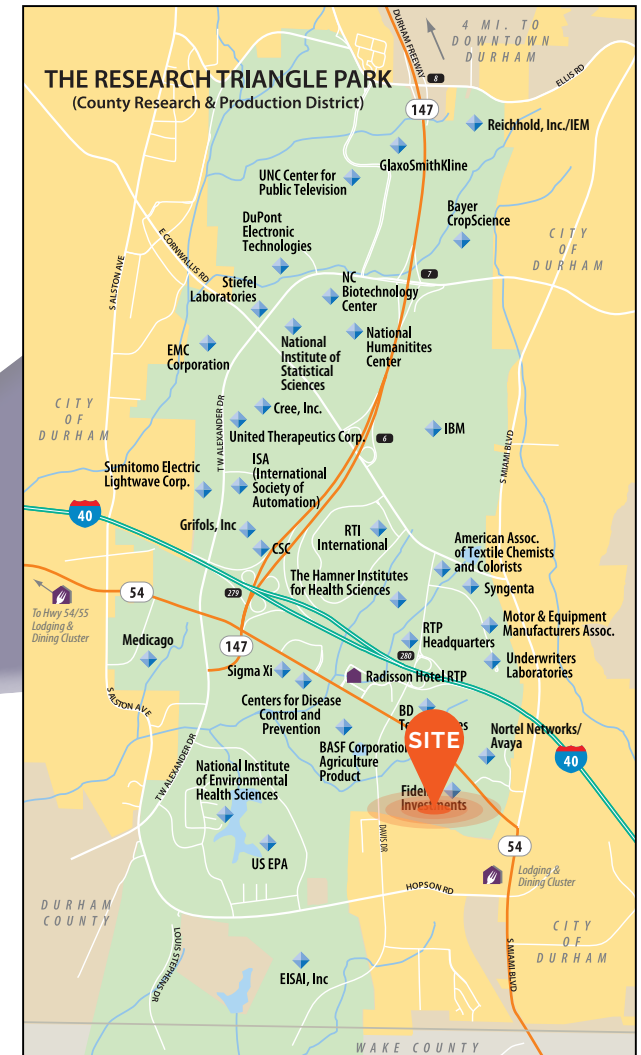
Research Triangle Park (RTP) is the largest research park in North America and remains one of the most successful science parks across the globe. Stretching 7,000 acres across Durham and Wake counties, the park is home to 385+ businesses, ranging from Fortune 100 multinational R&D operations to entrepreneurial-driven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

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