

# Property Map & List Report

Properties

Avg. SF

Avg. Vacancy

Avg. Asking Rent/SF

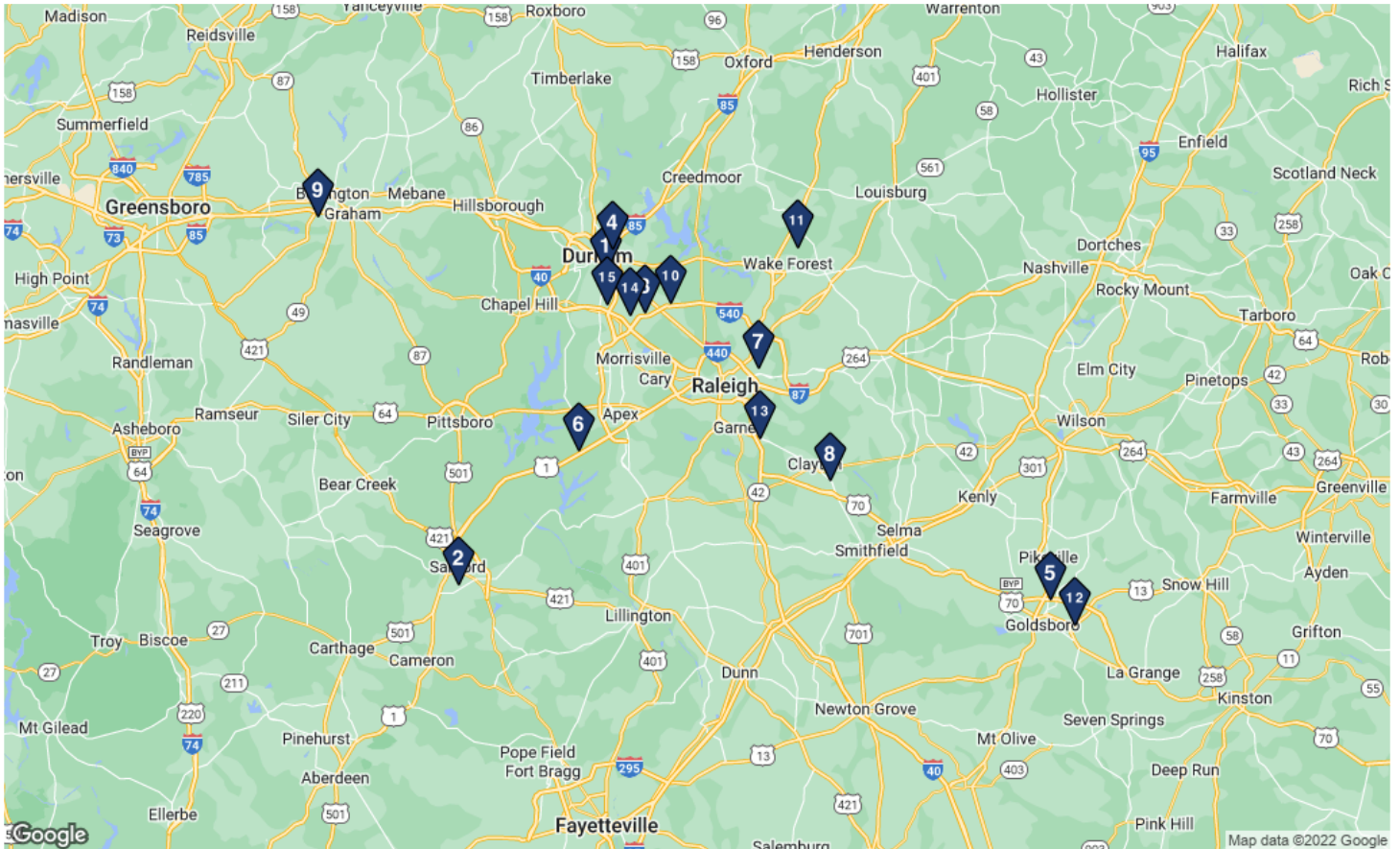
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## PROPERTY LOCATIONS








## PROPERTY SUMMARY STATISTICS

Property Attributes	Low	Average	Median	High
Building SF	-	-	-	-
Floors	-	-	-	-
Typical Floor	-	-	-	-
Vacancy	-	-	-	-
SF Available	-	-	-	-
Avg. Asking Rent/SF	-	-	-	-
Sale Price	\$260,000	\$1,368,803	\$1,250,000	\$4,200,000
Cap Rate	-	-	-	-
Year Built	-	-	-	-
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.1	★ ★ ★ ★ ★ 2.0	★ ★ ★ ★ ★

