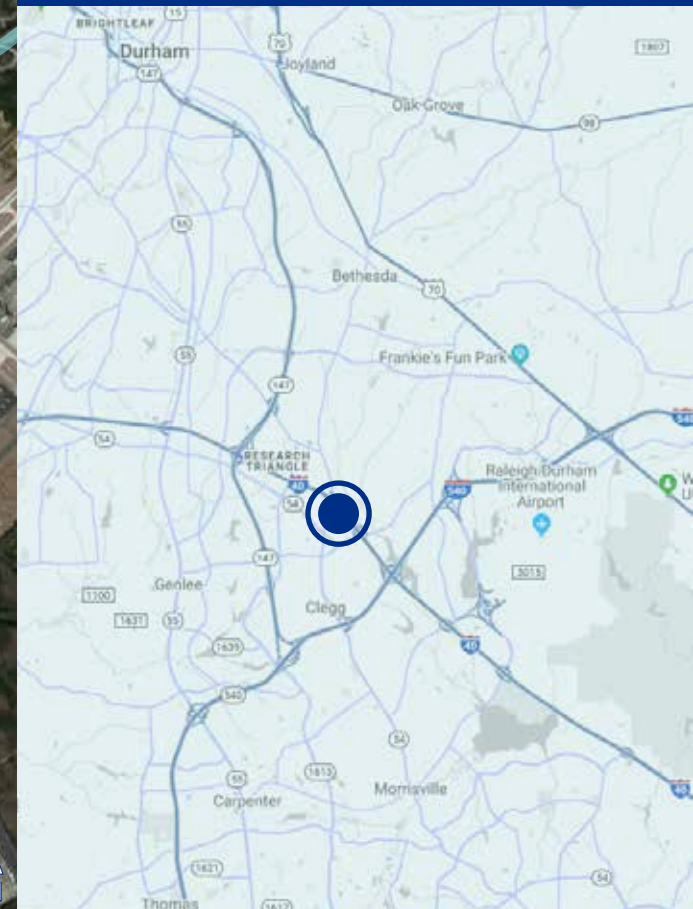
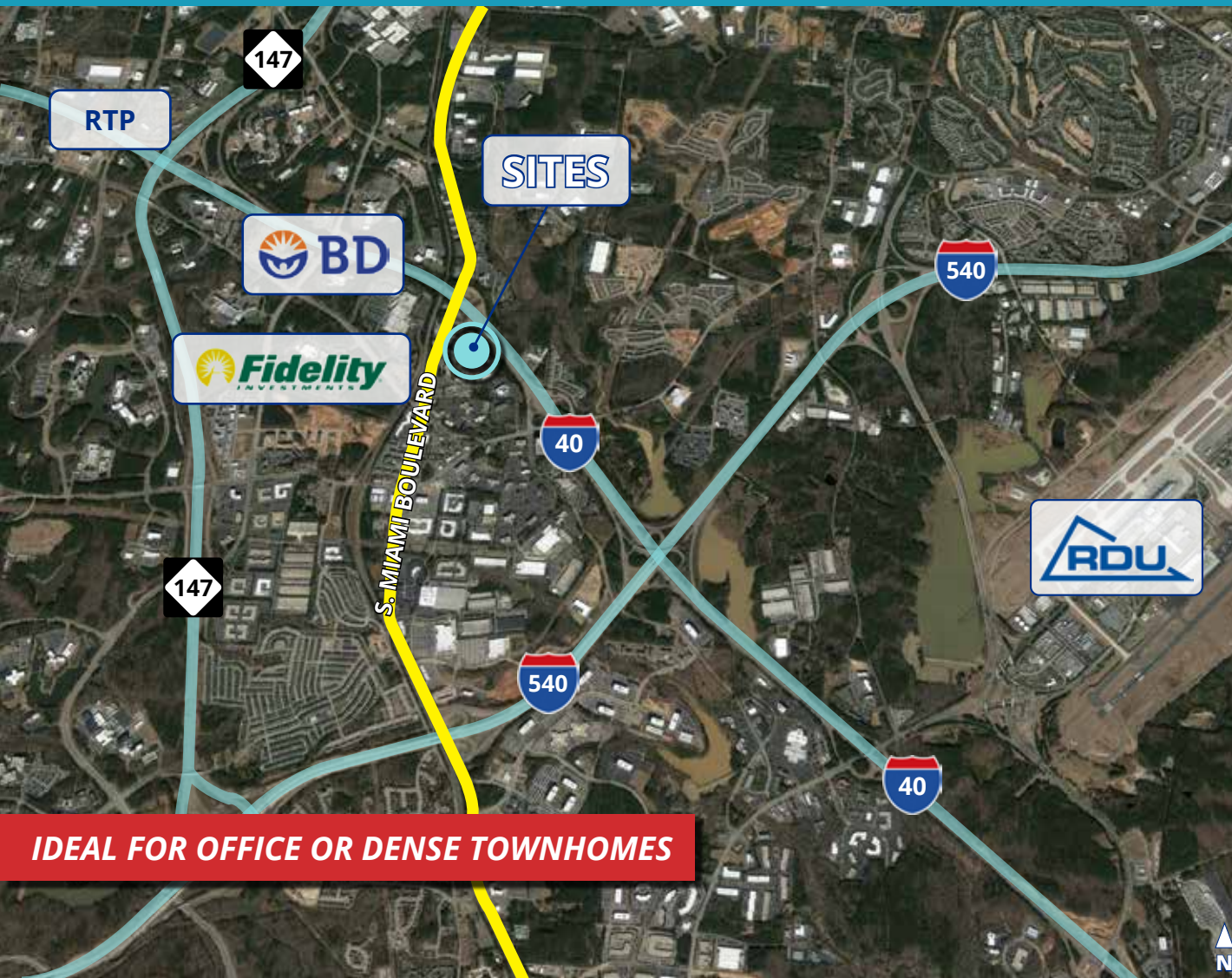


