



LEESVILLE ROAD

OLIVE BRANCH ROAD



OLIVE BRANCH *estates*

±46 CONTIGUOUS ACRES NORTH OF BRIER CREEK
PRIME RESIDENTIAL OPPORTUNITY IN DURHAM, NORTH CAROLINA



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±46 CONTIGUOUS ACRES NORTH OF BRIER CREEK: *PRIME RESIDENTIAL OPPORTUNITY IN DURHAM, NORTH CAROLINA*

Jones Lang LaSalle, a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for Olive Branch Estates (the “Property”), a ±46 gross acre residential development opportunity in the fast-growing, highly sought-after Brier Creek area of the Triangle region. The Property is a unique offering with access along Olive Branch Road – and only a 20-minute drive to both the thriving Downtown Raleigh and unique Downtown Durham. The immediate area has experienced significant single-family growth in the past several years, with successful communities such as Andrews Chapel (\$320,000 - \$450,000+), active adult Fendol Farms (\$368,000 - \$434,000+) and Carolina Arbors by Del Webb (\$260,000 - \$500,000+) achieving strong pricing and robust absorption.



CAROLINA ARBORS BY DEL WEBB.
ACTIVE ADULT COMMUNITY
PRICED FROM UPPER \$200S TO \$500S.

FENDOL FARMS
ACTIVE ADULT COMMUNITY
PRICED FROM \$368S TO \$434S

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OLIVE BRANCH ROAD

ADDRESS

1604 Olive Branch Road
Durham, NC 27703

CURRENT ZONING

RR (Residential Rural District)

COUNTY PINS

Durham County:
0769-02-69-3797

ENTITLEMENTS

4 Residential Units Per Acre

MUNICIPALITY

Durham County

CURRENT USAGE

Vacant, wooded land

GROSS ACREAGE (Approx)

46 acres

AVAILABILITY

Available Immediately

FRONTAGES (Approx)

1,500' Olive Branch Church Road

PRICING

Unpriced

WILLIAM B. UMSTEAD STATE PARK

RDU INTERNATIONAL AIRPORT
15 MINUTES

PINE HOLLOW MIDDLE SCHOOL

ALEXANDER PLACE SHOPPING CENTER
(WALMART, DICKS, KOHL'S)

BRIAR CREEK COUNTRY CLUB
PRICED FROM \$415S TO \$900K
PRICED FROM \$320K TO \$450K

SYCAMORE CREEK ELEMENTARY SCHOOL

WAKEMED BRIAR CREEK HEALTHPLEX
(7 MINUTES)

ANDREWS CHAPEL
PRICED FROM \$320K TO \$450K

AVERA PLACE
PRICED FROM \$150K TO \$450K

MONTESSORI SCHOOL OF RALEIGH
(MIDDLE/UPPER)

CAROLINA ARBORS BY DEL WEBB. ACTIVE ADULT COMMUNITY
PRICED FROM UPPER \$200K TO \$500K

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FENDOL FARMS ACTIVE ADULT COMMUNITY
PRICED FROM \$368K TO \$434K

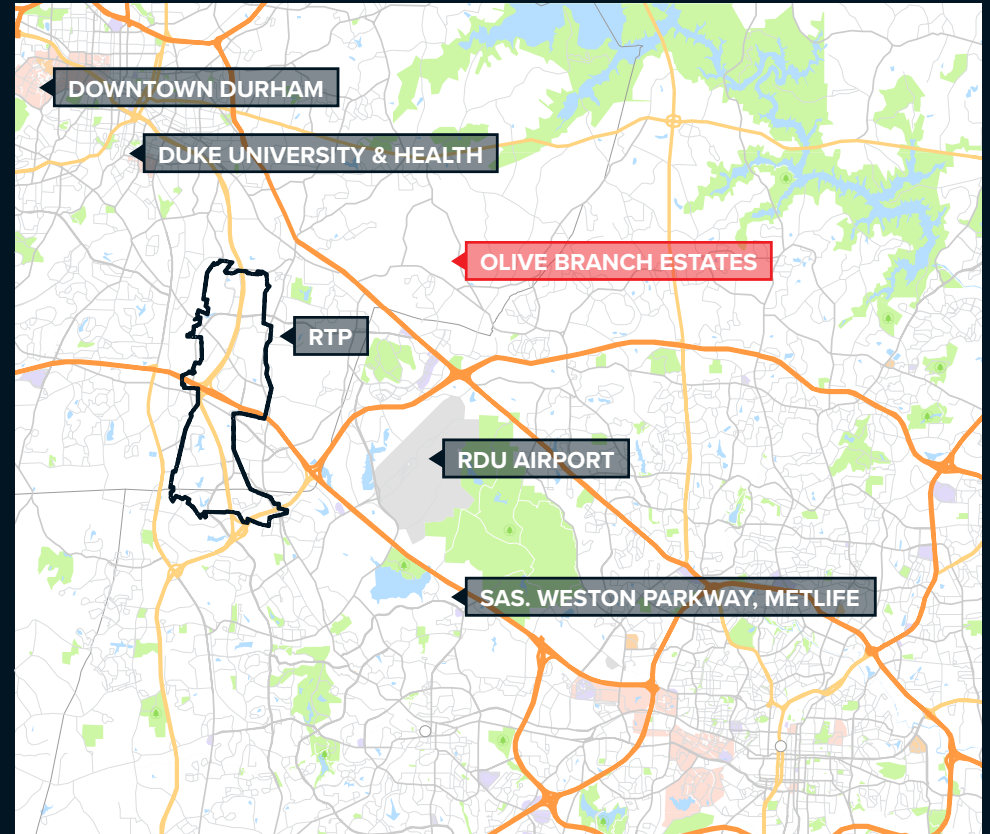
15 MINS FROM RTP
(50K EMPLOYEES)
20 MINS FROM DOWNTOWN DURHAM
(40K EMPLOYEES)

