

734 S. MIAMI BLVD., DURHAM

±23.5 ACRES | MULTIFAMILY DEVELOPMENT OPPORTUNITY

LAND
FOR
SALE



NAI TRI PROPERTIES

HIGHLIGHTS

MULTIFAMILY OPPORTUNITY

Incredible development opportunity totaling about ± 23.5 acres in downtown Durham. Ideally positioned with frontage along US Hwy 70 and close proximity to NC 147 and Research Triangle Park.

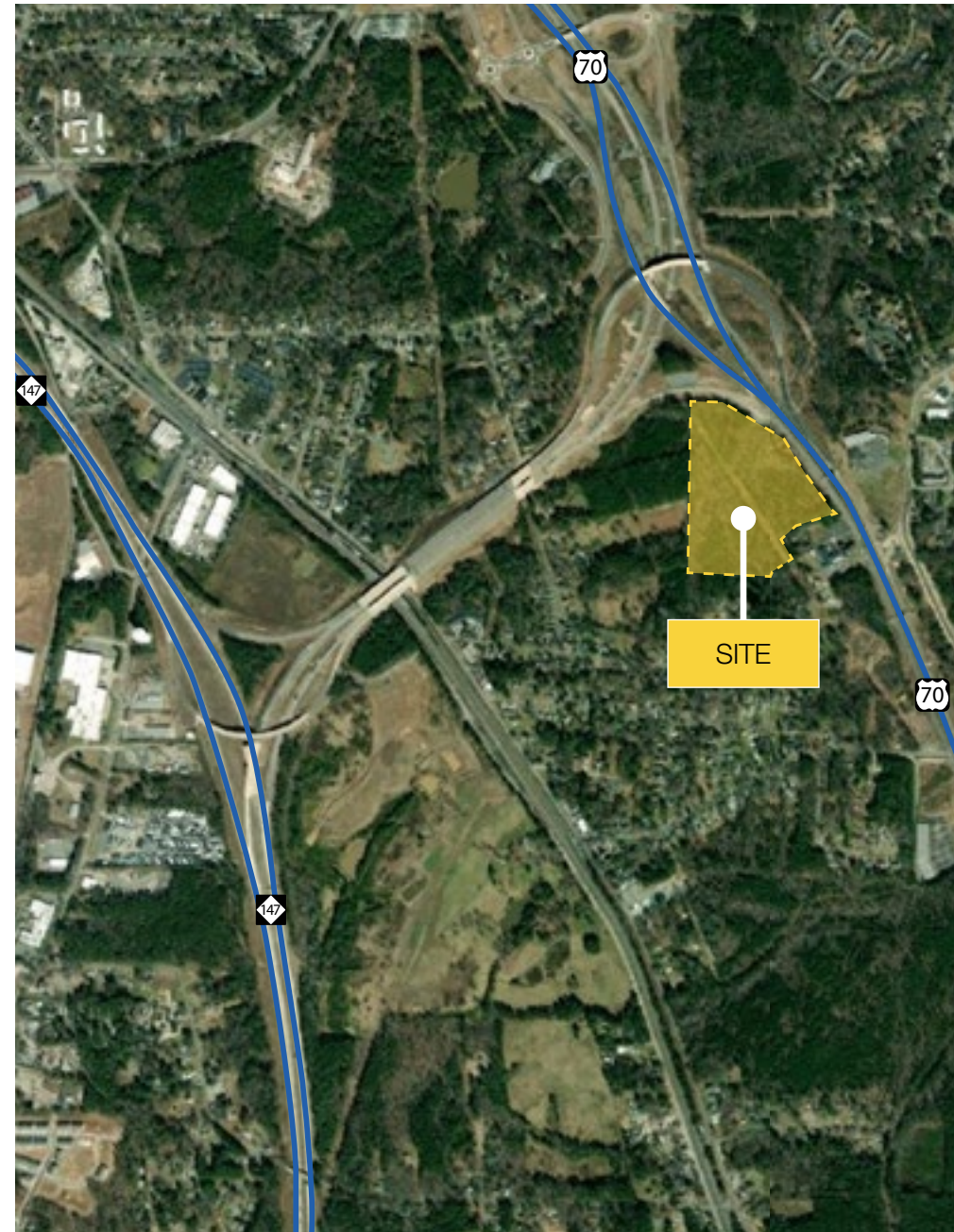
ADDRESS:	734 South Miami Blvd. Durham, NC 27703
TOTAL ACRES:	23.5 acres
PARCEL PIN:	0840-06-38-6490
CURRENT ZONING:	Residential Urban RU-5 has a density of 6-8 units/acre but can get as high as 12/acre with small lot project (which limits structures to 1,200 SF) or may qualify for additional density under the major thoroughfare or affordable housing bonuses. Permitted Uses Table
FUTURE ZONING	MDR, Low-Medium Density Residential (4 - 8 DU/Acre)
UTILITIES:	See water and sewer map from Durham
TRAFFIC COUNT:	35,000 Annual Average Daily Traffic
LAND STUDIES:	See wetland land study and Yield study attached