2.09 & 2.92 ACRES  
FOR SALE

**302 & 501**  
**ROYCROFT DRIVE**  
DURHAM, NC 27703



**IDEAL FOR OFFICE OR DENSE TOWNHOMES**

**JIM HARRIS**  
roycroft@trademarkproperties.com  
919.782.5552 direct

**MARCUS JACKSON**  
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Raleigh, NC 27605  
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## ABOUT THE PROPERTY

- 2.09 & 2.92 acres for sale
- Parcels ideal for office or high density townhomes
- Located just off I-40 & S. Miami Boulevard
- 188,000 annual average daily traffic at the intersection
- Exceptional access to Research Triangle Park (RTP) and Raleigh-Durham International Airport (RDU)
- Six points of ingress and egress
- 2,000 feet of frontage on I-40
- Located north of Central Park One & Two, 225,000 square feet of office space
- Central Park is an office business park on approximately 50 acres and 385 hotel rooms in three hotels, plus a Rookie's Sports Bar adjacent to the subject sites. Just outside the border of Central Park, there are two other hotels with 351 rooms
- Numerous restaurants, hotels, and retail shops within immediate area

## 302 ROYCROFT

2.09 ACRES

\$855,000

## 501 ROYCROFT

2.92 ACRES

\$795,000



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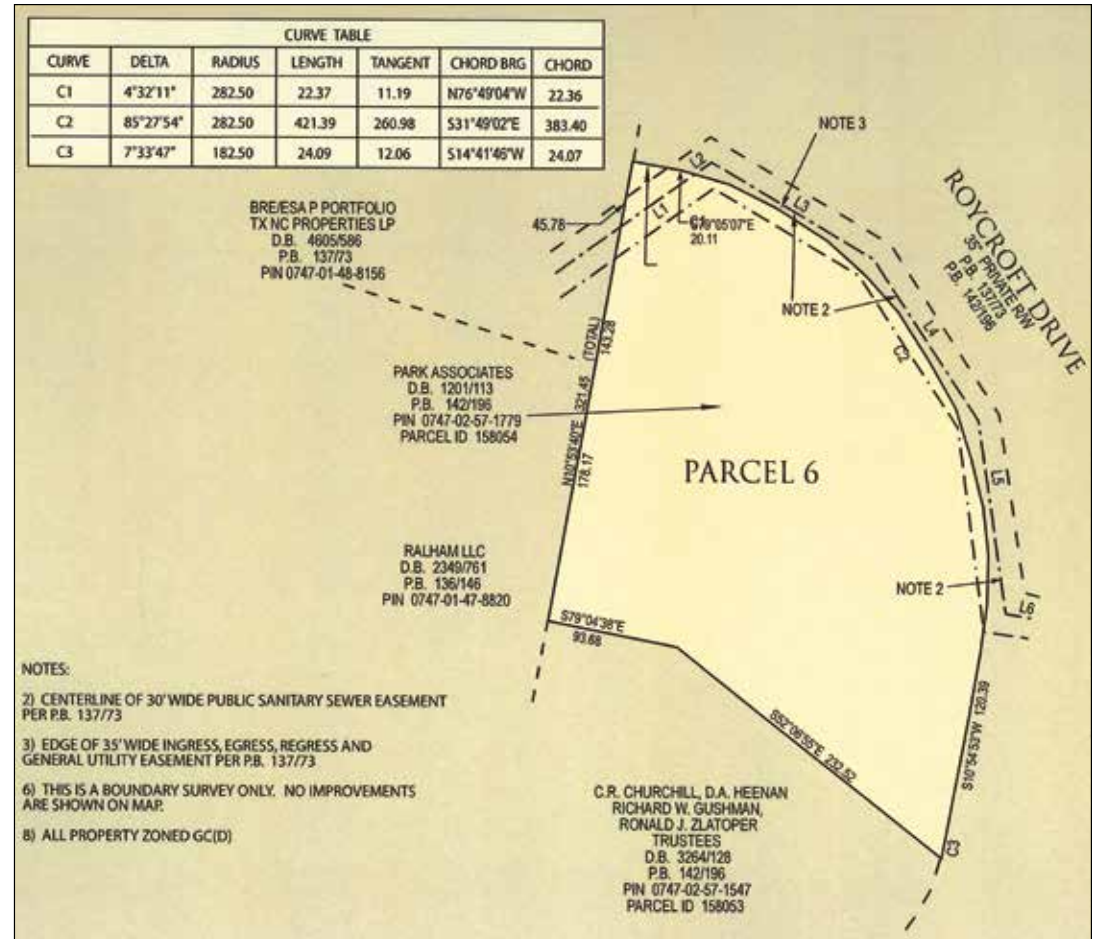
## SURROUNDING AREA