# Property Map & List Report

	Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
1	<a href="#">2450 Riddle Rd</a>  Durham, NC 27703	Land	-	-	-	-	-	\$1,250,000	-
2	<a href="#">Vacant land conve...</a>  2917 Airport Rd Sanford, NC 27332	Land 	-	-	-	-	-	\$260,000	-
3	<a href="#">Prime Investment...</a>  Globe Rd Morrisville, NC 27560	Land 	-	-	-	-	-	\$750,000	-
4	<a href="#">330 N Hardee Street</a>  330 N Hardee St Durham, NC 27703	Land	-	-	-	-	-	\$4,200,000	-
5	<a href="#">Industry Court</a>  Industry Ct Goldsboro, NC 27530	Land 	-	-	-	-	-	\$375,000	-
6	<a href="#">8404 James Rest...</a>  New Hill, NC 27562	Land	-	-	-	-	-	\$450,000	-
7	<a href="#">3940 New Bern Ave</a>  Raleigh, NC 27610	Land 	-	-	-	-	-	\$1,500,000	-
8	<a href="#">400 S Tech Park Ln</a>  Clayton, NC 27520	Land	-	-	-	-	-	\$2,689,500	-
9	<a href="#">Multiple Tracts in Air...</a>  VL Anthony Rd Burlington, NC 27215	Land 	-	-	-	-	-	\$1,591,745	-
10	<a href="#">8840 Westgate Park...</a>  8840 Westgate Park Dr Raleigh, NC 27617	Land 	-	-	-	-	-	\$875,000	-
11	<a href="#">1313 N White St</a>  Wake Forest, NC 27587	Land 	-	-	-	-	-	\$1,999,000	-
12	<a href="#">ParkEast Lot 23 - PAD.</a>  401 Gateway Goldsboro, NC 27534	Land	-	-	-	-	-	Price Not Disclosed	-

# Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 <a href="#">Greenfield Business...</a> Greenfield Business... Garner, NC 27529	Land 	-	-	-	-	-	\$559,200	-
 <a href="#">4509 Page Road Land</a> 4509 Page Rd Durham, NC 27703	Land 	-	-	-	-	-	Price Not Disclosed	-
 <a href="#">GE Excess Land</a> 0 TW Alexander Durham, NC 27709	Land	-	-	-	-	-	\$1,295,000	-

# 2450 Riddle Rd

## 2450 & 2502 Riddle Road

Durham, North Carolina

FOR  
SALE



Land Available For Sale in a Prime Durham Location

CoStar

Location: **Research Triangle Cluster**  
**Research Triangle Submarket**  
**Durham County**  
**Durham, NC 27703**

Type: **Land**  
Proposed Use: **Industrial, Hold for Development, Hold for Investment**

Zoning: **IL**  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **5.97 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Raw land**

# 2917 Airport Rd - Vacant land convenient to US 1 and Sanford



Location: **Vacant land convenient to US 1 and Sanford**  
**Cluster**  
**Submarket**  
**Lee County**  
**Sanford, NC 27332**

Type: **Land**  
Proposed Use: **Hold for Development, Hold for Investment**  
Zoning: **Soccer Field**  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **8.70 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Raw land**

Parcel Number: **964165429800**



## 401 Gateway - ParkEast Lot 23 - PAD SITE



Location: **ParkEast Lot 23 - PAD SITE**  
**Cluster**  
**Submarket**  
**Wayne County**  
**Goldsboro, NC 27534**

Type: **Land**  
Proposed Use: **Industrial, Mixed Use, Distribution, Food Processing, Warehouse**  
Zoning: **Industrial**  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **6.50 AC**  
Lot Dimensions: -  
Improvements: **New second access road in process for**  
On-Site Improv: **Finished lot**

Parcel Number: **3519915801**

## Globe Rd @ I-540 - Prime Investment Property



Location: **Prime Investment Property**  
**SW of I-540/Globe int**  
**West Wake County Cluster**  
**RTP/RDU Submarket**  
**Wake County**  
**Morrisville, NC 27560**

Type: **Land**  
Proposed Use: **Commercial, Industrial, Retail, Office, Distribution**  
Zoning: **ORD**  
Density: -

Developer: -  
Management: -  
True Owner: **Judith Venning**  
Recorded Owner: **Charles G & Judith M Venning**

Parcel Size: **5.49 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Raw land**

