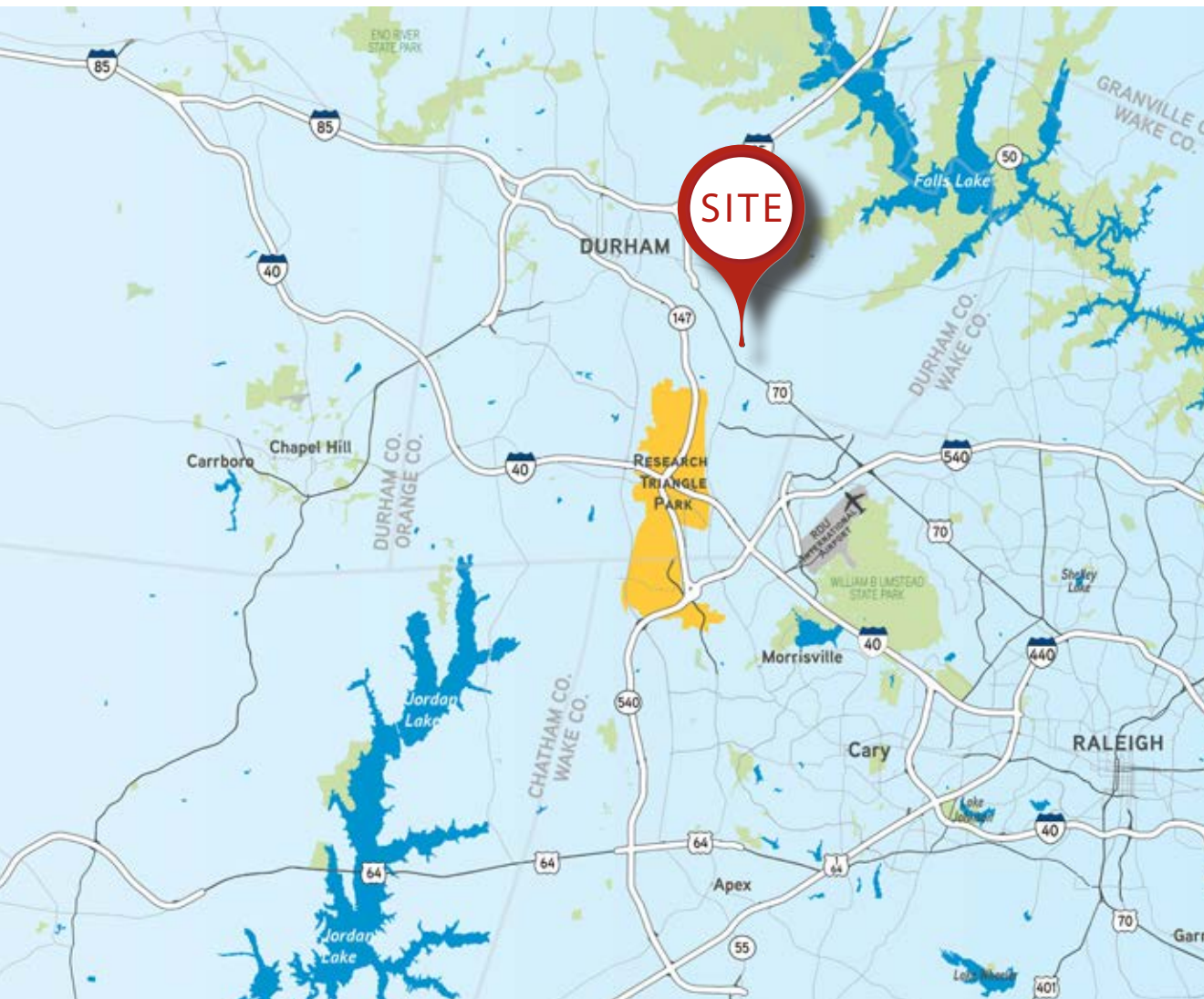




CORNER PAGE LAND FOR DEVELOPMENT

OFFERING MEMORANDUM

3102 E US HWY, DURHAM, NC 27703



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Exclusive Listed By:

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DISCLAIMER AND NOTICE TO BUYER

The information herein is provided "ONLY AS AN INTRODUCTION TO THE PROPERTY". All parties interested in purchasing should base their final decision on the results of their own independent inspection of the property. All parties should satisfy themselves as to the condition of the property with respect to the legal, environmental or physical conditions of the property and title thereto. All financial data provided is given for information purposes and is not guaranteed. All parties should perform their own market feasibility study to determine the soundness of the financial data provided and the physical condition of the property. The Owner, Agent and all parties acting on behalf of the Owner or Agent hereby make no representations as to the accuracy or completeness of the information included in this property profile. Unless provided to the buyer under separate cover, no environmental study has been done for this property. This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice.