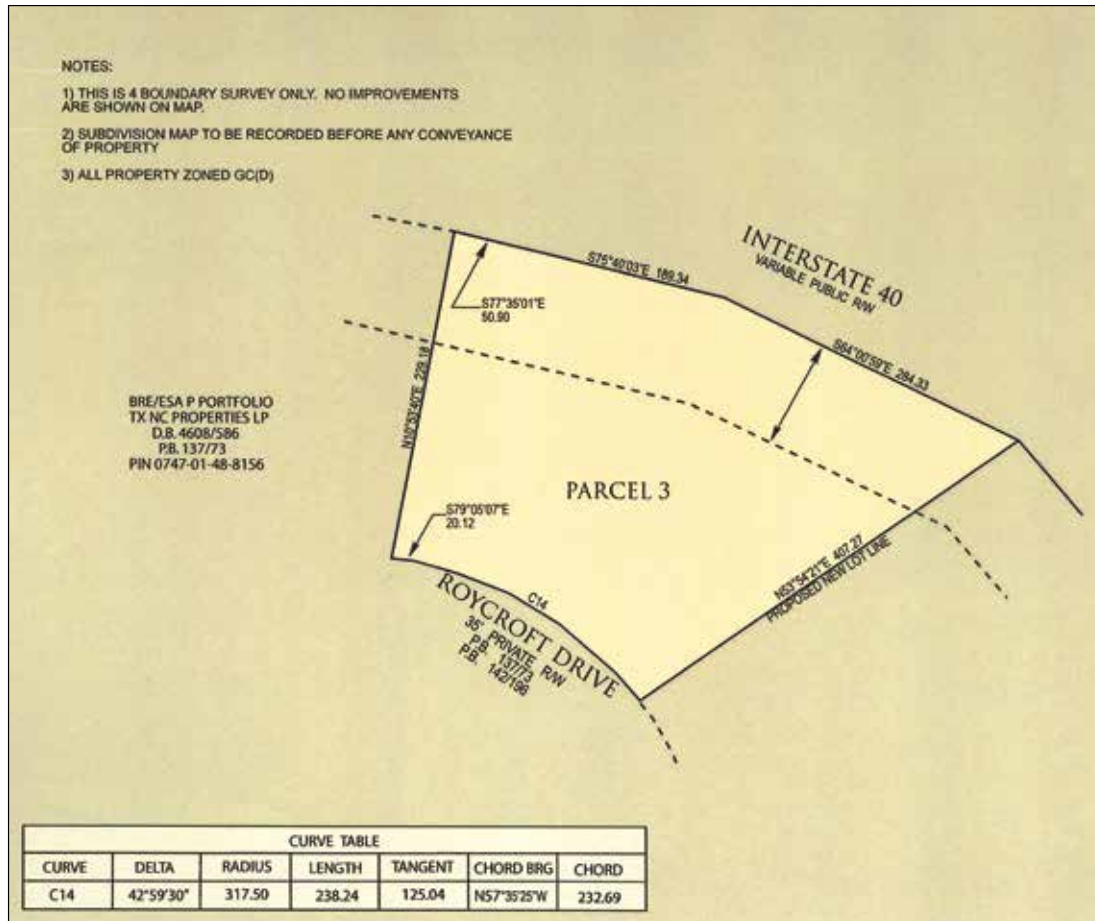
- Davis Park Townes
  - Large scale townhome development
  - Adjacent to Fidelity Investments' headquarters
  - Townhomes starting at \$238,000
- Park Point
  - Former 95-acre site of Nortel Networks of 650,000 SF
  - Will be redeveloped into an office and life science campus
  - Amenities to include: athletic fields, walking trails, on-site service, state-of-the-art fitness center, conference and training center, and 30,000+ SF of indoor/outdoor gathering areas
- New office space could be delivered
- Competitive set buildings (nine million SF) have a vacancy of 6.7% with an average asking rate of \$25.03/SF
- Fidelity Investments employs approximately 3,600 in RTP
- BD employs approximately 300 people in RTP



### 302 ROYCROFT DRIVE (PARCEL 6)

<b>SIZE</b>	2.09 acres or 91,040 SF
<b>LOCATION</b>	Situated along the southern side of Roycroft Drive, directly east to the Extended Stay Hotel
<b>DESCRIPTION</b>	Central Park CC&R's disallow hotel and drive-through restaurant use. Suitable for a large restaurant or office use. Ideal potential site for high density townhomes - the sites are pad ready, which will greatly reduce sitework costs. Rezoning likely needed for residential use.
<b>FRONTAGE</b>	488 feet of frontage on Roycroft Drive, as well as 326 feet of frontage with Parcel 5, which is improved with a 100 space parking lot
