

# GRADED COMMERCIAL PADS FOR SALE

## CENTRAL PARK MASTER PLANNED BUSINESS COMMUNITY

302 AND 501 ROYCROFT DRIVE

DURHAM, NC 27709





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302 AND 501 ROYCROFT DRIVE  
DURHAM, NC 27709

## PROPERTY HIGHLIGHTS & SITE AERIAL

- Located at the intersection of I-40, and NC 54/Miami Blvd.
- 160,000 vehicles pass the intersection daily
- Within the Central Park 50 acre master planned community with 255,000 SF of office space and 385 hotel rooms in three hotels, plus a Rookie's restaurant and sports bar adjacent to subject sites. Just outside the border of Central Park, there are two other hotels with 351 rooms
- Six points of ingress and egress
- Exceptional access to the airport and Research Triangle Park
- 2,000 feet of frontage on I-40 within the Central Park master plan
- Central Park is controlled and managed by a set of CCR's, which does not enable hotel development or drive-through window oriented restaurants on the subject sites

### SALES PRICES:

ADDRESS	SITE	ACREAGE	PRICE
501 Roycroft	Site 3	2.92	\$875,000
302 Roycroft	Site 6	2.09	\$675,000
TOTAL		5.01	\$1,550,000



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## PARCEL 3 INVESTMENT SUMMARY

### PARCEL 3

Fee simple title  
2.92 acres (inclusive of 1.11 acres in MTC)  
North side of Roycroft Drive  
Durham, North Carolina 27560

### LOCATION

Parcel 3 is situated along the northern border of the Park directly east and adjacent to the Extended Stay America Hotel.

### DESCRIPTION

Parcel 3 totals 2.92 acres (inclusive of 1.11 acres in the MTC). This site could accommodate a 5,000 to 9,000 SF restaurant with seating for between 120 and 250 individuals, or approximately 20,000 to 30,000 SF of office or office distribution space.

### SITE AREA

2.92 acres or 127,021 SF (inclusive of 1.11 acres in the MTC)

### FRONTAGE

The site possesses 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.

### UTILITIES

Parcel 3 is ready for immediate development with all utilities available to the site.

