



INVESTMENT OPPORTUNITY

2-4 UNITS WITH LEASES IN PLACE
PRIME LOCATION IN NORTH RALEIGH



DURANT
TOWNS

8700 WADFORD DRIVE | RALEIGH, NC 27616

 **CHAPPELL**
Powered by COMPASS

KHUSH DHALIWAL | T: 919.737.5955

E: khush@chappellres.com

DURANT TOWNS AT A GLANCE

Durant Towns is an established 55-unit townhome community along US-1, offering easy access to Raleigh's major employers, shopping, and entertainment. Positioned near the Research Triangle Park, the property benefits from one of the fastest-growing markets in the Southeast. This is a rare opportunity to acquire an income-producing asset in a high-demand submarket with strong long-term growth potential.

PROJECT HIGHLIGHTS

- New Construction – Built 2024
- Luxury Finishes – Class A Interiors
- Prime Location – Near Raleigh Urban Core
- Strong Market – Fast-Growing, High Demand
- Spacious Units – 1,670–1,705 SF
- Entertainer Layouts – Open Floor Plans
- Curb Appeal – Private Backyard Patios



EXPLORE OUR RENTALS

Unit	Type	Rental Rate	Term	Tenant Responsible	Late Fees	Tenant issues	Deposit	Current Mgmt Fee/Month	12 YTD Maint. Expenses	Taxes
102, Lot 44	Plan 2, 1670 SF	\$2,270/mo	4/30/25-4/30/26	Electric/Gas/Internet	0	0	\$2,270.00	\$135	\$0.00	\$3,121.93
104, Lot 46	Plan 2, 1670 SF	\$2,095/mo	2/1/26-4/30/27	Electric/Gas/Internet	0	0	\$2,095.00	8%	\$0.00	\$3,270.16
109, Lot 47	Plan 1, 1730 SF	\$2,195/mo	11/7/25-3/31/27	Electric/Gas/Internet	0	0	\$2,195.00	8%	\$0.00	\$3,220.54

ADDITIONAL INCLUDED FEATURES

- Stainless appliances- range, microwave, dishwasher, fridge
- Washer/Dryer
- 2-in Faux Wood Blinds

TENANT REQUIREMENTS

- Rental references to confirm no current lates fees, violations
- Need at least one guarantor below 720+ credit score
- No current or past landlord cases/evictions





PROJECT LOCATION



DRIVING DEMAND

Top Employers/Universities

- WakeMed North Hospital
- North Carolina State University
- Research Triangle Park- *Technology, Research, Life Sciences*
- Lenovo
- Cisco
- Fidelity Investments
- University of North Carolina
- Meredith College, Shaw University, Wake Tech Community College

DURANT TOWNS

8700 WADFORD DRIVE | RALEIGH, NC 27616

FOR MORE INFORMATION

KHUSH DHALIWAL | T: 919.737.5955
E: khush@chappellres.com



We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.