<b>UTILITIES</b>	All utilities ready for development
<b>ZONING</b>	GC (D) - general commercial, development plan required with a Major Transportation Corridor (MTC) overlay. Any future development on the parcel will require site plan approval from Durham City/County Planning Department.
<b>SALES PRICE</b>	\$855,000





## 501 ROYCROFT DRIVE (PARCEL 3)

<b>SIZE</b>	2.92 acres or 127,021 SF (1.11 acres in MTC)
<b>LOCATION</b>	North of Roycroft Drive, east of Extended Stay America Hotel
<b>DESCRIPTION</b>	Central Park CC&R's disallow hotel and drive-through restaurant use. Suitable for a large restaurant or office use. Ideal potential site for high density townhomes - the sites are pad ready, which will greatly reduce sitework costs. Rezoning likely needed for residential use.
<b>FRONTAGE</b>	23.8 feet of frontage on Roycroft Drive, with the northern border, or approximately 1.11 acres being located within the 100 foot deep MTC buffer zone
<b>UTILITIES</b>	All utilities ready for development
<b>ZONING</b>	GC (D) - general commercial, development plan required with a Major Transportation Corridor (MTC) overlay. Any future development on the parcel will require site plan approval from Durham City/County Planning Department.
<b>SALES PRICE</b>	\$795,000