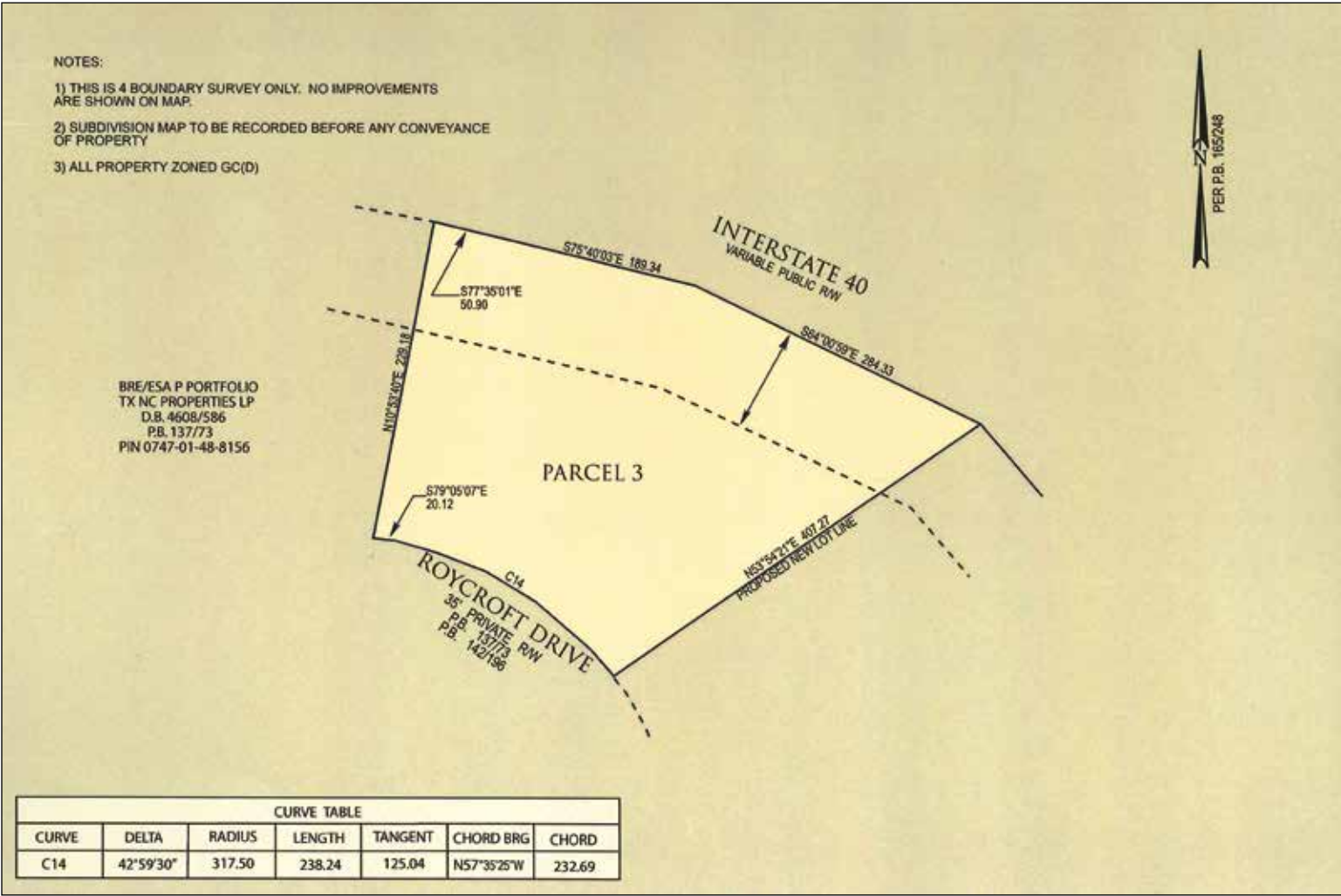
### ZONING

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.

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## PARCEL 3 SURVEY



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## PARCEL 6 INVESTMENT SUMMARY

### PARCEL 6

Fee simple title  
2.09 acres  
South of Roycroft Drive  
Durham, North Carolina 27560

### LOCATION

Parcel 6 is situated at the center of the Park directly east/adjacent to the three-story Extended Stay America Hotel and a seven-story Homewood Suites Hotel. Parcel 6 is bound by Roycroft Drive to the north and east, the Extended Stay America and Homewood Suites Hotel to the west and the 100 space Central Park West remote parking lot to the south.

### DESCRIPTION

Parcel 6 totals 2.09 acres. This site could accommodate a 5,000 to 9,000 SF restaurant with seating for between 120 and 250 individuals, or approximately 20,000 to 30,000 SF of either office or office distribution space.

Parcel 6 abuts Parcel 5 to the south which is improved with a 100 space parking facility. Per an existing easement agreement between the hours of 6:01 p.m. and 2:59 a.m. on the following day the Parcel 5 parking lot can be utilized on a non-exclusive basis by other Central Park II owners.

### SITE AREA

2.09 acres or 91,040 SF

### FRONTAGE

The site possesses 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.

### UTILITIES

Parcel 6 is ready for immediate development with all utilities available to the site.

### ZONING

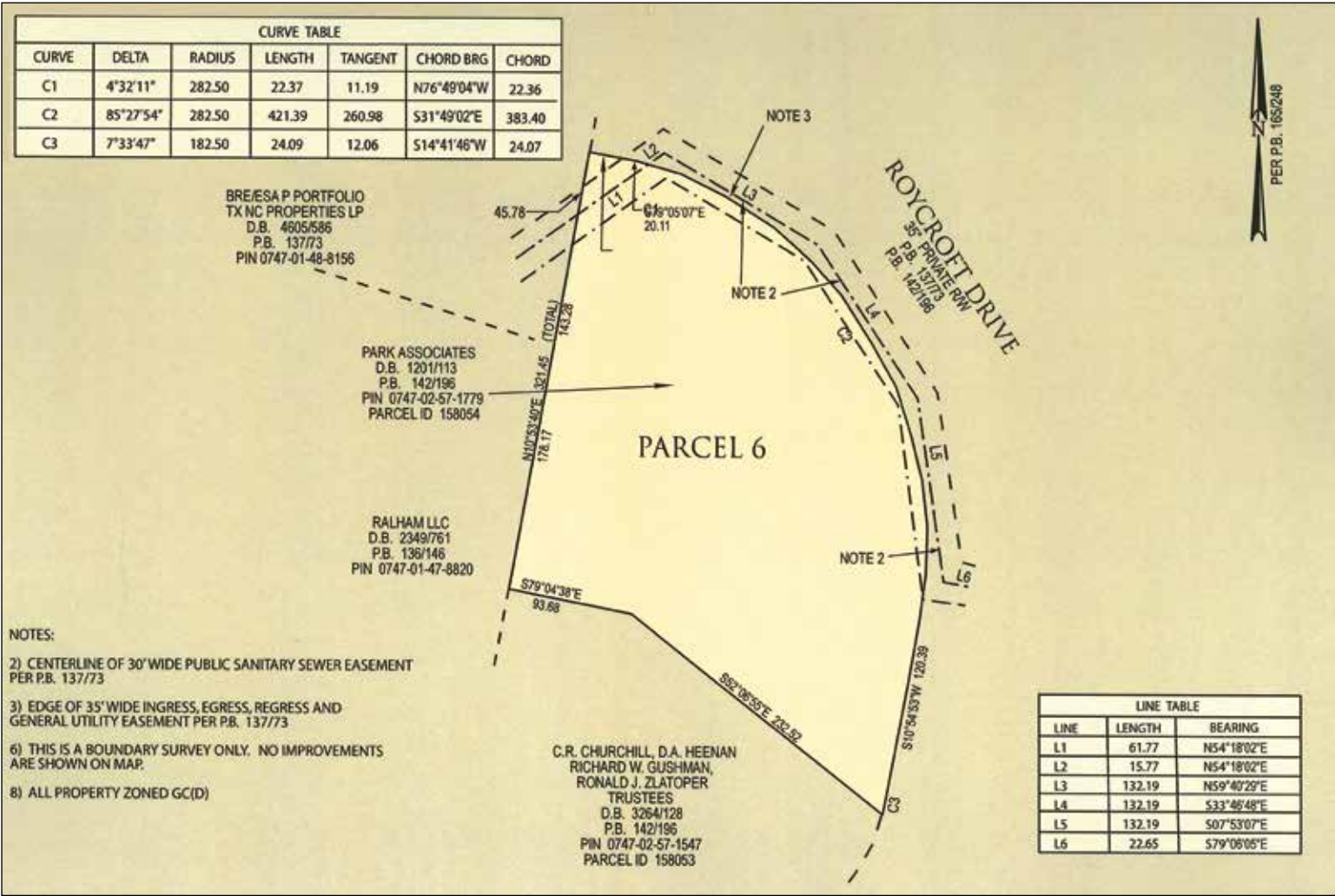
GC (D), (general commercial, development plan required). Any future development on a parcel will require site plan approval from the Durham City/County Planning Department.



