

LAND FOR SALE

APPROVED SITE PLAN FOR MULTIFAMILY DEVELOPMENT



2300 E GEER STREET, DURHAM, NC 27704

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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

Located at 2300 E Geer Street in Durham, North Carolina, this ±8.22-acre development site consists of two contiguous parcels within Durham County and benefits from approved site plan entitlements for a 208-unit multifamily community. The approved plan allows for a four-story residential product, offering investors and developers a rare opportunity to advance a fully entitled project in a growing East Durham corridor.

LOCATION DESCRIPTION

The property fronts E Geer Street, a key east-west thoroughfare providing convenient access to Downtown Durham and nearby employment centers. The area is characterized by strong residential growth, expanding commercial activity, and proximity to major transportation routes serving the greater Research Triangle region.

HIGHLIGHTS

- » ±8.22 acres across two contiguous parcels
 - » PIN 0842684325: 5.34 acres (2300 E Geer St.)
 - » PIN 0842688359: 2.88 acres (2240 E Geer St.)
- » Approved Site Plan for 208 Multifamily Units
 - » Four-Story Residential Product
 - » 24 Affordable Units at 60% AMI
- » Durham County location in an active growth corridor
- » Public water and sewer available
- » Surrounded by residential neighborhoods and infill development
- » Convenient access to Downtown Durham and major regional routes
- » **SALE PRICE: \$4,160,000**



APPROVED SITE PLAN

The approved site plan permits 208 multifamily units, including 24 affordable units at 60% AMI, aligning with local housing initiatives while preserving strong market-rate density.

With frontage along E Geer Street and access to public utilities, the site offers a clear path to development in a submarket experiencing sustained residential demand and continued investment.

SITE DATA TABLE:	
SITE SUMMARY	
SITE/LAND AREA:	254,563 SF (5.8 AC)
PROJECT AREA:	254,563 SF (5.8 AC)
PAVED AREA OF DISTURBANCE:	281,148 SF (6.4 AC)
OFFICE AREA OF DISTURBANCE:	1,684 SF (0.04 AC)
TOTAL AREA OF DISTURBANCE:	282,832 SF (6.4 AC)
EXISTING ZONING:	FOR-19 (20)
EXISTING USE:	VACANT RESIDENTIAL
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
WATERFED:	PAVED AREA UNDER WATERSHED
WATERFED PROTECTION OVERLAY:	PAVED AREA UNDER WATERSHED
SILVER BARR:	PAVED AREA UNDER WATERSHED
OVERLAY DISTRICT:	PAVED AREA UNDER WATERSHED
CEC LINE:	PAVED AREA UNDER WATERSHED
USE:	PAVED AREA UNDER WATERSHED
LOT SUMMARY	
MAXIMUM LOT WIDTH:	0'
MINIMUM LOT WIDTH:	0'
STREET FRONT SETBACK:	0'
BACK SETBACK:	0'
SIDE SETBACK:	0'
BUILDING SUMMARY	
EXISTING BUILDING AREA (SQUARE FEET):	3,303 SF
NEW BUILDING AREA (SQUARE FEET):	140,000 SF
PROPOSED ADDITIONAL UNITS:	24 UNITS
ADDITIONAL UNITS UNDER AFFORDABLE HOUSING:	24 UNITS
TOTAL PROPOSED UNITS:	208 UNITS
PARKING SUMMARY	
REQUIRED PARKING: 2 PER UNIT:	340 SPACES
USE PUBLIC TRANSIT REDUCTION:	50 SPACES
USE ADDITIONAL TREE COVERAGE:	48 SPACES
REDUCTION UNITS:	48 SPACES
TOTAL PARKING REQUIRED:	288 SPACES
PROVIDED:	
ADA PARKING:	4 SPACES
ADA PARKING (STANDARD ADA SPACES & 15 FT):	4 SPACES
STANDARD PARKING (20 FT):	280 SPACES
TOTAL PARKING PROVIDED:	288 SPACES
BIKE PARKING REQUIRED:	31 SPACES
BIKE PARKING PROVIDED:	31 SPACES
BIKE PARKING PROVIDED:	28 SPACES PROVIDED
IMPROVEMENT SUMMARY	
TOTAL AREA:	254,563 SF (5.8 AC)
PAVED AREA:	281,148 SF (6.4 AC)
EXISTING IMPROVEMENT AREA:	3,303 SF (0.08 AC)
PROPOSED IMPROVEMENT AREA:	140,000 SF (3.2 AC)
PROPOSED IMPROVEMENT RESERVE:	140,000 SF (3.2 AC)
TOTAL PROPOSED IMPROVEMENT AREA:	143,303 SF (3.2 AC)
TREE COVERAGE SUMMARY	
PROPOSED TREE COVERAGE:	71,213 SF (1.6 AC)
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OPEN SPACE SUMMARY	
PROPOSED OPEN SPACE AREA:	140,000 SF (3.2 AC)
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	2,770	40,011	128,856
Daytime Population	2,022	29,610	130,408
Median Age	35.8	35.9	34.3
Average Household Income	\$91,746	\$90,065	\$97,472
Average Home Value	\$298,477	\$337,550	\$394,310
Bachelor's Degree or Higher	36.5%	34.9%	45.6%

Located at the heart of North Carolina's Research Triangle, Durham County is a dynamic, innovation-driven community anchored by a strong economy, world-class research institutions, and a highly educated workforce. Home to Duke University, major healthcare systems, and a growing base of technology and life science companies, it has become a national hub for research and advanced industry.

With an estimated $\pm 307,000$ residents (2025) across roughly 286 square miles, Durham offers an urban, culturally rich environment supported by a revitalized downtown and expanding infrastructure. Positioned along major routes including I-85, NC-147, and US-70, the county provides exceptional connectivity and continues to attract companies seeking top talent and access to the broader Triangle ecosystem.

ONE OF THE BEST
Places to Live in the U.S.
(Durham)

U.S. News & World Report

#4 BEST PLACE
to Start a Business
(Durham)

WalletHub

TOP 20 BEST PLACES
for Businesses and Careers
in the U.S. (Durham)

Forbes



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