

DOWNTOWN  
DURHAM



# MASON FARM

7001 NORTH ROXBORO ROAD/501 | BAHAMA, DURHAM COUNTY, NC 27712

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**141-Lot North Durham Area Residential  
Development Opportunity on  $\pm 287.72$  Acres**

40 VDLs, 15 Partially Completed Lots, and 86 Raw Lots with  
Wastewater Facility Completion Expected in February 2024

ORANGE FACTORY ROAD

501

PRESTON ANDREWS ROAD

501



FOUNDRY  
COMMERCIAL



# INVESTMENT HIGHLIGHTS

ADDRESS	7001 North Roxboro Road/ 501 Durham, NC 27613
DURHAM COUNTY PINS	See page 12
JURISDICTION	Durham County
LOT BREAK- DOWN	40 Finished VDLs, 15 partially completed lots, and 86 raw lots Lot sizes ranging from 50' x 118' to 50' x 136'
ACREAGE	±287.72 acres
ZONING	Rural Residential (RR)
UTILITIES	4 Community Wells (installed) & On- Site Wastewater Treatment (expected completion in February 2024)
ACCESS	Preston Andrews Road (two access points)
PRICING	Call for Pricing

CLICK FOR ACCESS TO THE  
DUE DILIGENCE FOLDER

# EXECUTIVE SUMMARY

## MASON FARM | THE OPPORTUNITY

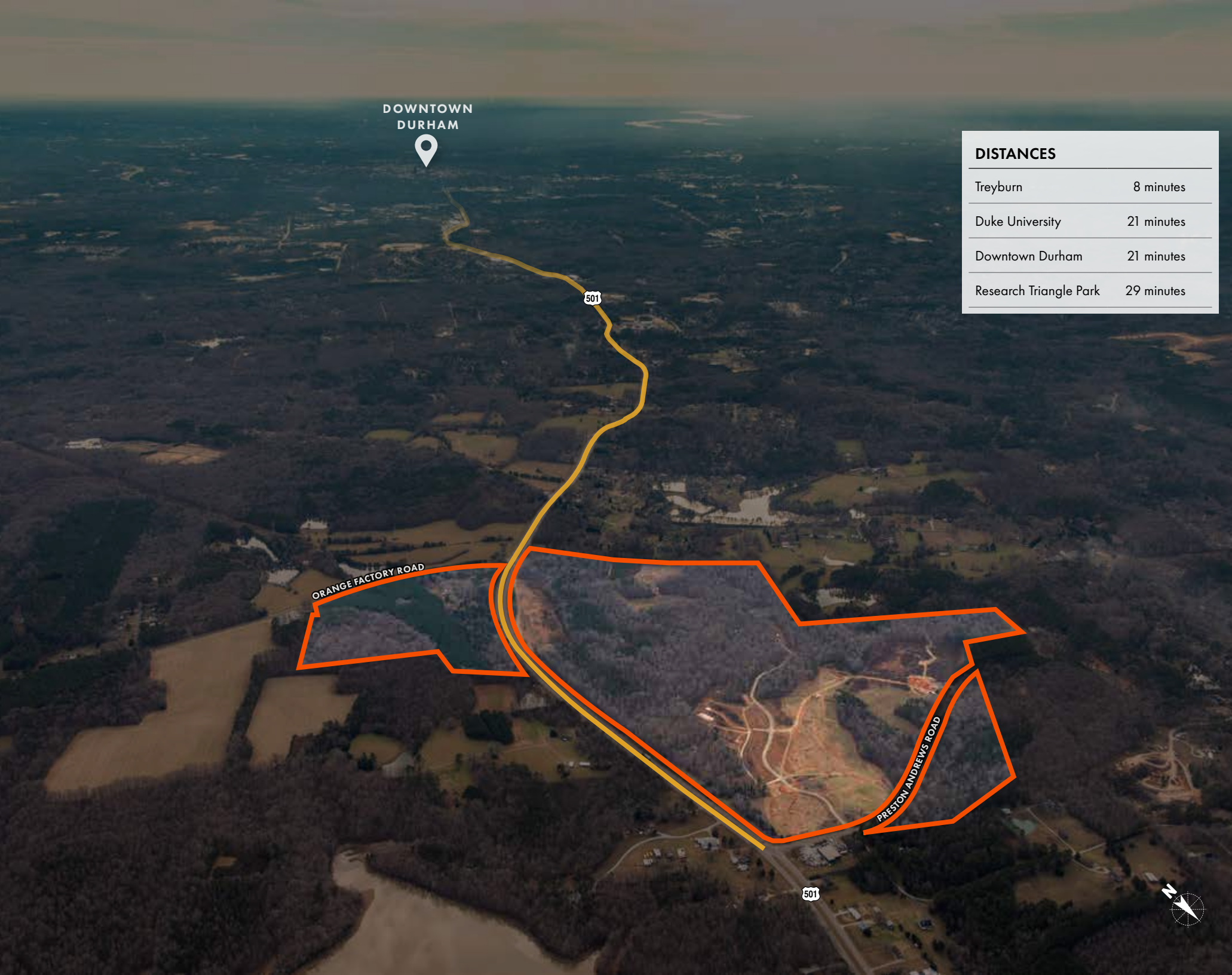
Foundry Commercial, a North Carolina broker, has been retained as the exclusive agent for the owner of Mason Farm (the “Property”), a 141-lot single-family development opportunity in Durham County, NC on ±287.72 acres. With an approved Conservation Subdivision Plan, Mason Farm provides a by-right residential development with 40 finished lots (mix of 50’ x 120’ and 50’ x 118’ widths), 15 partially completed (mix of 50’ x 120’ and 50’ x 136’), and 86 raw lots (planned for 50’ x 136’ widths). There is extensive existing infrastructure on-site, including the spine road with curb and gutter, clearing and grading, four community wells, and wastewater facility with associated septic fields. The on-site wastewater treatment plant (minimum 67,000 GPD) is underway and is expected to be complete in February 2024, along with all associated septic fields. Located just 10 miles from Downtown Durham and 13 minutes from the Duke University Health System, Mason Farm provides a unique opportunity to immediately begin development in an area in need of additional housing.