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OVERVIEW



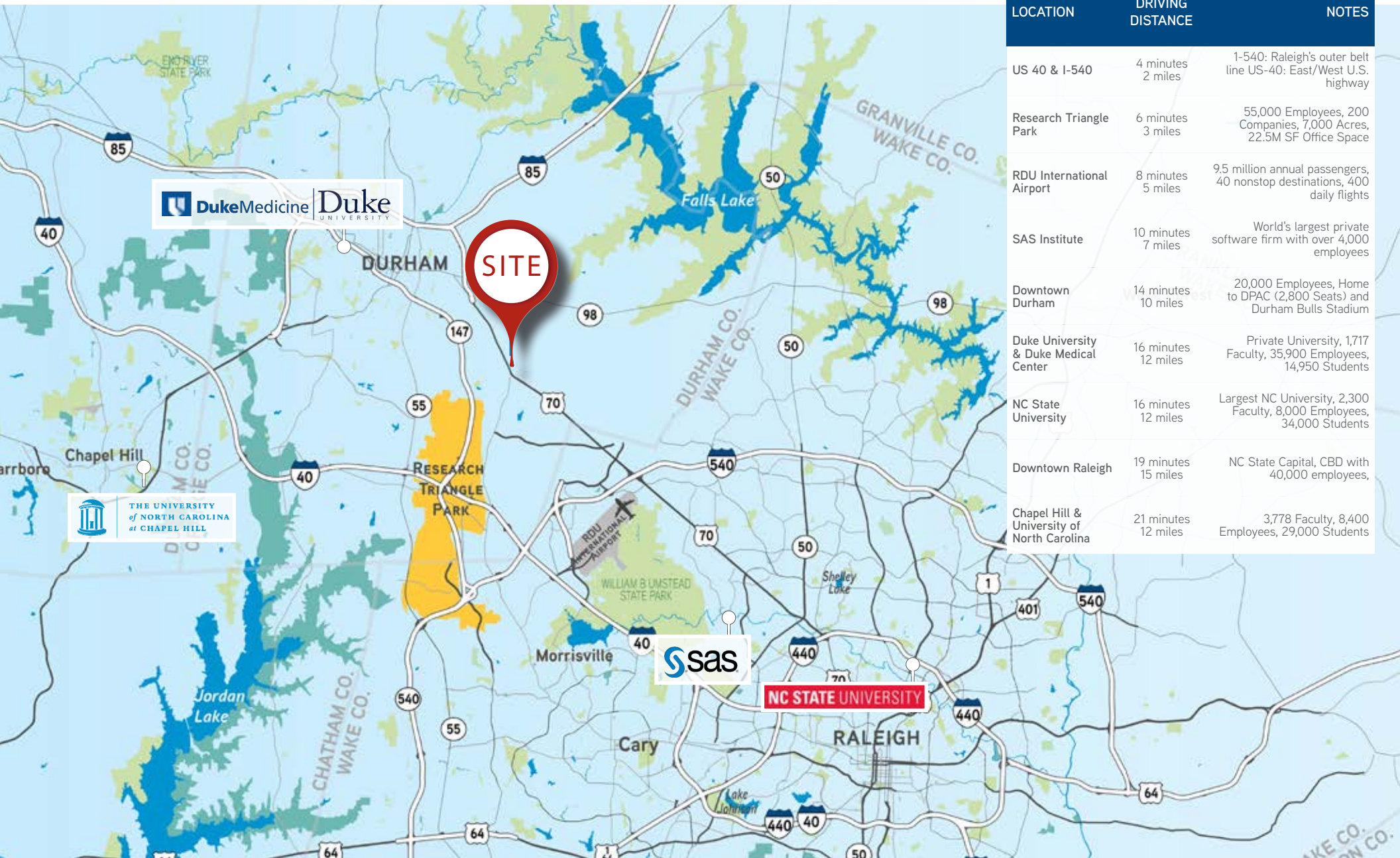
PROPERTY DETAILS

Address	3102 E US 70 HWY
County	Durham
Acreage	±29.12 Acres (±1,268,467.2 SF)
Zoning	Residential and General Commercial
PIN	0759-04-44-9810
Utilities	Water & Sewer Near to Site
Price	\$2,100,000