Parcel Number: **0757.02-98-0273-000**

# Greenfield Business Park @ I-40 - Greenfield Business Park



Location: **Greenfield Business Park**  
**East Wake County Cluster**  
**Southeast Wake County Submarket**  
**Wake County**  
**Garner, NC 27529**

Type: **Land**  
Proposed Use: **Commercial, Industrial, Office**  
Zoning: **MXD**  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **4.66 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: **1720.05-93-1204-000**



## 330 N Hardee St - 330 N Hardee Street



Location: **330 N Hardee Street**  
**Durham County Cluster**  
**North Durham Submarket**  
**Durham County**  
**Durham, NC 27703**

Type: **Land**  
Proposed Use: -  
Zoning: **CC & IL**  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **8.63 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: **130366**

## Industry Ct @ US-117 Hwy - Industry Court



Location: **Industry Court**  
**NE of US-117/Industry int**  
**Cluster**  
**Submarket**  
**Wayne County**  
**Goldsboro, NC 27530**

Type: **Land**  
Proposed Use: **Industrial, Retail**  
Zoning: **General Business**  
Density: -

Developer: -  
Management: **Perry Real Estate, LLC**  
True Owner: **Perry Real Estate, LLC**  
Recorded Owner: **City Of Goldsboro**

Parcel Size: **5.50 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Finished lot**

Parcel Number: **123600581032**

# 8404 James Rest Home Rd Rd



Location: **West Wake County Cluster**  
**Southwest Wake County Submarket**  
**Wake County**  
**New Hill, NC 27562**

Type: **Land**  
Proposed Use: **Industrial, Contractor Storage Yard, Distribution, Hold for Development, Industrial Park, Lumberyard, Self-Storage, Utility Sub-Station, Warehouse, Single Family Residence**

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Zoning: **R 30**  
Density: -

Parcel Size: **4.75 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

**3940 New Bern Ave**



Location: **SW of Corporation/New Bern int  
East Wake County Cluster  
Northeast Wake County Submarket  
Wake County  
Raleigh, NC 27610**

Type: **Land**  
Proposed Use: -  
Zoning: **IX-3**  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: **Btu Properties Llc**

Parcel Size: **7.02 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -



## 4509 Page Rd - 4509 Page Road Land



Location: **4509 Page Road Land**  
**Research Triangle Cluster**  
**Research Triangle Submarket**  
**Durham County**  
**Durham, NC 27703**

Type: **Land**  
Proposed Use: **Hold for Development, Hold for Investment**  
Zoning: **IL**  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **7.87 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Raw land**

Parcel Number: **158070**

# 400 S Tech Park Ln



Location: **AKA 400 S Tech Industrial Ln**  
**Johnston County Cluster**  
**Johnston County Submarket**  
**Johnston County**  
**Clayton, NC 27520**

Type: **Land**  
Proposed Use: **Industrial, Distribution, Industrial Park, R&D**  
Zoning: **I-2**  
Density: **-**

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

Parcel Size: **8.35 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Rough graded**

Parcel Number: **05105039F**

# 0 TW Alexander - GE Excess Land



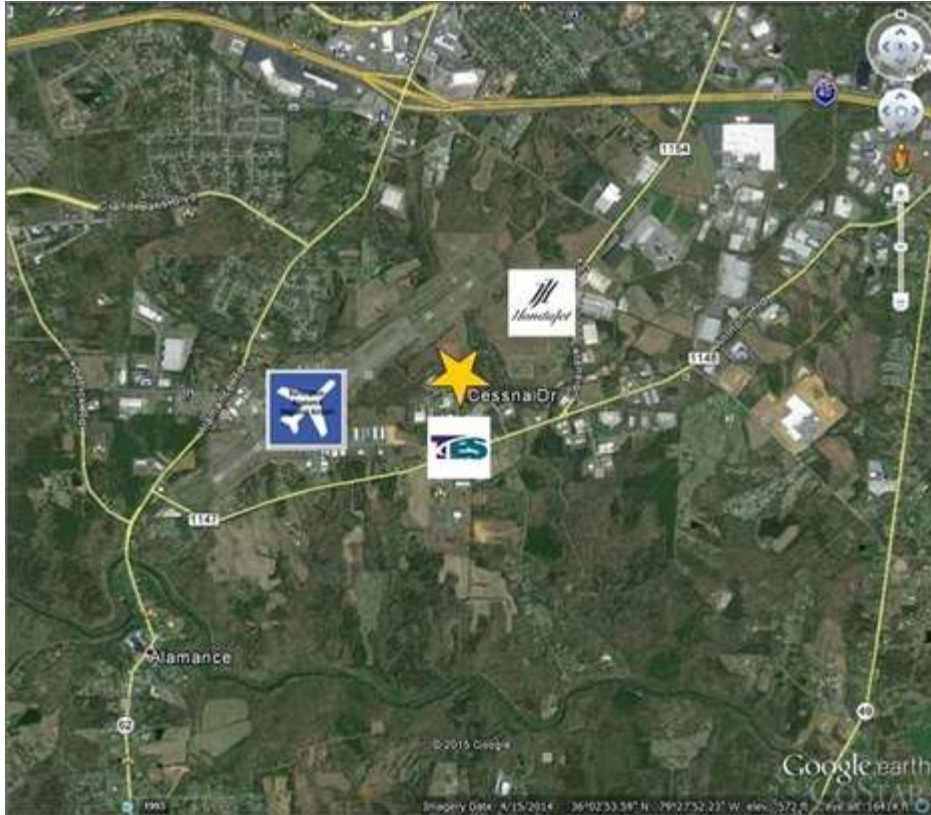
Location: **GE Excess Land**  
**Research Triangle Cluster**  
**Research Triangle Submarket**  
**Durham County**  
**Durham, NC 27709**