Given the large demand via the resale volume and relatively low development pipeline in the vicinity of the site, Mason Farm provides a unique opportunity to provide new construction housing with a large amount of open space and amenities. Within three miles of the site only one residential development is currently active with 22 total annual starts, despite the significant resale volume of 178 transactions in the last 12 months with an average price of \$415,382. Three additional developments are planned in the vicinity for a total of 398 future lots. Two additional communities within five miles of the site have delivered in the last 12 months (Huntington Valley & Umstead Grove) and are achieving price points in the mid-\$400s to low-\$500s, even with a value-engineered product.

Supported by a rapidly growing north Durham location, Mason Farm is located 10 miles from Downtown Durham, 9 miles from I-85, and 13 miles from Duke University and the Duke University Health System. Mason Farm provides a sweet spot for homeowners seeking a suburban location with amenities such as large swaths of open space, access to the Eno River State Park (10 miles) as well as convenient access to employment in Downtown Durham, Duke University, RTP, and the greater Triangle area.

## INVESTMENT HIGHLIGHTS

- Approved 141-lot site plan, including 40 VDLs, 15 partial lots and 86 raw lots (50’ x 118, 120’, and 136’)
- On-site wastewater treatment plant (underway) and community wells (in place)
- 21 minutes/10 miles to Downtown Durham and Duke University
- Close proximity to RTP and Downtown Durham large employers





# AVAILABLE DUE DILIGENCE

- Approved Site Plan
- CAD Drawings
- Development Cost Assumptions
- Geotechnical Report
- Phase I ESA
- Survey
- Water Supply Well Test Results

AVAILABLE IN THE  
FOUNDRY DUE  
DILIGENCE FOLDER



# MASON FARM | DUE DILIGENCE

## IN-PLACE APPROVALS AND WORK COMPLETED

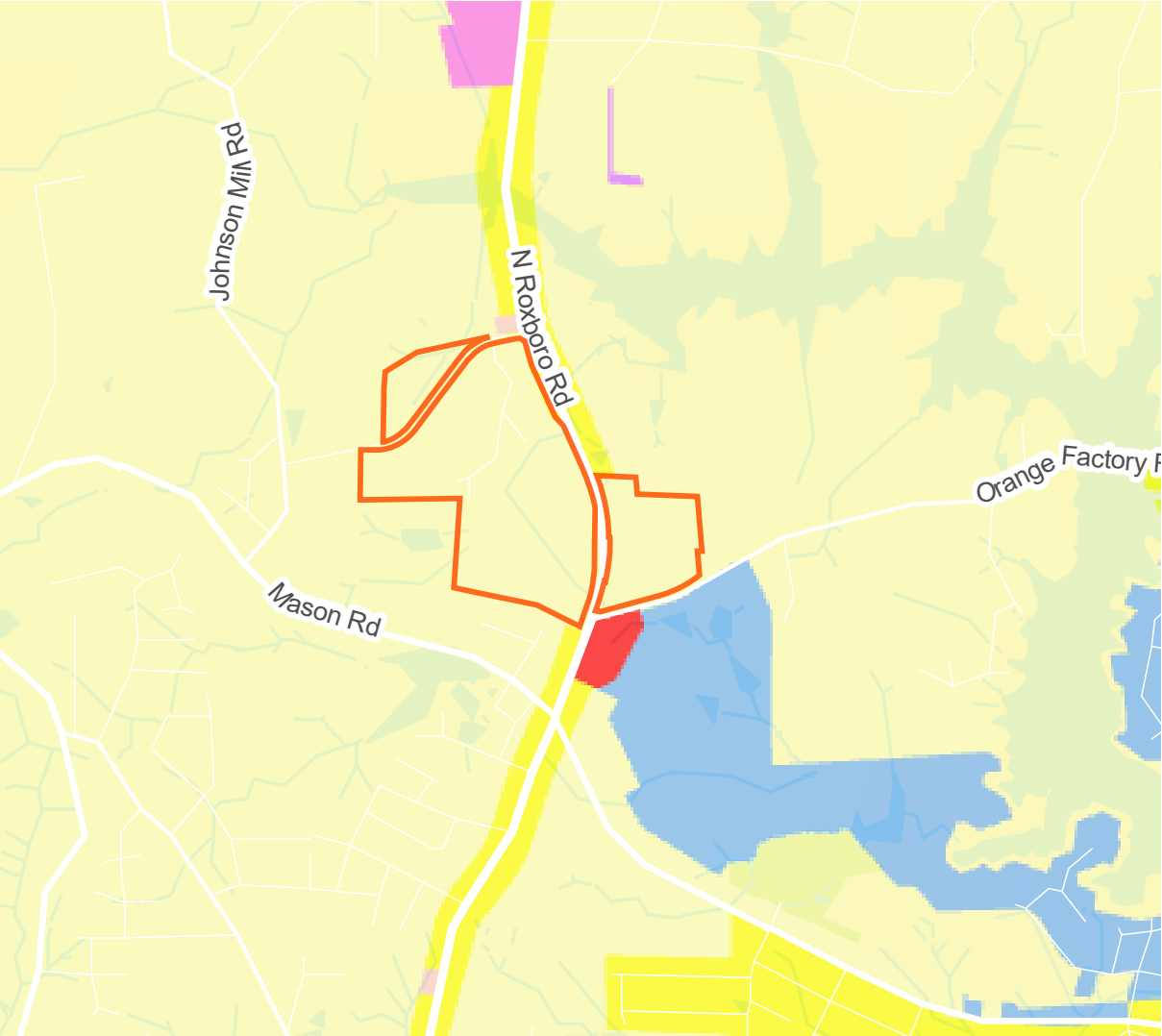
- Site has received a Major Special Use Permit approval for 141 total lots and associated wastewater treatment and water supply wells
- 40 VDLs completed
- 15 lots partially completed and cleared
- Roadway and utility infrastructure in place for the VDLs