CONTACT

ROB GRIFFIN | 919.281.2318 | rgriffin@triprop.com

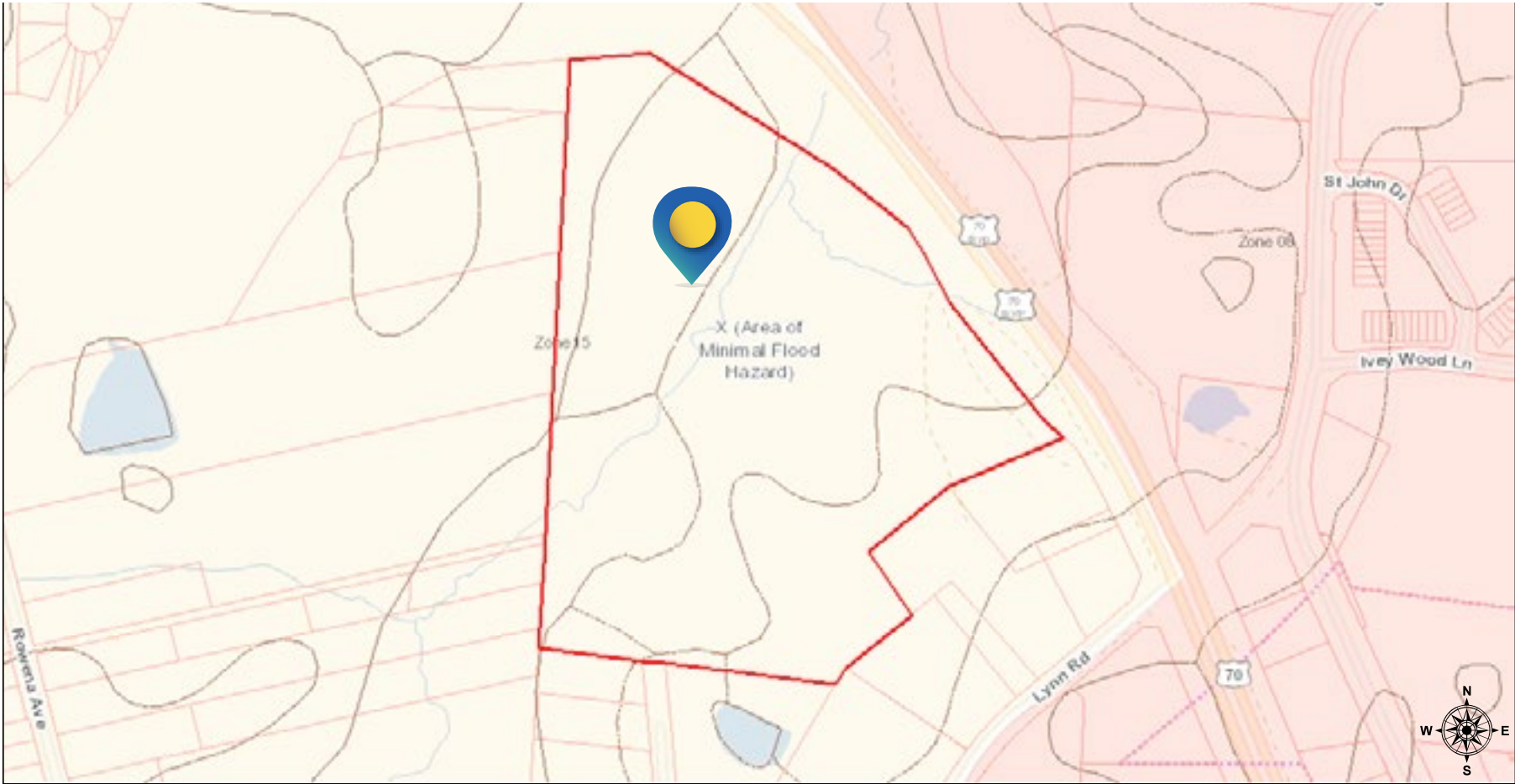
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NAITRI PROPERTIES