INVESTMENT SUMMARY

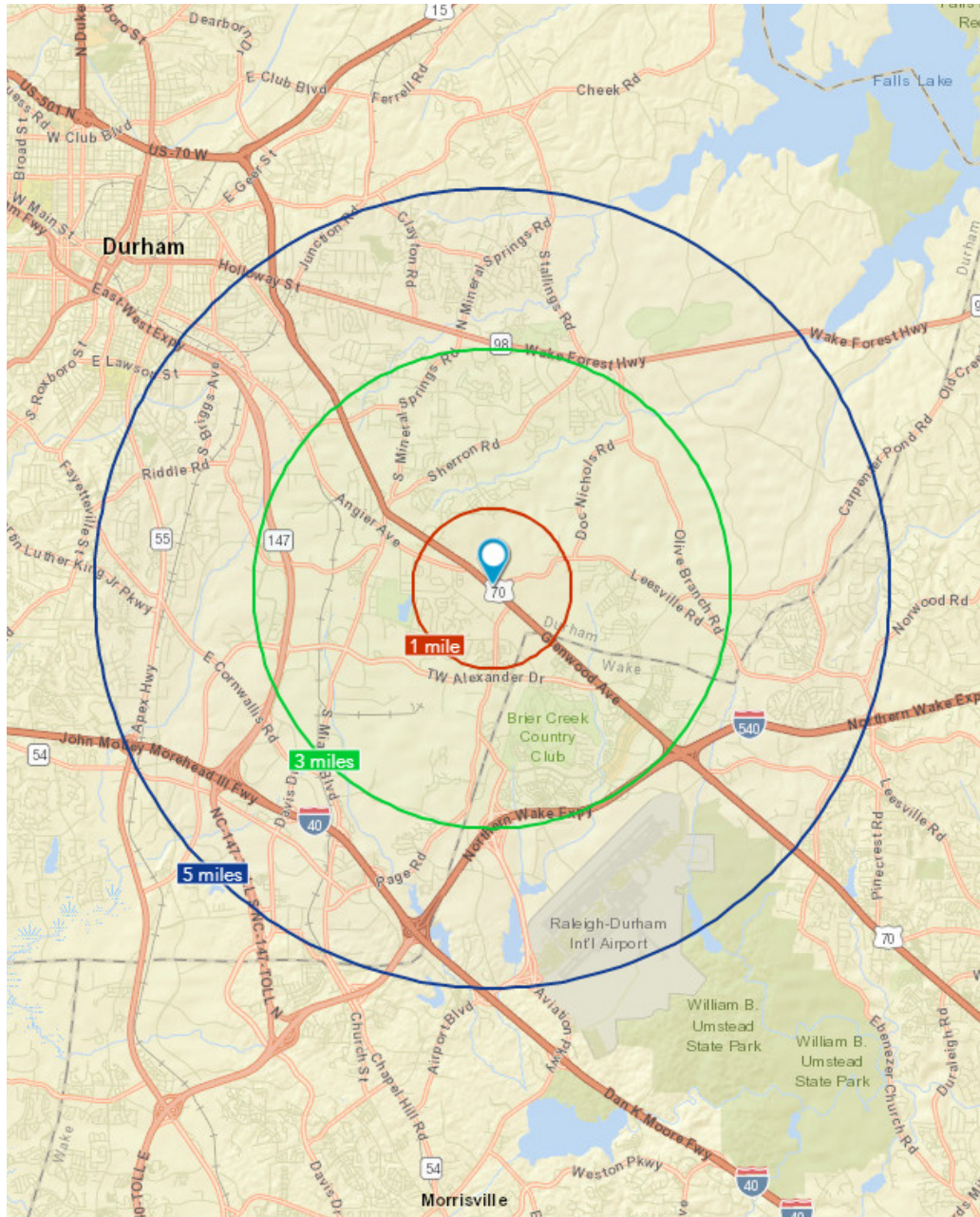
Colliers International is pleased to offer for fee simple sale this tract of land off Hwy. 70 West consisting of 29.11 acres. The Corner Page site is located at the intersection of Hwy. 70 and Leesville Road in Durham County, about two miles west of Brier Creek which has been a highly successful mixed use project with retail, multifamily, single family and a Championship 18 hole golf course at Brier Creek Country Club. This property is ideal for a variety of commercial or residential developments, given its proximity to Brier Creek and high visibility. This property is also located close to Research Triangle Park which is 5 miles away and employs over 50,000 workers. The physical characteristics of the property are valuable with some rolling topography with great frontage along Hwy. 70.

LOCAL MAP



LOCATION	DRIVING DISTANCE	NOTES
US 40 & I-540	4 minutes 2 miles	1-540: Raleigh's outer belt line US-40: East/West U.S. highway
Research Triangle Park	6 minutes 3 miles	55,000 Employees, 200 Companies, 7,000 Acres, 22.5M SF Office Space
RDU International Airport	8 minutes 5 miles	9.5 million annual passengers, 40 nonstop destinations, 400 daily flights
SAS Institute	10 minutes 7 miles	World's largest private software firm with over 4,000 employees
Downtown Durham	14 minutes 10 miles	20,000 Employees, Home to DPAC (2,800 Seats) and Durham Bulls Stadium
Duke University & Duke Medical Center	16 minutes 12 miles	Private University, 1,717 Faculty, 35,900 Employees, 14,950 Students
NC State University	16 minutes 12 miles	Largest NC University, 2,300 Faculty, 8,000 Employees, 34,000 Students
Downtown Raleigh	19 minutes 15 miles	NC State Capital, CBD with 40,000 employees,
Chapel Hill & University of North Carolina	21 minutes 12 miles	3,778 Faculty, 8,400 Employees, 29,000 Students