## WORK IN PROGRESS

- Wastewater Treatment Facility (expected completion in February 2024)
- Septic Drain Fields (expected completion in February 2024)



# MASON FARM | CONSERVATION SUBDIVISION APPROVAL



### LEGEND

- |    |                     |    |
|----|---------------------|----|
| RR | PDR-LDR (2-4 du/ac) | IL |
| CC | RS-20               | OI |

## ZONING

Zoned Rural Residential (RR), the site has received site plan approval for a Conservation Subdivision by Durham County. Per the Durham Unified Development Ordinance (UDO), a Conservation Subdivision allows for residential development while preserving natural resources while requiring 50% of the gross acreage to be provided as open space. Additionally, the site plan approval requires additional conditions for the development which have been accounted for in the approved plan.

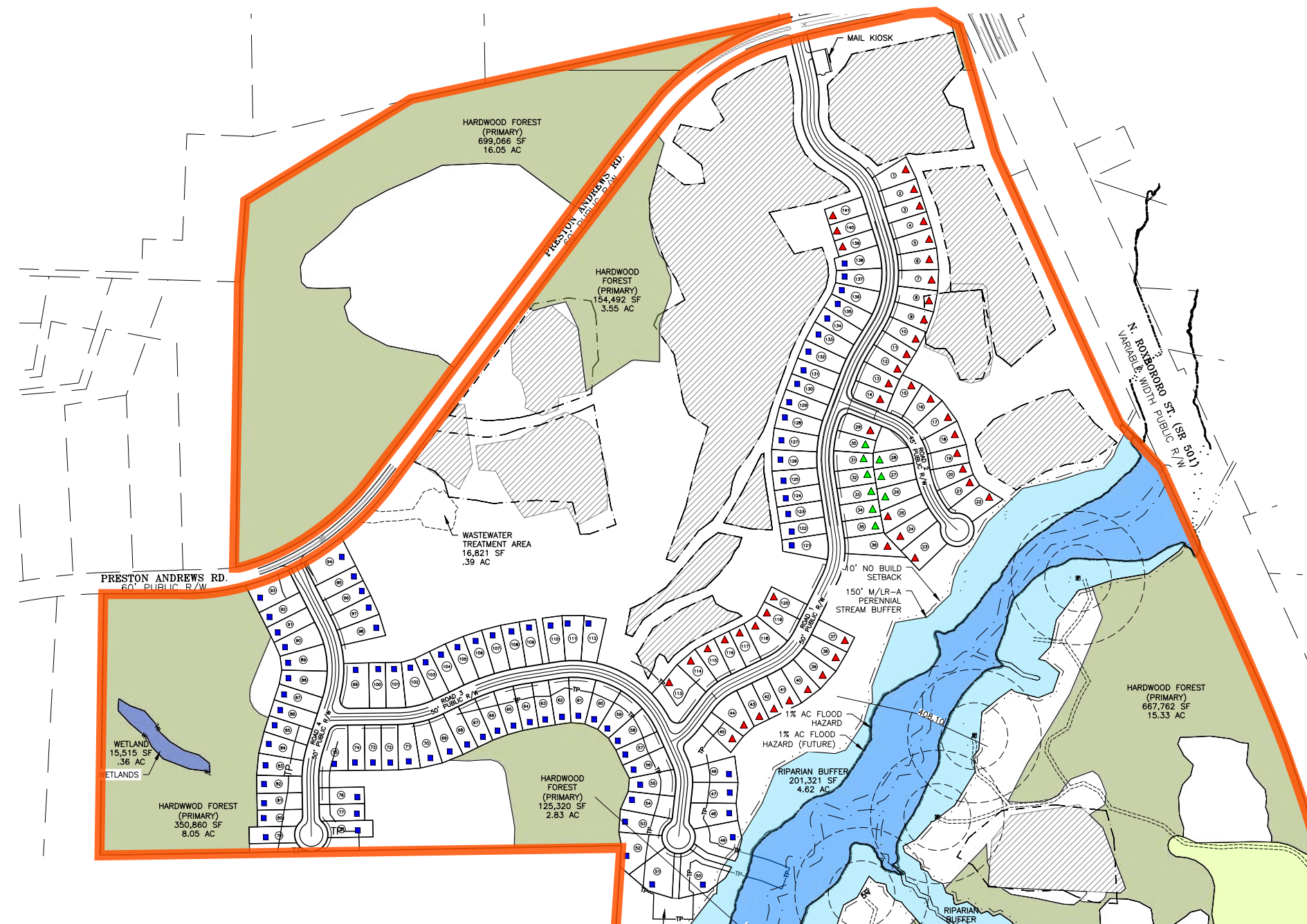
Source: [Durham UDO](#)