FLOOD ZONE



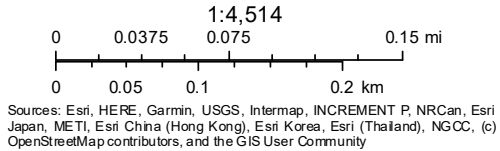
January 24, 2022

Flood Zones (Development)

- AE (Floodway)
- AE

- AO
- A
- X (1% Future Conditions)

- X (0.2% Annual Chance Flood Hazard)
- X (Area of Minimal Flood Hazard)



2022

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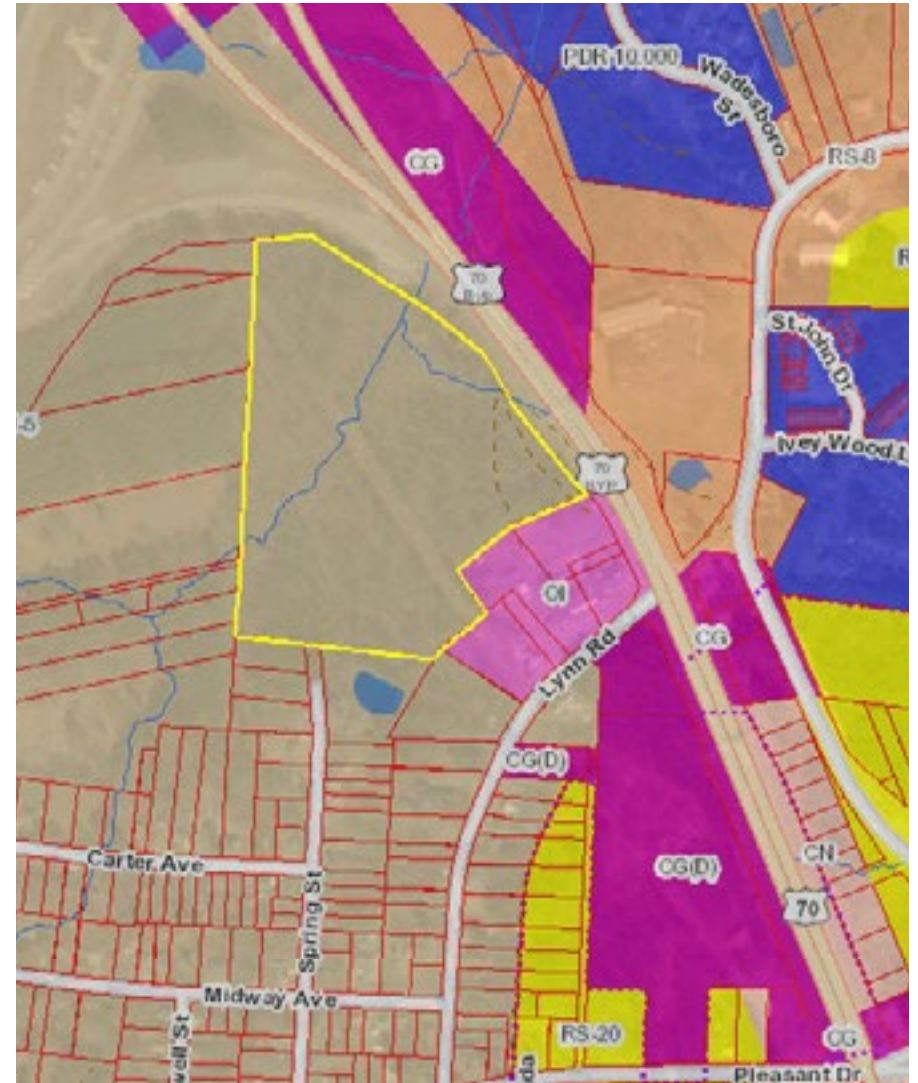