AERIAL & DEMOGRAPHICS



1 Mile



\$68,783

Median Household Income



\$39,554

Per Capita Income



\$129,910

Median Net Worth

3 Miles



\$70,842

Median Household Income



\$41,454

Per Capita Income



\$108,457

Median Net Worth

5 Miles



\$67,183

Median Household Income



\$35,083

Per Capita Income



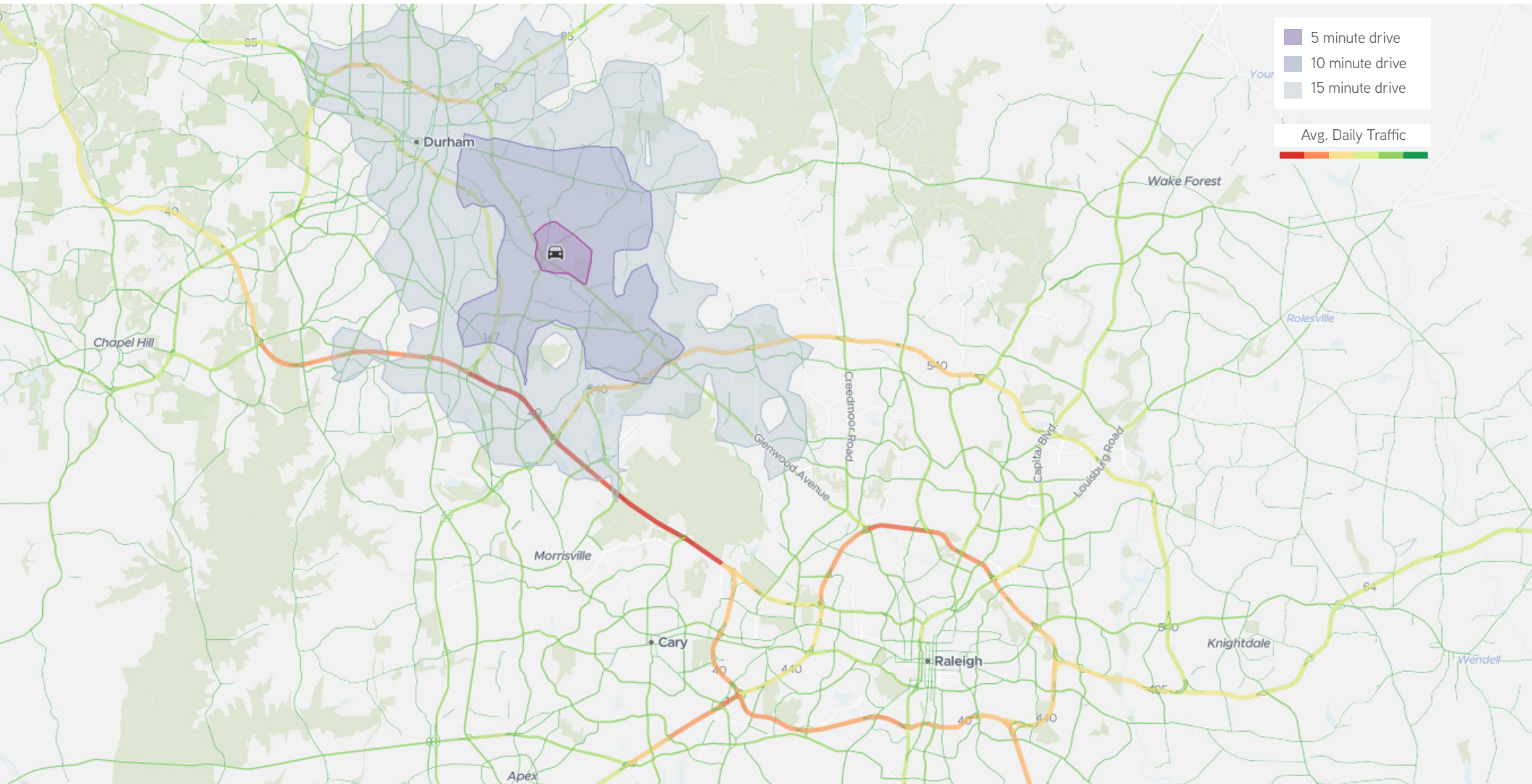
\$99,717

Median Net Worth

PROPERTY ANALYSIS