## APPROVED SITE PLAN

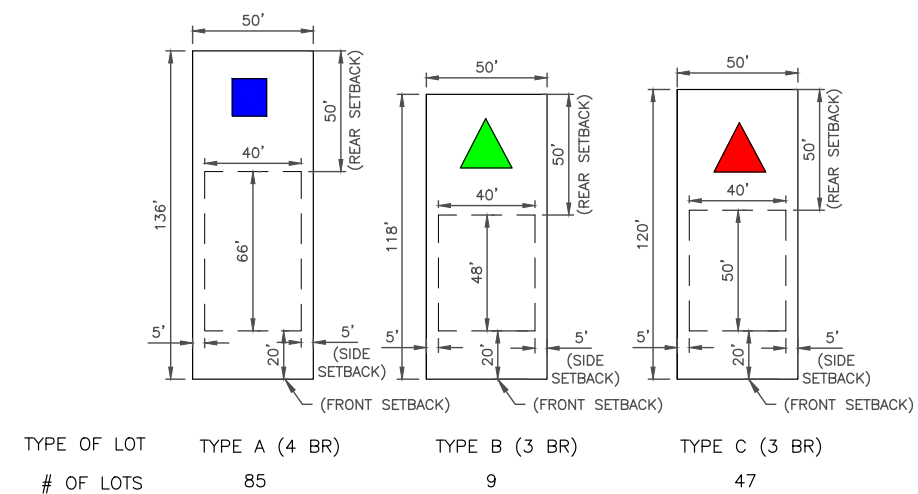
The approved site plan submittal allows for a maximum of 141 lots, approximately 143 acres of open space, and utilities to be privately owned. Proposed lot sizes for the development include all 50' fronts with a mix of depths from 118 feet to 136 feet.



# MASON FARM | SITE PLAN AND UTILITY INFORMATION



## PROPOSED LOT TYPES



Lot Type	Num-ber of Lots	Build-able Area	Max. Im-pervious	Total Impervious (SF)	Total Im-pervious (AC)	% Based on Gross AC
Type A Lot	85	66'x40'	2,640	224,400	5.15	1.79%
Type B Lot	9	40'x48'	1,920	17,280	0.40	0.14%
Type C Lot	47	40'x50'	2,000	94,000	2.16	0.75%
Roadway	NA	NA	NA	122,333	2.81	0.98%
WWTP	NA	NA	NA	27,731	0.64	0.22%
Misc. (Maint. roads, etc.)	NA	NA	NA	135,801	3.12	1.08%
POST DEVELOPMENT PERCENT IMPERVIOUS					14.27	4.96%

## WASTEWATER TREATMENT FACILITY CONSTRUCTION IN PROGRESS

EXPECTED COMPLETION IN FEBRUARY 2024

Per a condition of site plan approval, all water and sewer utilities must be privately owned and operated and shall not be eligible for public acceptance. A wastewater treatment plan is being installed in the northwestern portion of the site which is connected to a network of septic drain fields spread throughout the property. Construction of the treatment plant is underway and is expected to be completed in February 2024.

## WATER SUPPLY WELLS IN-PLACE

Water is to be supplied to the development through a network of four community water supply wells. Both the wastewater treatment facility and water supply system is planned to be operated by a private utility company.

## IN-PLACE INFRASTRUCTURE

Currently, utility infrastructure is in-place within the completed roadways along the northern portion of the site where the paved roadway is in-place. The buyer of the property will be required to complete the remaining infrastructure, including sewer piping, for the remaining lots.

# MASON FARM | SINGLE FAMILY DEVELOPMENT PIPELINE

## DEVELOPMENT PIPELINE | 3-MILES

	SUBDIVISION	LAST ACTIVITY	PRODUCT TYPE	PRICE RANGE	AVERAGE LOT SIZE	BUILDERS	FUTURE	COMMENTS
1	Goodwin Crossing	Future	Single Family	TBD	13,175	Meritage Homes	149	Construction to start Q3 2024
2	Guess Road Tract	Future	Single Family	TBD	18,715	TBD	40	Construction Drawings complete
3	Snow Hill Preserve	Future	Single Family	\$250,000 - \$350,000	10,150	Various	64	Site plan for Phase 2 under review
4	The View	Future	Single Family	TBD	16,625	McKee Homes	81	Site plan approved Q3 2023
5	Vintage Hill	Future	Single Family	TBD	2,432	TBD	49	Site plan under review