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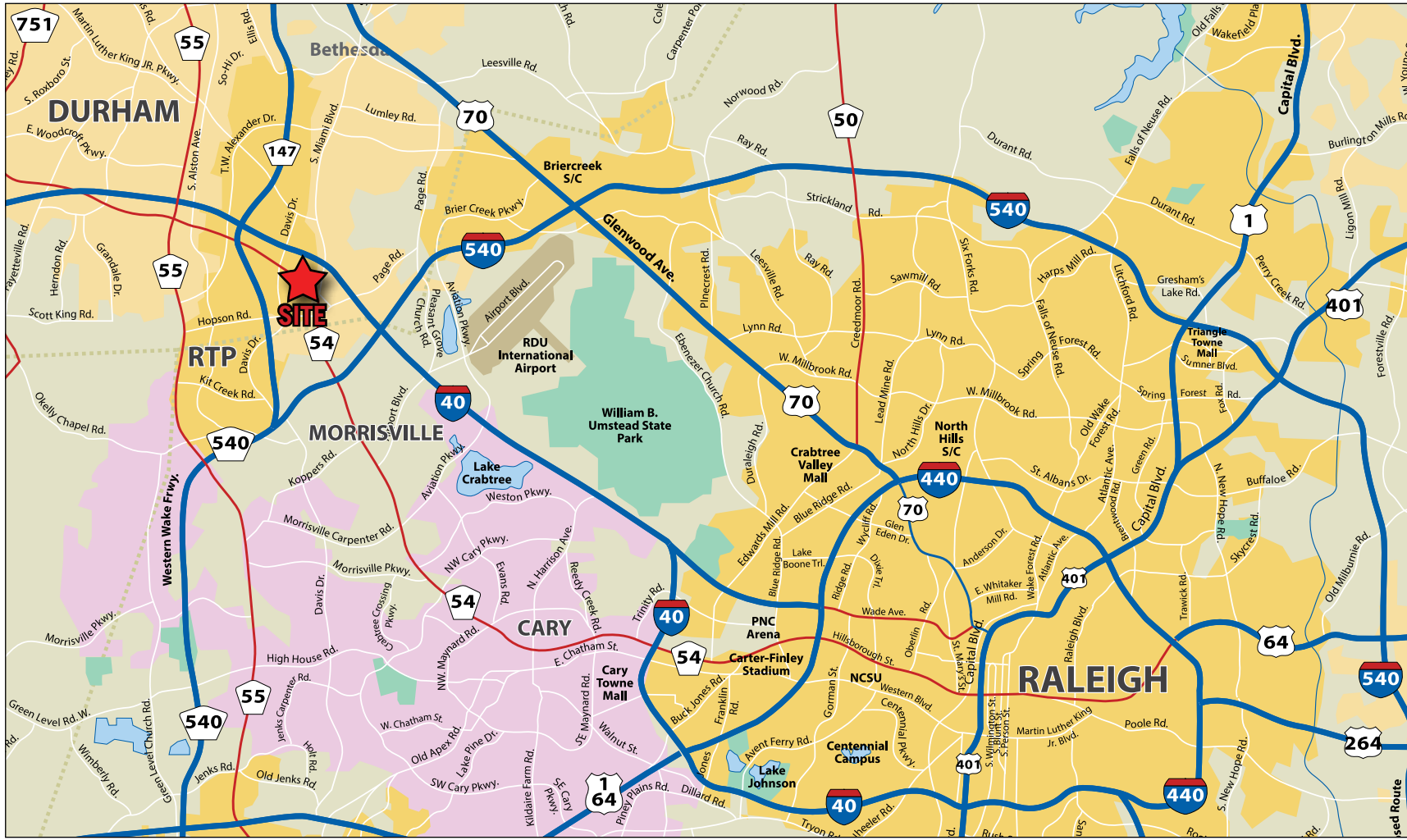
## PARCEL 6 SURVEY



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## LOCATION MAP



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