SEWER/WATER MAP

Green is sewer and blue is water.



CURRENT ZONING



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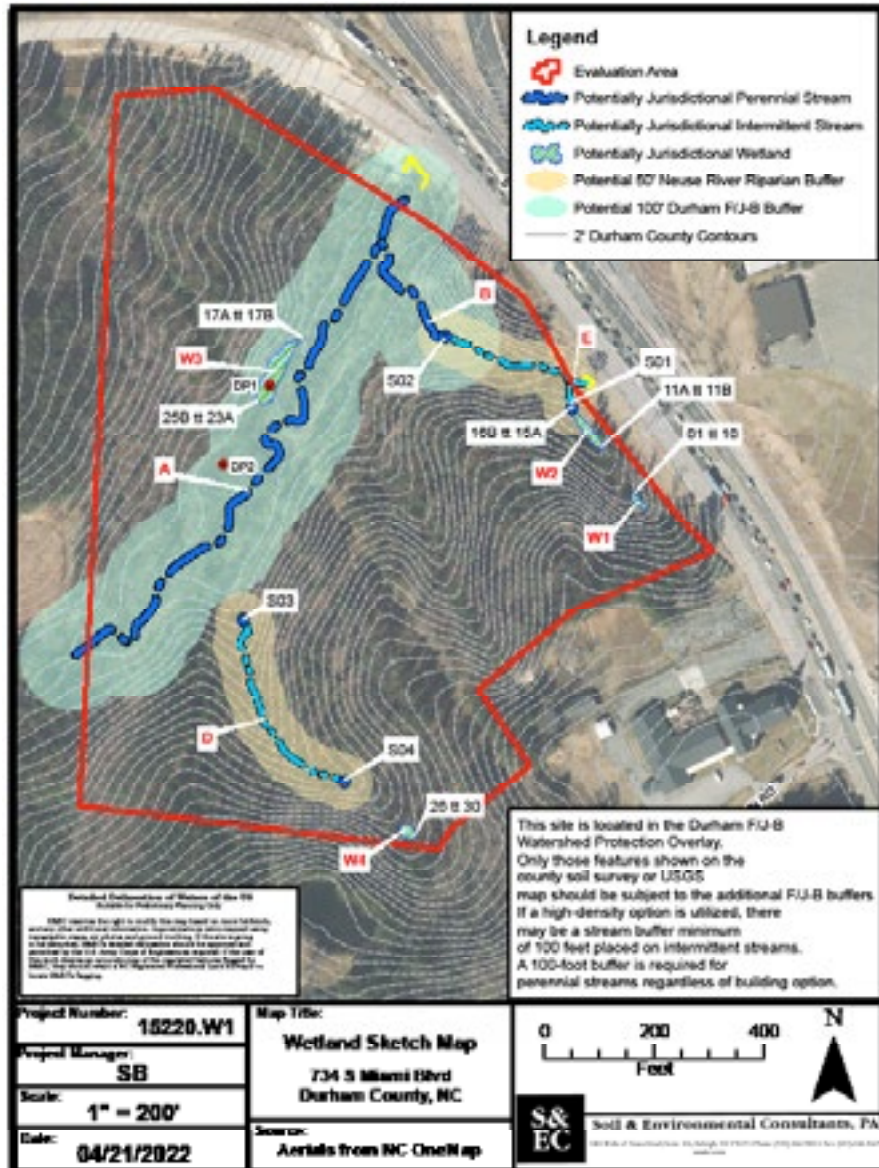
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WETLAND STUDY



Usable acreage prepared by
 Soil & Environmental Consultants, PA
 April 21, 2022

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YIELD STUDY

With future land use plan zoning, below is a sample concept plan prepared by Urban Design Partners.