UNPARALEDLED ACCESSIBILITY

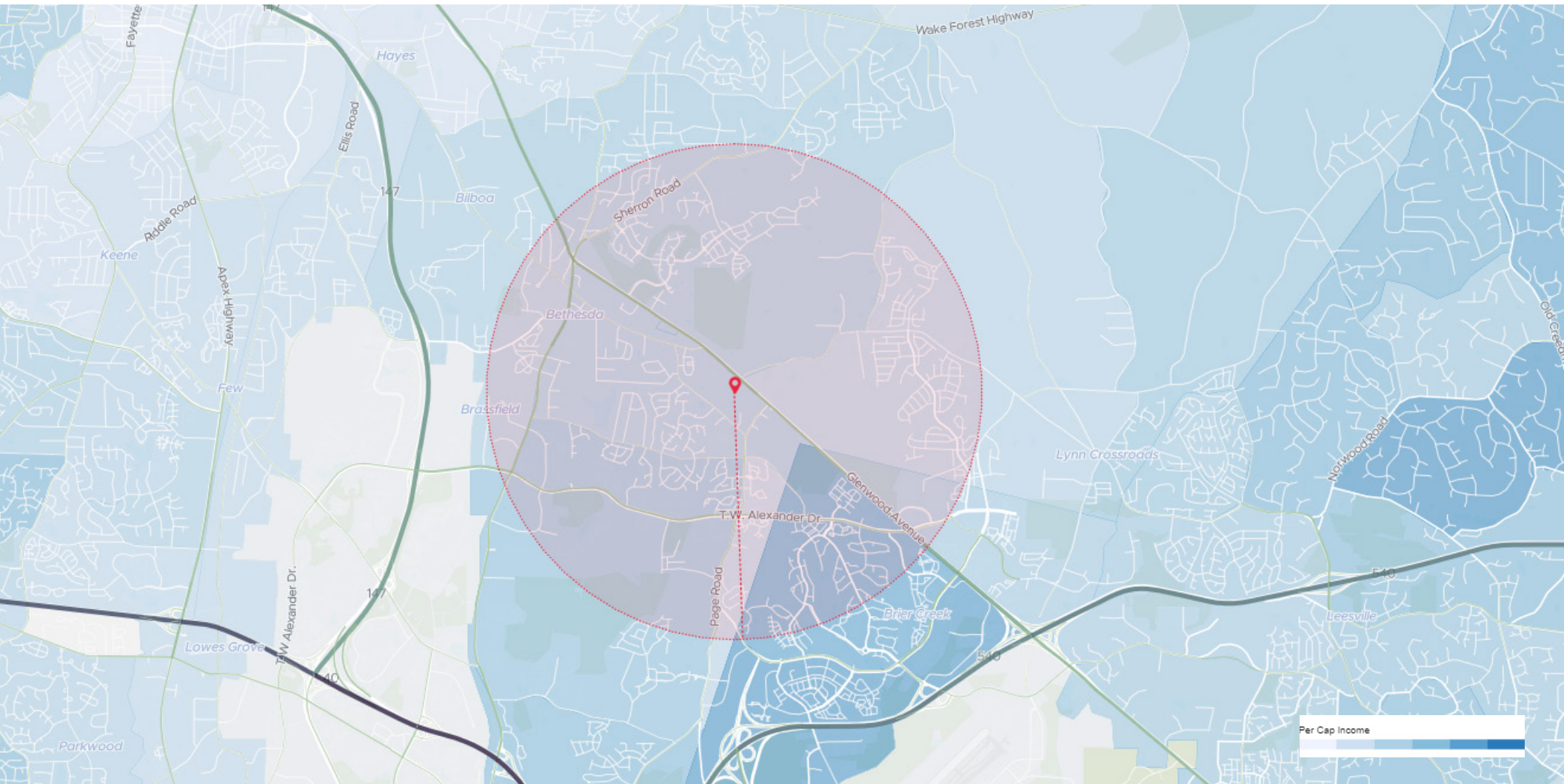
The property benefits from fantastic accessibility to Durham, Northwest Raleigh, and Research Triangle Park, giving potential residents access to numerous jobs and educational options. Additionally, the immediate area surrounding Corner Page Rd benefits from some of the least congested traffic patterns in the Triangle.