DESIRABLE BRIER CREEK LIFESTYLE

The Property is conveniently located seven minutes from the highly amenitized Brier Creek area that offers more than 2MSF of desirable retail. Known as a local residential and retail hub equidistant from Downtown Raleigh and Downtown Durham, the Brier Creek area enjoys stellar access to both of the region's urban cores and to the globally recognized Research Triangle Park (50,000 employees) economic engine. With over 16.5 million people visiting annually, the area has recently been ranked among the fastest-growing cities in America and Forbes rated Raleigh #2 and Durham #13 for Best Places for Business and Careers in 2018.

STRONG NEARBY EMPLOYMENT NODES

Olive Branch Estates is strategically located in the growing Brier Creek neighborhood, with excellent access to major area employers. Research Triangle Park (RTP) is the major employment center in the area and is advantageously located just fifteen minutes from Olive Branch Estates. The park is one of the largest of its kind in the nation, housing an estimated 50,000 employees and 250 companies including multiple Fortune 500 firms like IBM, Lenovo, BASF, Cisco Systems, DuPont, Fidelity Investments and GlaxoSmithKline. Additionally, major nearby employers include Duke University (~27,000 employees and students), Duke University Hospital (over 2.0 million patients annually), and University of North Carolina at Chapel Hill (~13,000 faculty and staff members).



TOP 10
BEST PLACES TO LIVE
US News 2018

62
NEW RESIDENTS A DAY
DUE TO NET MIGRATION
Wake County Demographics, 2018

16.5 M
VISITORS PER YEAR
Visit Raleigh, 2017

Nº 2
BEST CITY FOR
TECH JOBS
Forbes

AREA DEMOGRAPHICS

RADIUS	3-Mile	5-Mile	7-Mile
2018 Population	2,187	20,522	60,101
Census Population (2000)	1,868	14,895	45,123
Avg Household Income	\$94,659	\$92,187	\$83,850
Median Household Income	\$88,240	\$70,868	\$65,048
% White Collar Workers	70.7%	67.4%	65.4%
% College or Higher Education	66.4%	66.7%	64.9%
Avg. Household Size	2.4	2.4	2.4
Median Age	43.3	41.9	39.7

Source: Regis



DUKE HOSPITAL
+2.0M PATIENTS ANNUALLY

DUKE UNIVERSITY
27,000 EMPLOYEES AND
STUDENTS

OLIVE BRANCH ESTATES

RDU INTERNATIONAL AIRPORT
12.8M PASSENGERS ANNUALLY

RTP
50,00 EMPLOYEES

NC STATE UNIVERSITY
+ 43,000 EMPLOYEES AND
STUDENTS

DOWNTOWN RALEIGH
50,000 EMPLOYEES

The property is well-located near crucial transportation corridors of I-540 and Highway-70. These connectors provide excellent access to the areas most dense employment nodes including Research Triangle Park, Downtown Raleigh, Downtown Durham, Duke University and Duke Hospital, North Carolina State University, and more.

GLOBALY RECOGNIZED
R&D-FOCUSED RESEARCH
TRIANGLE PARK
(50,000+ employees)

IBM **CISCO**

Fidelity Investments

UTILITY INFRASTRUCTURE

The site is currently located outside of the Durham City limits. In order to have utilities serve the site, the buyer would need to go through the City of Durham Annexation and Utility Extension Agreement. Both the Annexation and Utility Extension Agreement will require approval from the City Council.