SITE DATA

ACRES: \pm 23.47 AC TOTAL

SITE PIN: 0840-38-64-9038

PINs for POTENTIAL ACQUISITION:
0840-37-96-7111 & 0840-37-66-8524

EXISTING ZONING: RU-5
PROPOSED ZONING: RU-M

DEVELOPMENT SUMMARY

TOTAL DWELLING UNITS \pm 312 DU
SURFACE PARKING PROVIDED \pm 506 SPACES
PARKING RATIO \pm 1.62 SPACES/DU
REQUIRED OPEN SPACE: \pm 1.17 AC
REQ. RECREATIONAL: \pm 0.39 AC

DURHAM UDO SEC. 6.4.1 REQUIRED 5% OF GROSS AREA FOR OPEN SPACE & SEC 7.2.2 ONE THIRD OF RECREATIONAL OPEN SPACE

LEGEND

- MULTIFAMILY APARTMENT BUILDINGS
- AMENITY SPACE/CLUBHOUSE

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
4. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.



734 S. MIAMI BLVD. | CONCEPT PLAN

DURHAM, NC

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MAY 27, 2022

22-RDU-013

555 Fayetteville St. 3rd Floor Raleigh, NC 27601 | urbandesignpartners.com | 919.275.5002

NAI TRI PROPERTIES

AMENITIES

This multifamily site has excellent access to major roadways, downtown Durham, food, parks, and services within close proximity. Below are some of the amenities that can be reached within a short 5 minute drive or less. Within 10 minutes one can enjoy downtown Durham's plethora of foodie finds, breweries, entertainment options including Durham Performing Arts Center and Durham Bulls Athletic Park, and much more.

FOOD

Alpaca Peruvian Chicken
American Hero
Arby's
Bojangles
Burger King
Church's Chicken
Cook Out
Domino's Pizza
El Huarache
Guanajuato Mexican
Home Plate Restaurant
Ichiban Hibachi
Ideal's Sandwich
Ilsa Bonita
J&J Fish & Chicken
Kahlovera Street Tacos
KFC
L&D Grocery & Grill
La Fiesta Club
La Monarca Michoacana Ice Cream
Las Delicias Bar & Restaurant

Little Caesars Pizza
McDonald's
New Japan
Pierro ToGo
Pizza Hut
Pupuseria Dona Laura
Sam's Southern Eatery
Sofia's Pizza
Subway
Taqueria Don Fily
Taqueria Mi Veracruz
The Dog House
TNT Fish & Chicken
Wendy's

PARKS & REC

ABC Store
Autozone
Family Dollar
Russell's Pharmacy
USPS
Walgreens

SERVICES

ABC Store
Autozone
Budget Inn
Family Dollar
First Horizon Bank
Russell's Pharmacy
USPS
Walgreens
Wells Fargo Bank