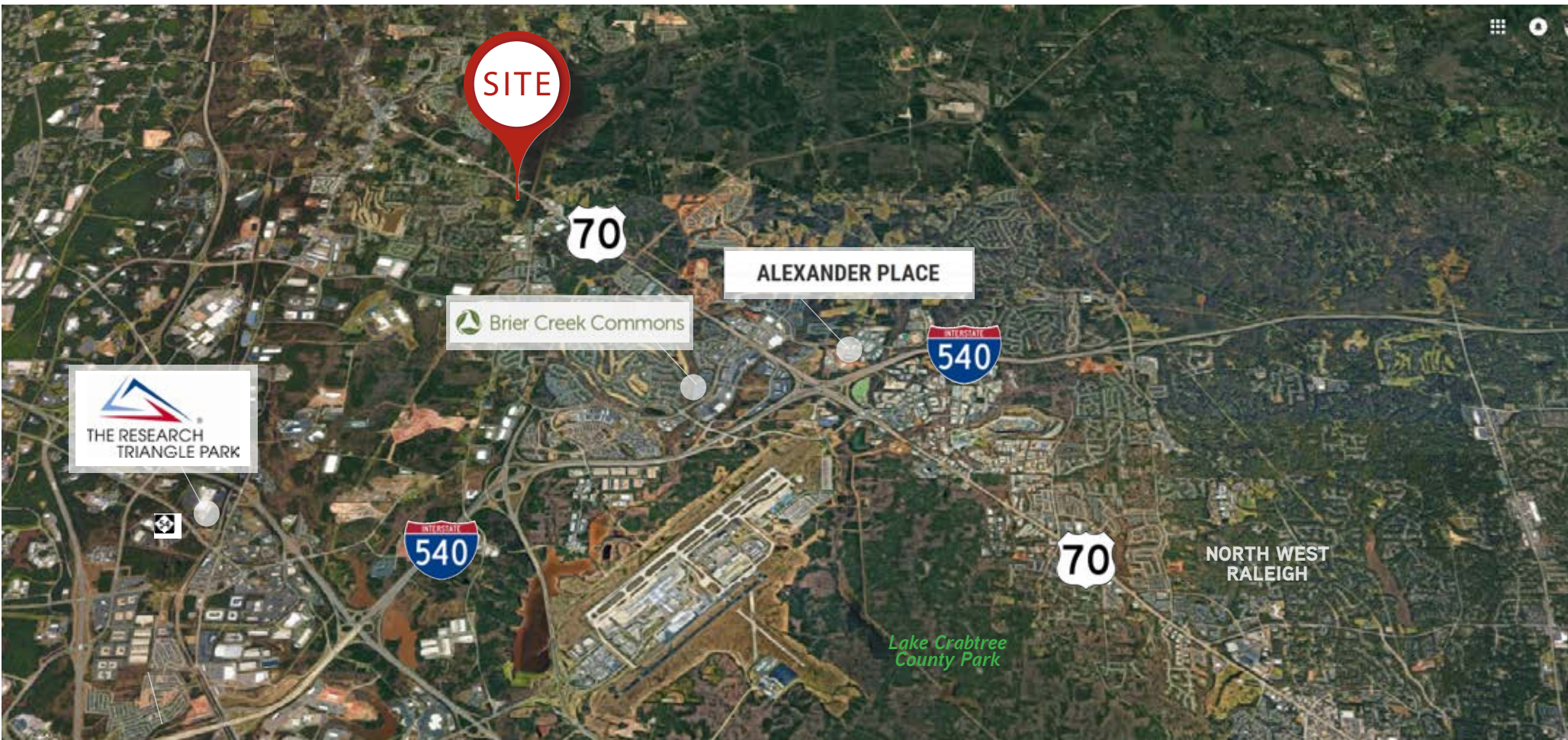
PROPERTY ANALYSIS

STRONG DEMOGRAPHICS & JOB POTENTIAL

The median household income within 2 miles of the property is a strong \$67,677 and the median net worth is \$132,681. Additionally, there are over 224,000 jobs within a 15 minute drive of the property.



LOCAL AMENITIES



BRIER CREEK COMMONS
733,755 SF Retail



ALEXANDER PLACE
515,214 SF Retail



RDU INT'L AIRPORT

400 daily flights | 9.5 million annual passengers | 40 nonstop destinations



RESEARCH TRIANGLE PARK

7,000 acre R&D Park | 200 companies | 55,000 employees



BRIER CREEK



CREEKSIDE
by BETHPAGE
55+ Active Senior Community
4350K+ Single Family Homes

hhgregg
petco

Walmart

Tanera
SUBWAY
RED ROBIN
Starbucks
McDonald's

ROSS
DRESS FOR LESS
DICK'S
SPORTS GOODS
Michaels
STAPLES

Lowes

TARGET
BJ's
REGAL

BRIER CREEK
CORPORATE CENTER
802,500 SF Office

RDU INTERNATIONAL
AIRPORT
400 daily flights | 9.5 million
annual passengers | 40
nonstop destinations

GLOBE CENTER
850,000 SF
Office/Distribution

Earth Fare
the healthy supermarket

COTTAGES AT
BRIER CREEK
\$300K+ Townhomes

LENOX AT BRIER
CREEK
\$250K+ Townhomes

MEADOWS AT
BRIER CREEK
96-Unit Senior
Living Apartments

WORLD TRADE PARK
135,000 SF
Office/Distribution

ALEXANDER OFFICE
PARK & WAKE MED
HEALTHPLEX
205,000 SF Office

3 Mile Radius

SITE

PROXIMITY TO BRIER CREEK

±2 miles away from Brier Creek, Corner Page offers all the conveniences of Brier Creek without the traffic.

Brier Creek is a rapidly growing 2,000 acre, award-winning, master-planned, mixed-use development. Retail and commercial amenities surround affluent neighborhoods in the geographic and demographic center of the Triangle Region. Brier Creek's unique characteristics and high desirability have caused it to emerge as its own sub-market, attracting high-end country clubs, office tenants, and retailers.

RESEARCH TRIANGLE PARK



THE HEART OF TECHNOLOGY DRIVEN ECONOMY

The Corner Page Site is 10 minutes south of Research Triangle Park (RTP), one of the oldest and largest science parks in North America. It is comprised of 7,000 acres and 200 companies with 42,000 full time knowledge workers and 10,000 contract employees with an average salary of \$73,000. Major employers in the metro area include Duke University and Medical Center, University of North Carolina, IBM, GlaxoSmithKline, SAS Institute, Cisco Systems, Syngenta, RTI International and Credit Suisse. Employers continue to be attracted to Research Triangle Park because of the rich recruitment pool, relatively low costs, and superb amenities.