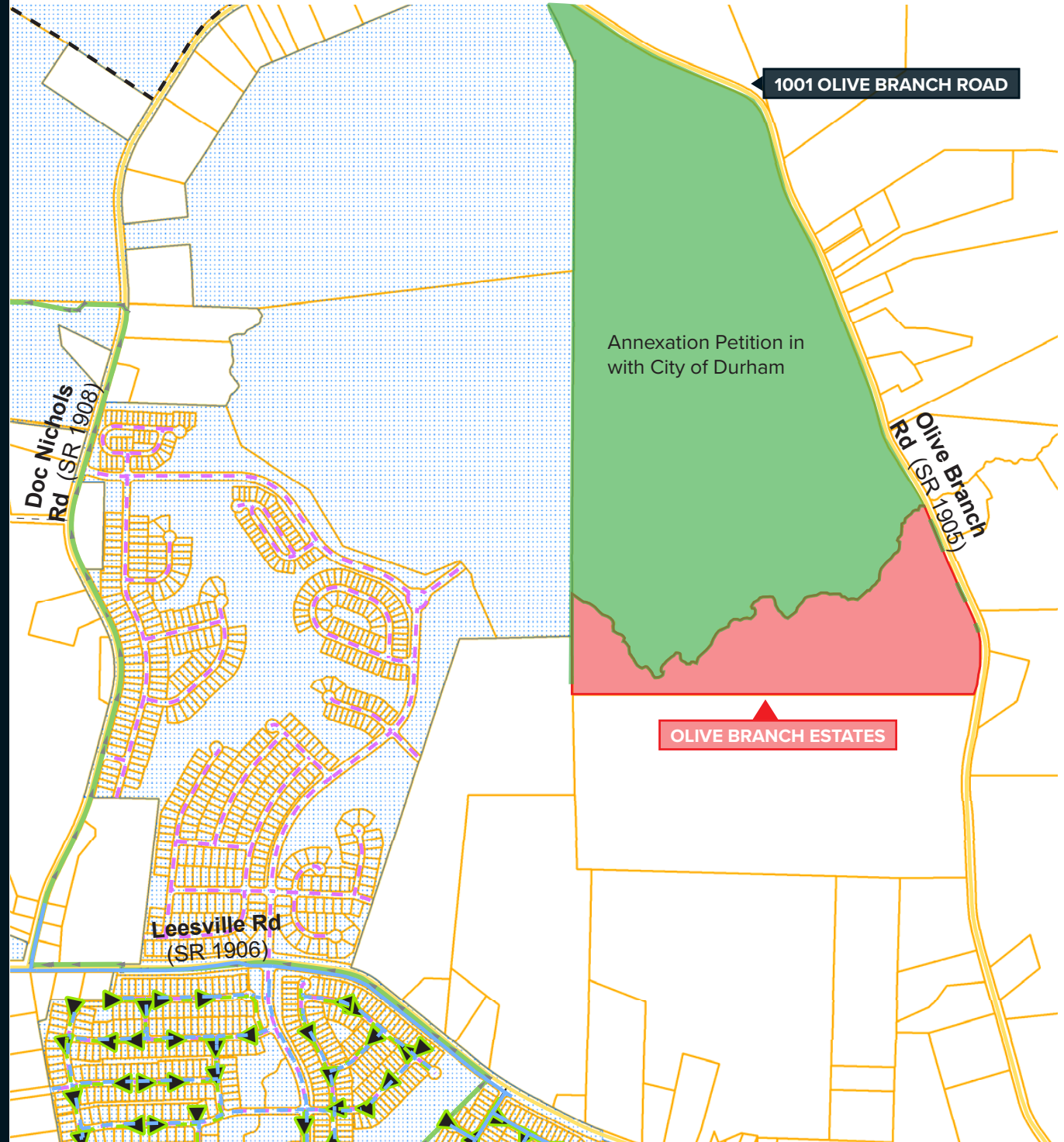
There is currently an annexation petition for a residential development nearby at 1001 Olive Branch Road. The annexation petition and extension agreement for this project have not been submitted yet to the City Council agenda for approval. This is the first step in the Development process in the City of Durham.

Water

Per City of Durham, water extensions would be required to serve Olive Branch Estates. According to recent conversations with City of Durham public utilities, there must first be discussions with the City and studies undertaken to understand what other water improvements need to be done to be able to serve the site.

Sewer

About two miles of utility extensions would be required to serve Olive Branch Estates. Also, the completion of a City's regional pump station is required. A request would need to be submitted to the City of Durham to know what the required utility extensions would be.



SEWER LINE

WATER LINE

ANNEXATION PETITION IN WITH CITY OF DURHAM



DOWNTOWN RALEIGH
(50K EMPLOYEES)

**PINE HOLLOW
MIDDLE SCHOOL**

RDU INTERNATIONAL AIRPORT
15 MINUTES

**SYCAMORE CREEK
ELEMENTARY SCHOOL**

**MONTESSORI
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