## NEW CONSTRUCTION SINCE 4Q2021 | 3-MILES

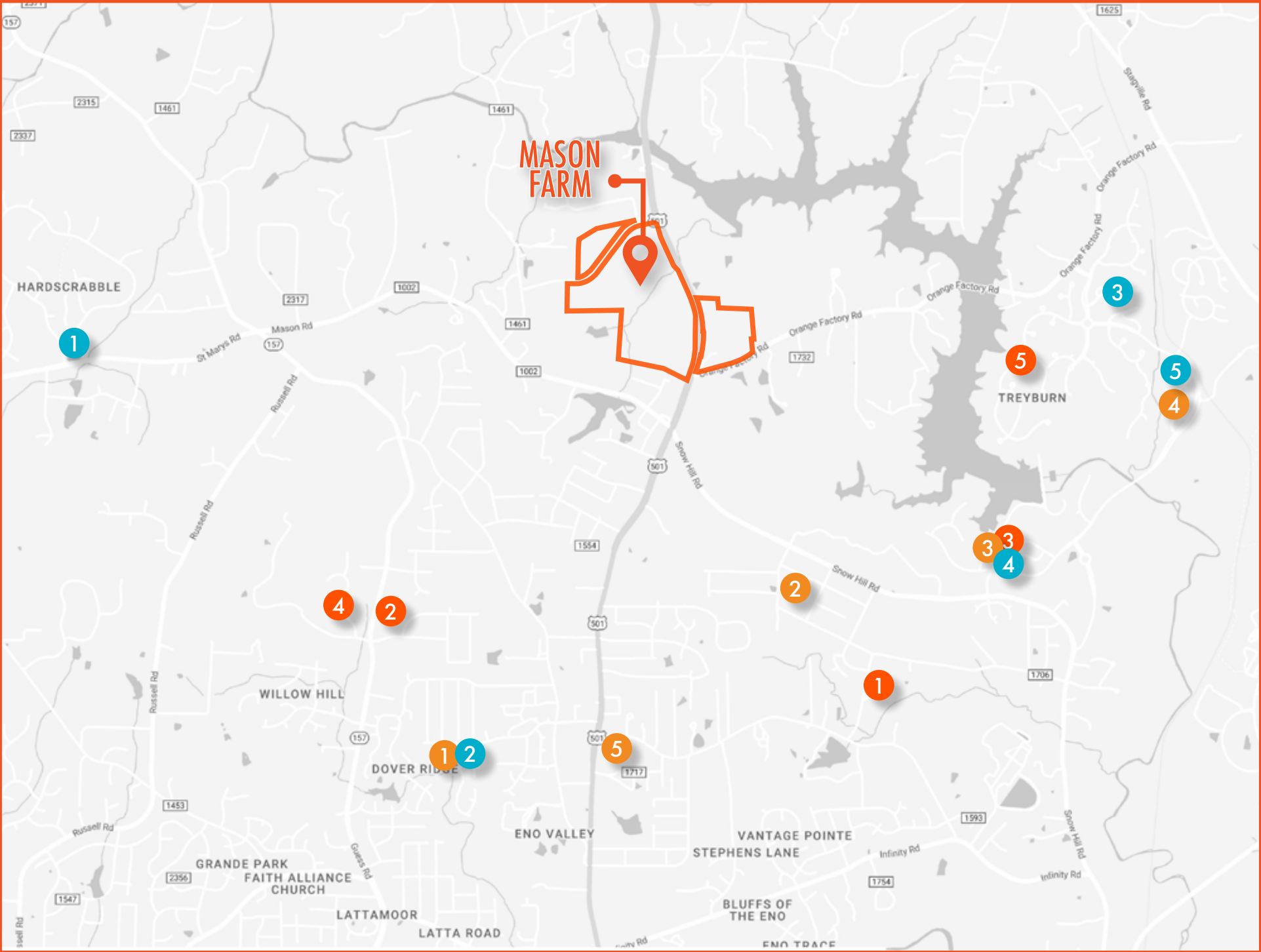
	SUBDIVISION	AVG LOT SIZE	AVG SALE PRICE	SUM OF SALES
1	Huntington Valley	13,655	\$477,583	72
2	Northwood Forest	24,829	\$510,000	1
3	Snow Hill Preserve	10,019	\$334,000	1
4	Treyburn	18,586	\$525,167	3
5	Treyburn/Stagville	27,443	\$655,000	1
	GRAND TOTAL	14,118	\$480,263	78

## RESALES LAST 12 MONTHS | 3-MILE

	SUBDIVISION	AVERAGE OF SALE PRICE	SUM OF SALES
1	Hardscrabble	\$500,167	6
2	Huntington Valley	\$423,333	3
3	Northern Way	\$542,500	2
4	Snow Hill Preserve	\$545,000	2
5	Treyburn	\$637,759	29
	GRAND TOTAL	\$593,833	42

### HIGHLIGHTS

- Only one active community with **22** annual starts despite strong resale volume
- **178** resales within three miles in the last 12 months averaging **\$415,382**
- Average new construction pricing in the area ranging from **\$334,000 to \$655,000**
- High demographic area with average annual income of **\$144,838**





# MASON FARM | NEARBY AMENITIES

## 1 ENO SQUARE

- 4.5 miles/9 minute drive
- Food Lion
- CVS Pharmacy
- Velocity Fitness



## 2 RIVERVIEW SHOPPING CENTER

- 5.0 miles/10 minute drive
- Harris Teeter
- Duke Primary Care Riverview
- Dogwood Bar & Grill