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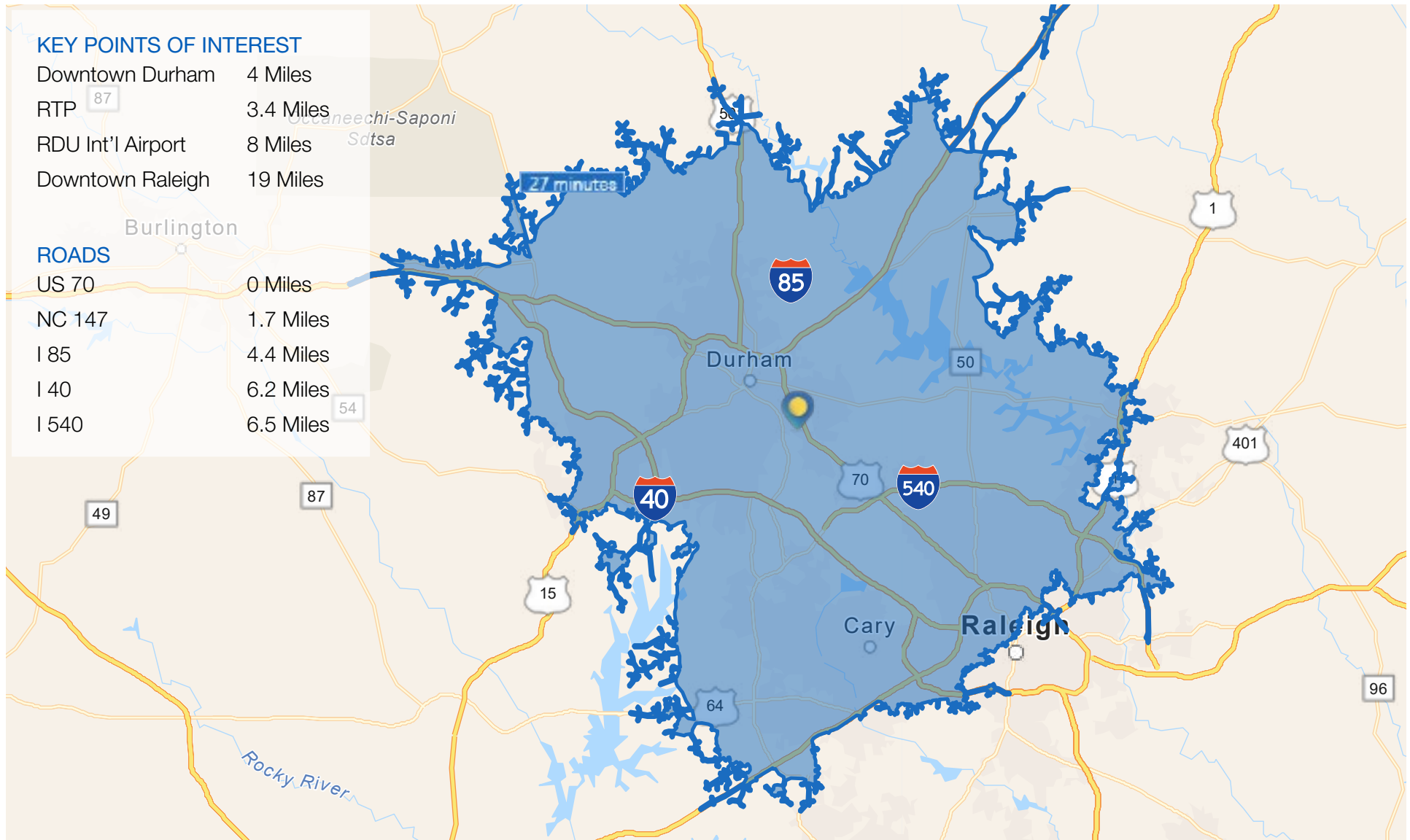
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DRIVE TIME MAP