Type: **Land**  
Proposed Use: **Industrial, Office, R&D**  
Zoning: **IL**  
Density: -

Parcel Size: **5.18 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: -

# VL Anthony Rd - Multiple Tracts in Airport Industrial Park



Location: **Multiple Tracts in Airport Industrial Park**  
**Alamance County Cluster**  
**West Burlington/Airport Submarket**  
**Alamance County**  
**Burlington, NC 27215**

Type: **Land**  
Proposed Use: -  
Zoning: **I 1**  
Density: -

Developer: -  
Management: -  
True Owner: -  
Recorded Owner: **Koury Maurice J**

Parcel Size: **30.87 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: -

Parcel Number: **120236, 120254, 120256, 120257, 120258, 120283,**  
**120284, 120289, 120291**



# 8840 Westgate Park Dr - 8840 Westgate Park Drive - Westgate Park



Location: **8840 Westgate Park Drive**  
**NE of Westgate/Westgate Park int**  
**Glenwood/Creedmoor Cluster**  
**Glenwood/Creedmoor Submarket**  
**Wake County**  
**Raleigh, NC 27617**

Type: **Land**  
Proposed Use: -  
Zoning: **IX-3-PK**  
Density: -

Developer: -  
Management: -  
True Owner: -

Parcel Size: **4.71 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Raw land**

Recorded Owner: **Pfohl Katherine**

Parcel Number: **0778.04-54-3406-000, 0778.04-54-4554-000**

# 1313 N White St



Location: **North Raleigh Cluster**  
**Route 1 Submarket**  
**Wake County**  
**Wake Forest, NC 27587**

Type: **Land**  
Proposed Use: **Industrial**  
Zoning: **Industrial**  
Density: -

Developer: -  
Management: -  
True Owner: **Waterstone Group Inc**  
Recorded Owner: **John Joyner & James Adams, Sr.**

Parcel Size: **7.76 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Finish grade**

Parcel Number: **1851.01-08-9042-000**

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
2450 Riddle Rd	Industrial, Hold for Development, Hold for Investment	IL	Durham	NC	\$1,250,000	5.97	\$209,380	Insight Property Group: Rikky Goswami (919) 833-2200		
2917 Airport Rd Vacant land convenient to US 1 and Sanford	Hold for Development, Hold for Investment	Soccer Field	Sanford	NC	\$260,000	8.70	\$29,885	Adcock Real Estate Services: Steve Malloy (919) 775-5444, Byron Buckels (919) 775-5444		
401 Gateway ParkEast Lot 23 - PAD SITE	Industrial, Mixed Use, Distribution, Food Processing, Warehouse	Industrial	Goldsboro	NC	Yes	6.50	-	NC Global TransPark Economic Development Region: Mark Pope (252) 559-3907, Tim Moore (252) 775-6180		
Globe Rd @ I-540 Prime Investment Property SW of I-540/Globe int	Commercial, Industrial, Retail, Office, Distribution	ORD	Morrisville	NC	\$750,000	5.49 / 5.49 (Net)	\$136,612	Charles G & Judith M Venning: Charles Venning (404) 309-1961		
Greenfield Business Park @ I-40 Greenfield Business Park Greenfield Business Park	Commercial, Industrial, Office	MXD	Garner	NC	\$559,200	4.66	\$120,000	NAI Tri Properties: Ed Brown (919) 714-7116		
330 N Hardee St 330 N Hardee Street	-	CC & IL	Durham	NC	\$4,200,000	8.63	\$486,674	SVN   Real Estate Associates: Carey Greene (919) 287-2135, Seth J. Jernigan (919) 287-2121		
Industry Ct @ US-117 Hwy Industry Court NE of US-117/Industry int	Industrial, Retail	General Business	Goldsboro	NC	\$375,000	5.50 / 5.30 (Net)	\$68,182	Perry Real Estate, LLC: David Perry (919) 734-4074 X112		