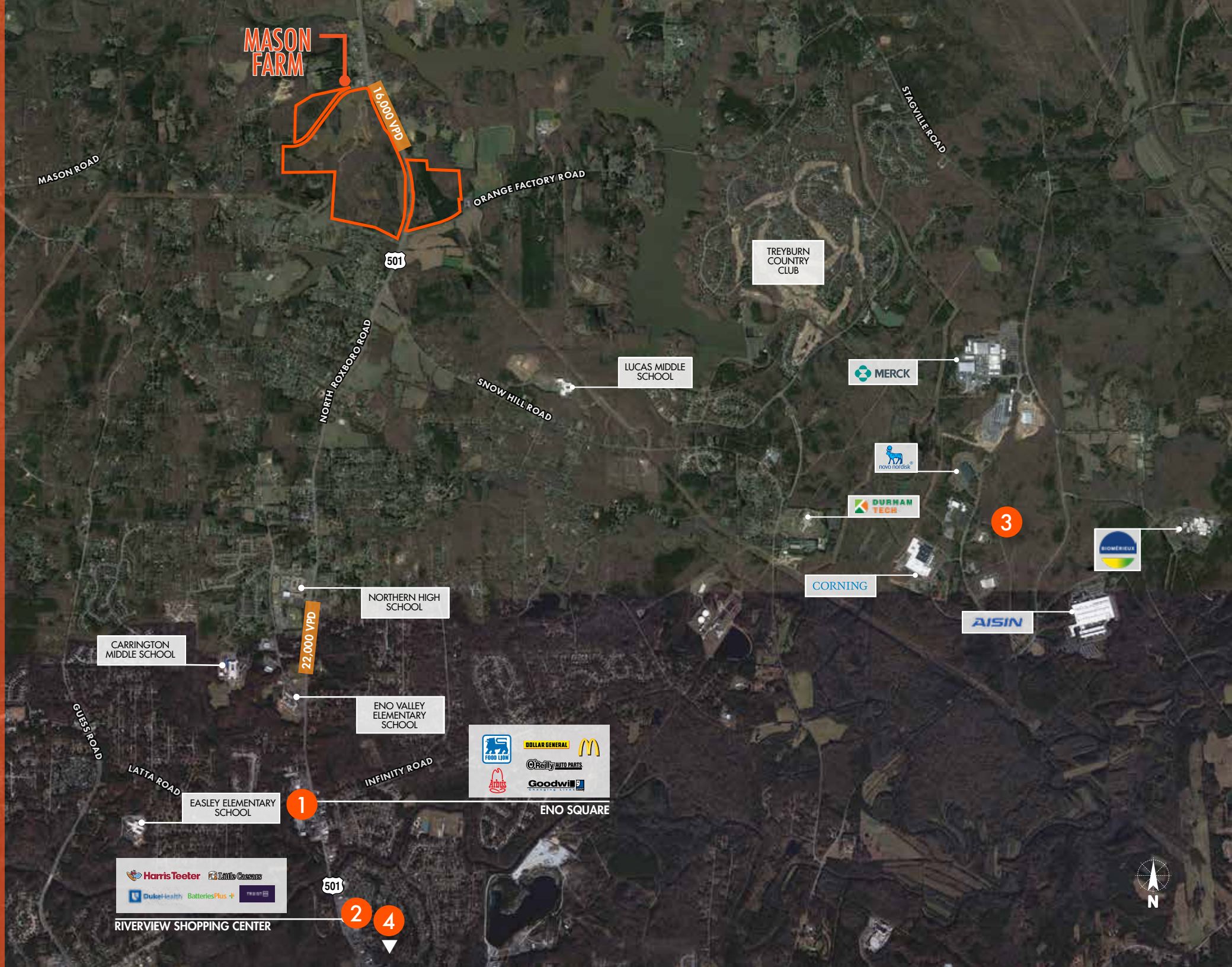
## 3 TREYBURN CORPORATE PARK

- 5 miles/8 minutes
- bioMerieux
- Merck
- Novo Nordisk
- Corning Life Sciences



## 4 DOWNTOWN DURHAM

- 10.5 miles/21 minute drive
- Duke University
- Duke Health
- Google
- BlueCross BlueShield