KEY COMMUTING RADIUS



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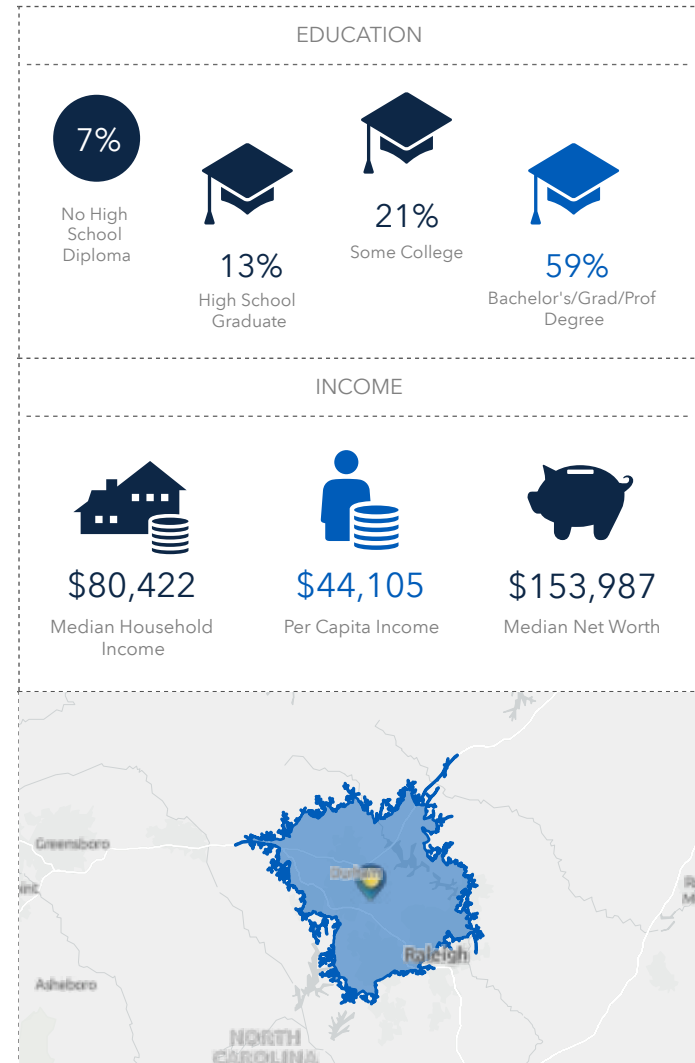
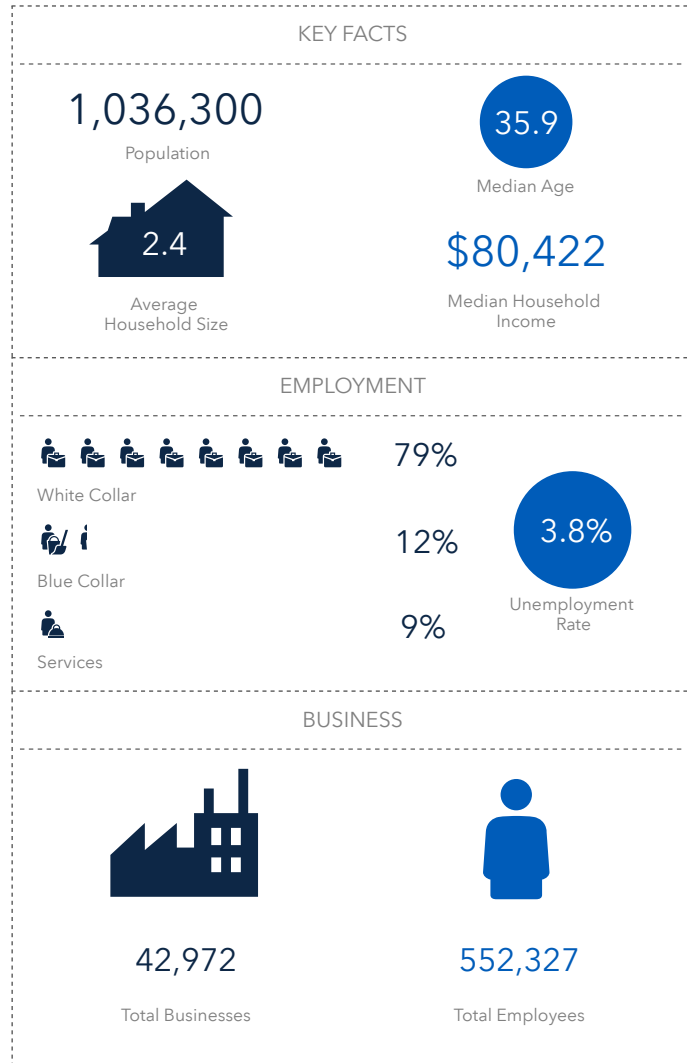
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DEMOGRAPHICS

