# LAND FOR SALE

APPROVED SITE PLAN FOR MULTIFAMILY DEVELOPMENT

2300 E GEER STREET, DURHAM, NC 27704

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# **PROPERTY SUMMARY**

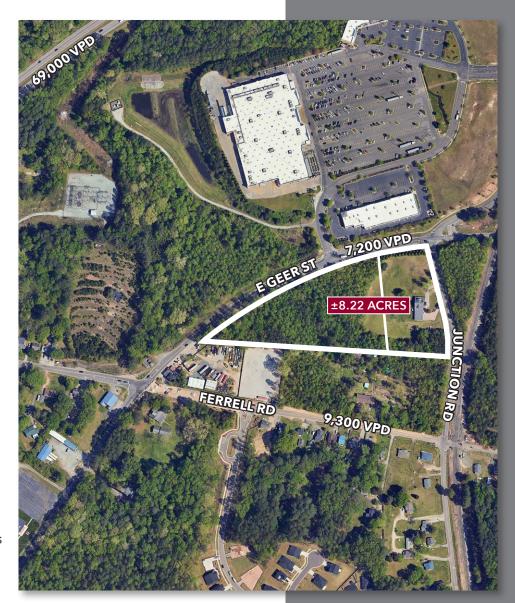
Located at 2300 E Geer Street in Durham, North Carolina, this ±8.22acre development site consists of two contiquous parcels within Durham County and benefits from approved site plan entitlements for a 208-unit multifamily community. The approved plan allows for a four-story residential product, offering 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.





## **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 ±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.



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