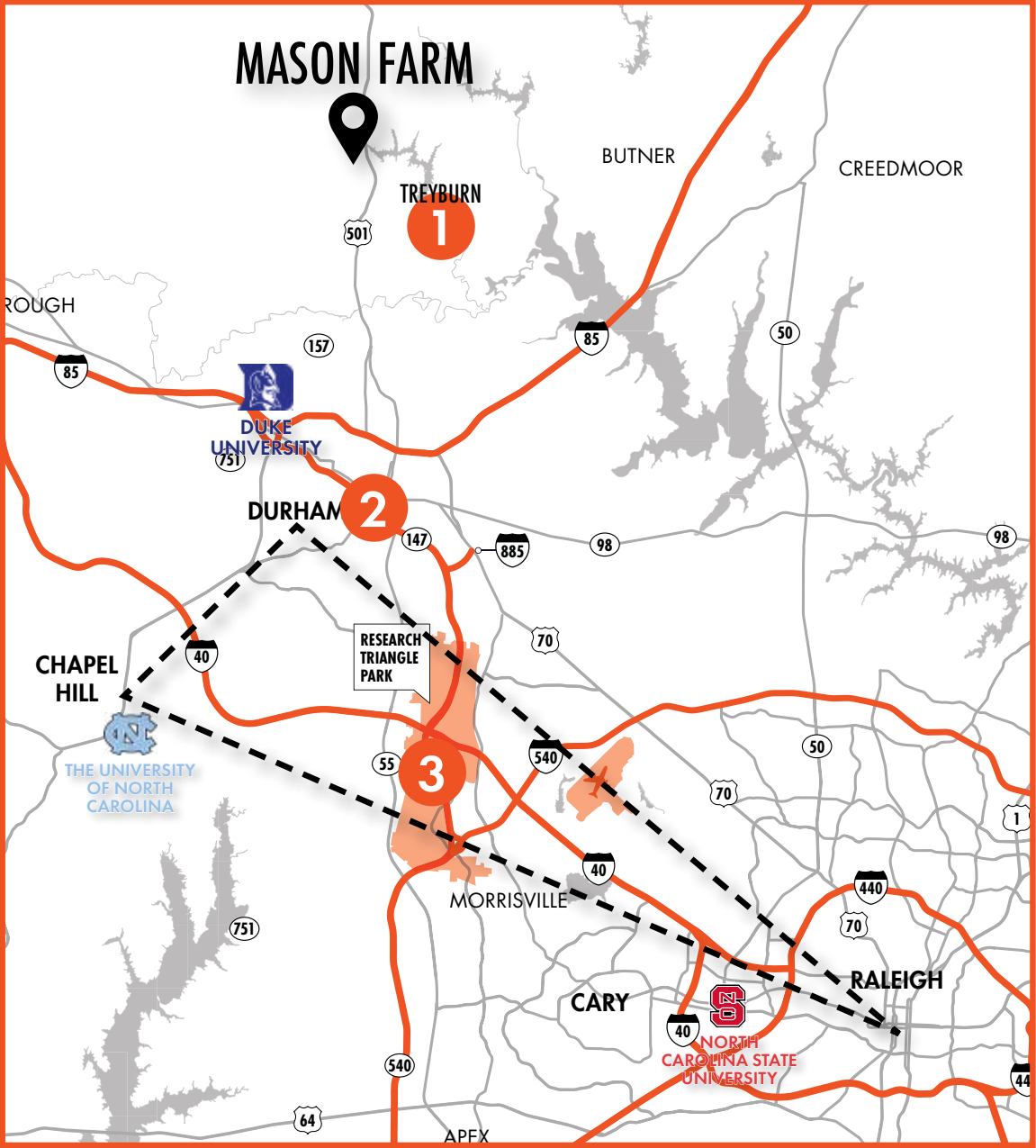
MASON FARM | PARCEL NUMBERS

ADDRESS	CITY	PARCEL	PIN	ACREAGE
207 WETROCK FARM WAY	DURHAM	121081	826769660	0.13
209 WETROCK FARM WAY	DURHAM	121082	826769565	0.13
211 WETROCK FARM WAY	DURHAM	121083	826769550	0.14
213 WETROCK FARM WAY	DURHAM	121084	826769435	0.13
215 WETROCK FARM WAY	DURHAM	121085	826769410	0.13
217 WETROCK FARM WAY	DURHAM	121086	826768386	0.13
219 WETROCK FARM WAY	DURHAM	121087	826768351	0.12
221 WETROCK FARM WAY	DURHAM	121088	826768237	0.12
223 WETROCK FARM WAY	DURHAM	121089	826768222	0.13
103 PERMACULTURE PL	DURHAM	121090	826769231	0.16
105 PERMACULTURE PL	DURHAM	121091	826769188	0.14
107 PERMACULTURE PL	DURHAM	121092	826860114	0.14
109 PERMACULTURE PL	DURHAM	121093	826860049	0.14
111 PERMACULTURE PL	DURHAM	121094	826860053	0.13
113 PERMACULTURE PL	DURHAM	121095	826850959	0.11
115 PERMACULTURE PL	DURHAM	121096	826850974	0.11
117 PERMACULTURE PL	DURHAM	121097	826851901	0.12
119 PERMACULTURE PL	DURHAM	121098	826851837	0.12
120 PERMACULTURE PL	DURHAM	121099	826850736	0.13
118 PERMACULTURE PL	DURHAM	121100	826759890	0.13
116 PERMACULTURE PL	DURHAM	121101	826759864	0.13
114 PERMACULTURE PL	DURHAM	121102	826759839	0.13
112 PERMACULTURE PL	DURHAM	121103	826759913	0.13
110 PERMACULTURE PL	DURHAM	121104	826759909	0.13
108 PERMACULTURE PL	DURHAM	121105	826768094	0.12
301 WETROCK FARM WAY	DURHAM	121106	826767183	0.12
303 WETROCK FARM WAY	DURHAM	121107	826767079	0.11
305 WETROCK FARM WAY	DURHAM	121108	826767065	0.12
307 WETROCK FARM WAY	DURHAM	121109	826767060	0.12
309 WETROCK FARM WAY	DURHAM	121110	826757975	0.13
311 WETROCK FARM WAY	DURHAM	121111	826757980	0.13
313 WETROCK FARM WAY	DURHAM	121112	826757895	0.13

ADDRESS	CITY	PARCEL	PIN	ACREAGE
333 WETROCK FARM WAY	DURHAM	121113	826757479	0.56
337 WETROCK FARM WAY	DURHAM	121114	826757338	0.68
341 WETROCK FARM WAY	DURHAM	121115	826756267	0.90
345 WETROCK FARM WAY	DURHAM	121116	826755233	0.75
1 LOCAL FOOD LN	DURHAM	121117	826753282	0.56
5 LOCAL FOOD LN	DURHAM	121118	826754110	0.58
9 LOCAL FOOD LN	DURHAM	121119	826743999	0.49
13 LOCAL FOOD LN	DURHAM	121120	826743869	0.36
17 LOCAL FOOD LN	DURHAM	121121	826743705	0.52
14 LOCAL FOOD LN	DURHAM	121122	826741741	1.01
10 LOCAL FOOD LN	DURHAM	121123	826741921	0.43
6 LOCAL FOOD LN	DURHAM	121124	826751040	0.40
2 LOCAL FOOD LN	DURHAM	121125	826751049	0.39
348 WETROCK FARM WAY	DURHAM	121126	826752316	0.62
344 WETROCK FARM WAY	DURHAM	121127	826752485	0.59
340 WETROCK FARM WAY	DURHAM	121128	826753580	0.58
336 WETROCK FARM WAY	DURHAM	121129	826754584	0.54
332 WETROCK FARM WAY	DURHAM	121130	826755613	0.59
0 WETROCK FARM WAY	DURHAM	121136	826767532	2.21
0 PRESTON ANDREWS RD	DURHAM	121137	826652271	22.27
0 N ROXBORO ST	DURHAM	121138	826846332	43.09
0 PRESTON ANDREWS RD	BAHAMA	121133	826664630	22.86
106 PERMACULTURE PL	DURHAM	121134	826768089	0.10
243 PRESTON ANDREWS RD	DURHAM	84560	826557429	2.64
0 N ROXBORO ST	DURHAM	121132	826747367	54.57
0 PRESTON ANDREWS RD	DURHAM	121135	826761126	39.33
205 WETROCK FARM WAY	DURHAM	121080	826769666	0.13
201 WETROCK FARM WAY	DURHAM	121078	826769735	0.13
203 WETROCK FARM WAY	DURHAM	121079	826769741	0.13
0 N ROXBORO ST	BAHAMA	121131	826861497	18.39
7001 N ROXBORO RD	DURHAM	84578	826940127	8.19
109 ORANGE FACTORY RD	BAHAMA	84507	836040117	56.87

Buyer to verify all acreages through survey completed during the Due Diligence period.