RTP is currently undergoing exciting redevelopment and re-imagination including:



100 acres purchased for \$17M for "RTP Village Center", new tract provides space \$2 billion urban makeover with 6 million SF of new development.



The Frontier is the first park renovation. This 120,000 SF building is the "largest open innovation center" in the nation.



Purchased acreage creates the potential of 150,000 new jobs, residential units, retail and hospitality developments.



Funding received for planning the commuter rail project that would extend from Durham to Garner through RTP.



200 COMPANIES | 55,000 EMPLOYEES+ | 7,000 ACRES | 22.5M SF

RTP VILLAGE CENTER RENDERINGS



SURROUNDING NEIGHBORHOODS



2018 HOUSING MARKET DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average Household Income	5,481	39,221	90,624
Average Home Value	\$240,526	\$316,865	\$250,020
Median Home Value	\$224,741	\$241,705	\$204,095

PARCEL INFO



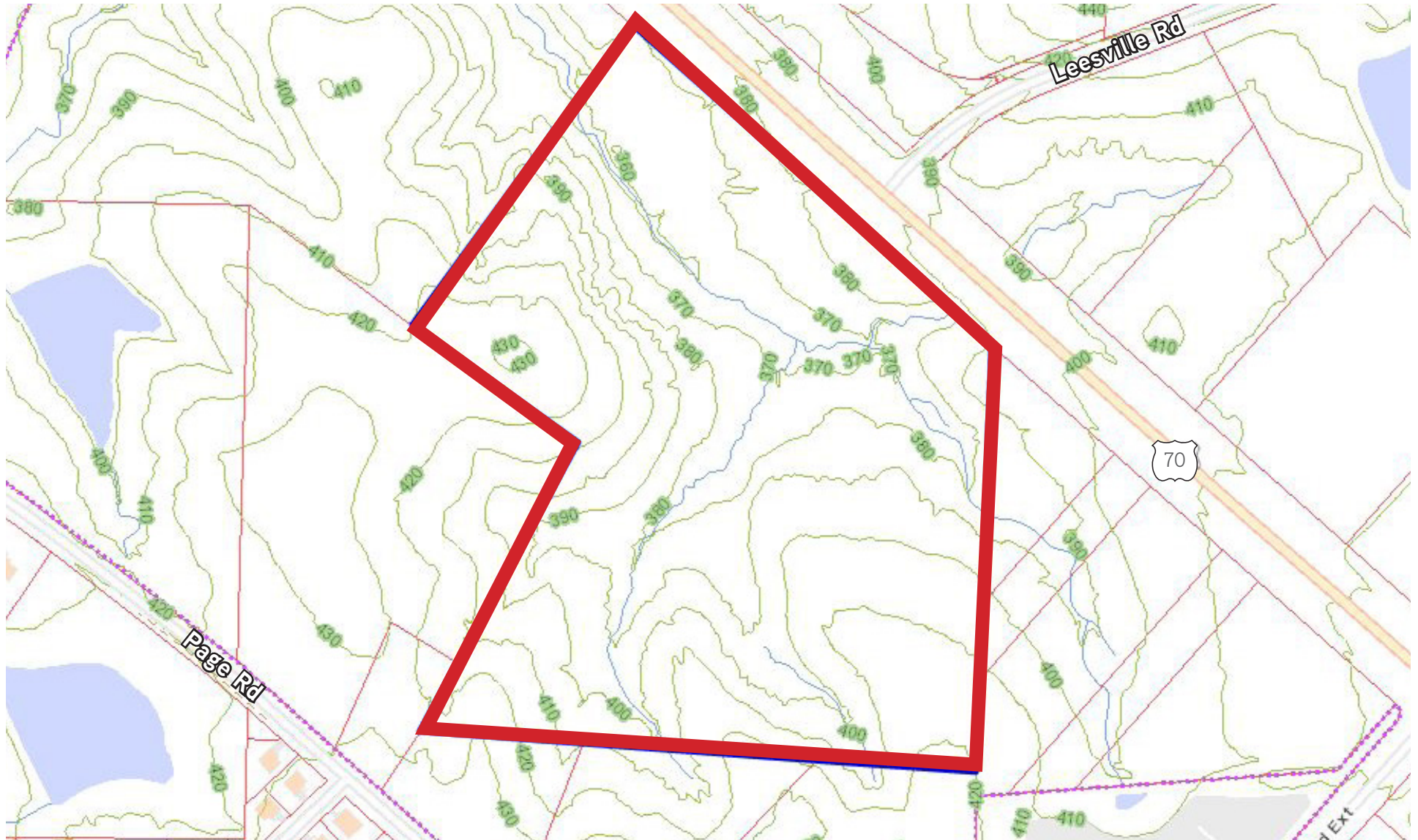
PARCEL INFORMATION

PARCEL ID	164089
PIN	0759-04-44-9810
OWNER NAME	NEW PAGE GROUP
OWNER ADDRESS	2913 RYTON CT
OWNER CITY	RALEIGH
OWNER ZIP	27613
LAND USE DESCRIPTION	VACANT COMMERCIAL