Address	Proposed Use	Zoning	City	ST	Price	Size (AC) Parcel	(Land) Price/AC	Company	Listing Sale Broker	Phone
8404 James Rest Home RD Rd	Industrial, Contractor Storage Yard, Distribution, Hold for Development, Industrial Park, Lumberyard, Self-Storage, Utility Sub-Station, Warehouse, Single Family Residence	R 30	New Hill	NC	\$450,000	4.75	\$94,737	CENTURY 21 Commercial Triangle Group:	Marguerite Greene (919) 552-4517, Gina Clapp (919) 552-4517	
3940 New Bern Ave SW of Corporation/New Bern int	-	IX-3	Raleigh	NC	\$1,500,000	7.02	\$213,675	The Marquardt Group, LLC:	Dan Marquardt (919) 200-0494	
4509 Page Rd 4509 Page Road Land	Hold for Development, Hold for Investment	IL	Durham	NC	Yes	7.87	-	Capital Associates Management, LLC:	Frank Baird (919) 233-9901	
400 S Tech Park Ln	Industrial, Distribution, Industrial Park, R&D	I-2	Clayton	NC	\$2,689,500	8.35	\$322,096	Carolina Commercial Investment Properties:	PJ Doherty, CCIM (910) 297-9572	
0 TW Alexander GE Excess Land	Industrial, Office, R&D	IL	Durham	NC	\$1,295,000	5.18	\$250,000	CBRE   Raleigh:	Barry J. Bowling (919) 831-8187	
VL Anthony Rd Multiple Tracts in Airport Industrial Park	-	I 1	Burlington	NC	\$1,591,745	1.46 - 30.87	\$51,563	Richard Jones Real Estate:	Ritchie T. Jones (336) 222-1264	
8840 Westgate Park Dr Westgate Park 8840 Westgate Park Drive NE of Westgate/Westgate Park int	-	IX-3-PK	Raleigh	NC	\$875,000	1 - 4.71 / 4.71 (Net)	\$185,775	Avison Young:	Justin Booth (919) 866-4262, Arnold Siegmund (919) 420-1573	
1313 N White St	Industrial	Industrial	Wake Forest	NC	\$1,999,000	7.76 / 7.76 (Net)	\$257,603	Oak City Commercial:	Tim Peters	



No Data for this report

**All properties  
(Land Properties)**

Company Name	Market Share	Total Sale Price	Number for Sale	Land Area (in AC)	Avg Price per Land AC
1 SVN   Real Estate Associates	23.6%	<b>\$4,200,000</b>	1	8.63	\$486,674
2 Carolina Commercial Investment Properties	15.1%	<b>\$2,689,500</b>	1	8.35	\$322,096
3 Oak City Commercial	11.2%	<b>\$1,999,000</b>	1	7.76	\$257,603
4 Richard Jones Real Estate	8.9%	<b>\$1,591,745</b>	1	30.87	\$51,563
5 The Marquardt Group, LLC	8.4%	<b>\$1,500,000</b>	1	7.02	\$213,675
6 CBRE   Raleigh	7.3%	<b>\$1,295,000</b>	1	5.18	\$250,000
7 Insight Property Group	7.0%	<b>\$1,250,000</b>	1	5.97	\$209,380
8 Avison Young	4.9%	<b>\$875,000</b>	1	4.71	\$185,775
9 Charles G & Judith M Venning	4.2%	<b>\$750,000</b>	1	5.49	\$136,612
10 NAI Tri Properties	3.1%	<b>\$559,200</b>	1	4.66	\$120,000
All Others	6.1%	<b>\$1,085,000</b>	5	33.32	\$32,563
<b>Total</b>		<b>\$17,794,445</b>	15	121.96	\$145,904