KEY COMMUTING RADIUS



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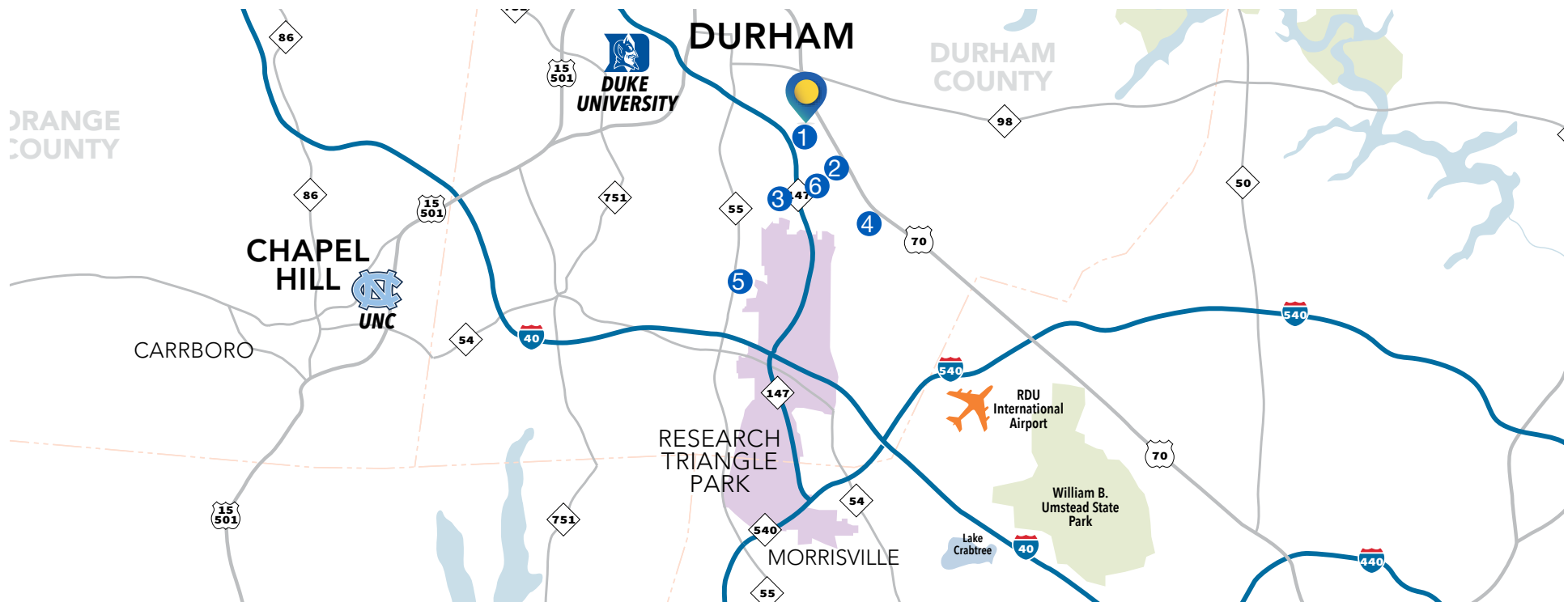
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LOCAL TRANSACTIONS

DURHAM

	LOCATION	CITY	ACRES	LAND SF	SALE \$	SALE DATE	\$/ACRE	\$/SF	ZONING
1	3426 Angier Ave	Durham	167.00	7274520	\$23,000,000	1/12/2022	\$137,724.55	\$3.16	IL
2	1202 S Miami Blvd	Durham	27.57	1200949	\$2,820,000	12/21/2021	\$102,285.09	\$2.35	
3	1431 Ellis Road	Durham	17.01	740956	\$4,016,500	11/1/2021	\$236,125.81	\$5.42	
4	4115 Angier Ave	Durham	18.81	819364	\$1,630,000	9/30/2021	\$86,656.03	\$1.99	200
5	2002 Northeast Creek Pkwy	Durham	20.32	885139	\$2,000,000	5/13/2021	\$98,425.22	\$2.26	IL
6	2812 Glover Rd	Durham	38.77	1688995	\$7,000,000	2/3/2021	\$180,533.39	\$4.14	None



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