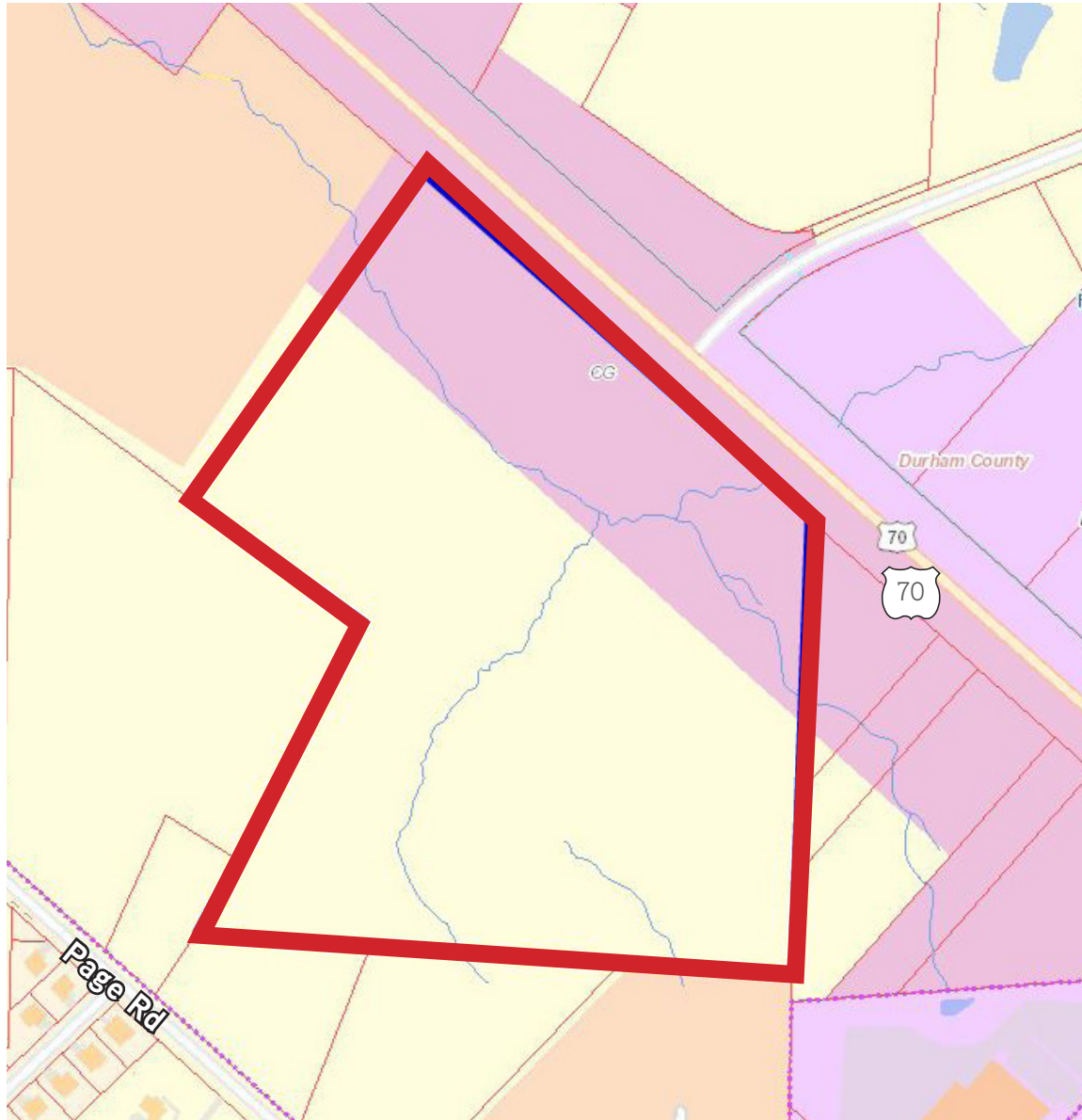


TOPOGRAPHY

10 FEET



ZONING



COMMERCIAL GENERAL (CG)

The CG District is used to implement the Comprehensive Plan within those areas shown as part of the Rural, Suburban, Urban, or Compact Neighborhood Tiers.

RURAL RESIDENTIAL (RR)

This district is used to implement the Comprehensive Plan within those areas shown as the Rural Tier. Lands within other Tiers that have existing RR zoning are acknowledged; however, such lands may be rezoned to more intensive zoning districts consistent with the Comprehensive Plan.



CORNER PAGE LAND FOR DEVELOPMENT

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