MASON FARM | PROXIMITY TO URBAN CORE



1 TREYBURN



2 DOWNTOWN DURHAM



3 RESEARCH TRIANGLE PARK





# MASON FARM | LOCATION

## WHY INVEST IN RALEIGH-DURHAM?

- #1

**OVERALL REAL ESTATE MARKET PROSPECTS IN THE U.S.**  
RALEIGH-DURHAM | ULI  
(2022 EMERGING TRENDS REPORT)
- #2

**MOST AFFORDABLE CITY IN THE SOUTHEAST**  
RALEIGH | MORNINGSTAR  
(2022)
- #2

**OVERALL REAL ESTATE MARKETS TO WATCH IN THE U.S.**  
RALEIGH-DURHAM | FWC  
(2022)
- #3

**BEST PLACE TO LIVE IN THE U.S.**  
RALEIGH | MILKEN INSTITUTE  
(2023)
- #3

**BEST CITY FOR STEM JOB GROWTH**  
RALEIGH |  
(NOVEMBER 2022)
- #4

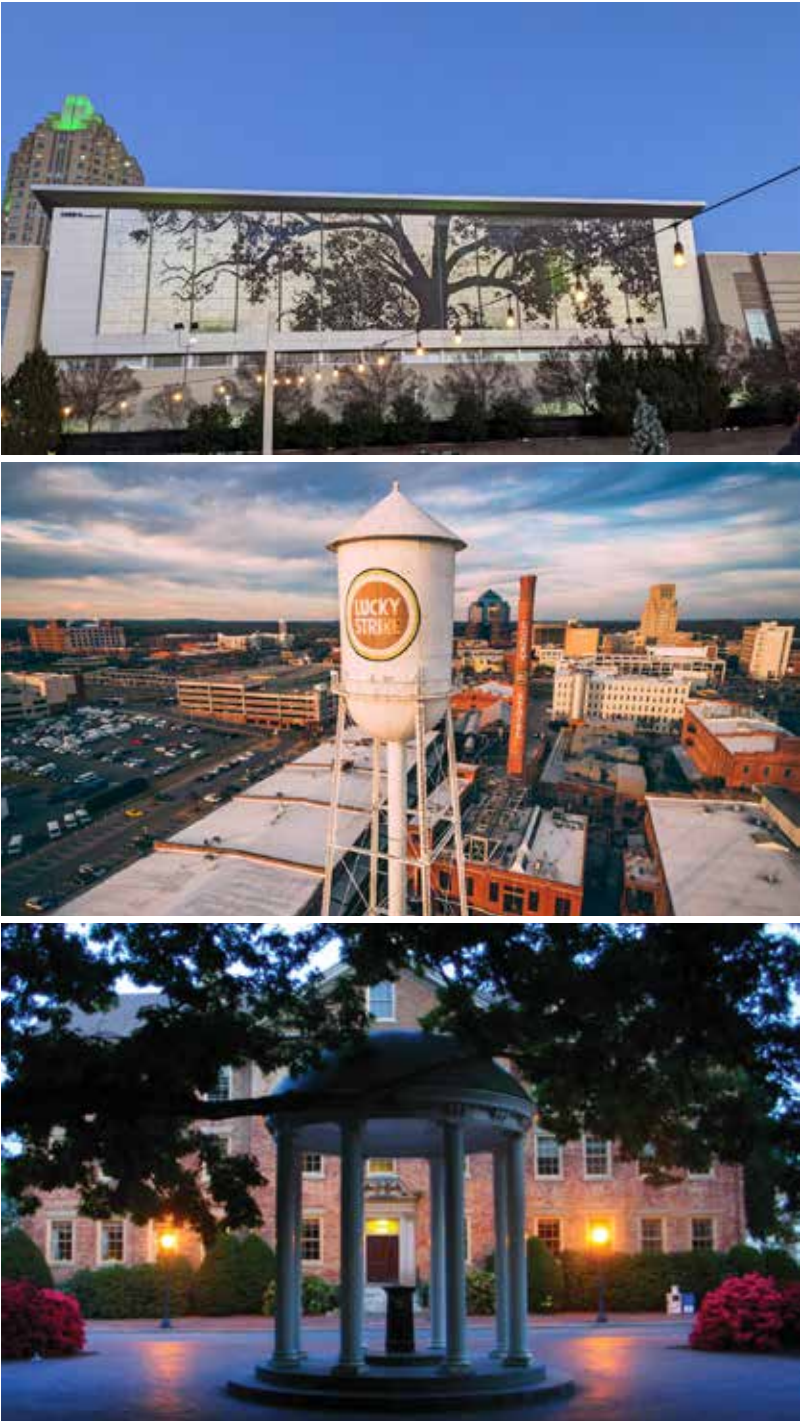
**BEST PLACE TO START A BUSINESS**  
DURHAM | WALLETHUB  
(APRIL 2022)
- #4

**TOP GLOBAL BIOTECHNOLOGY HUB**  
RALEIGH-DURHAM | HICKEY & ASSOCIATES (AUGUST 2022)
- #5

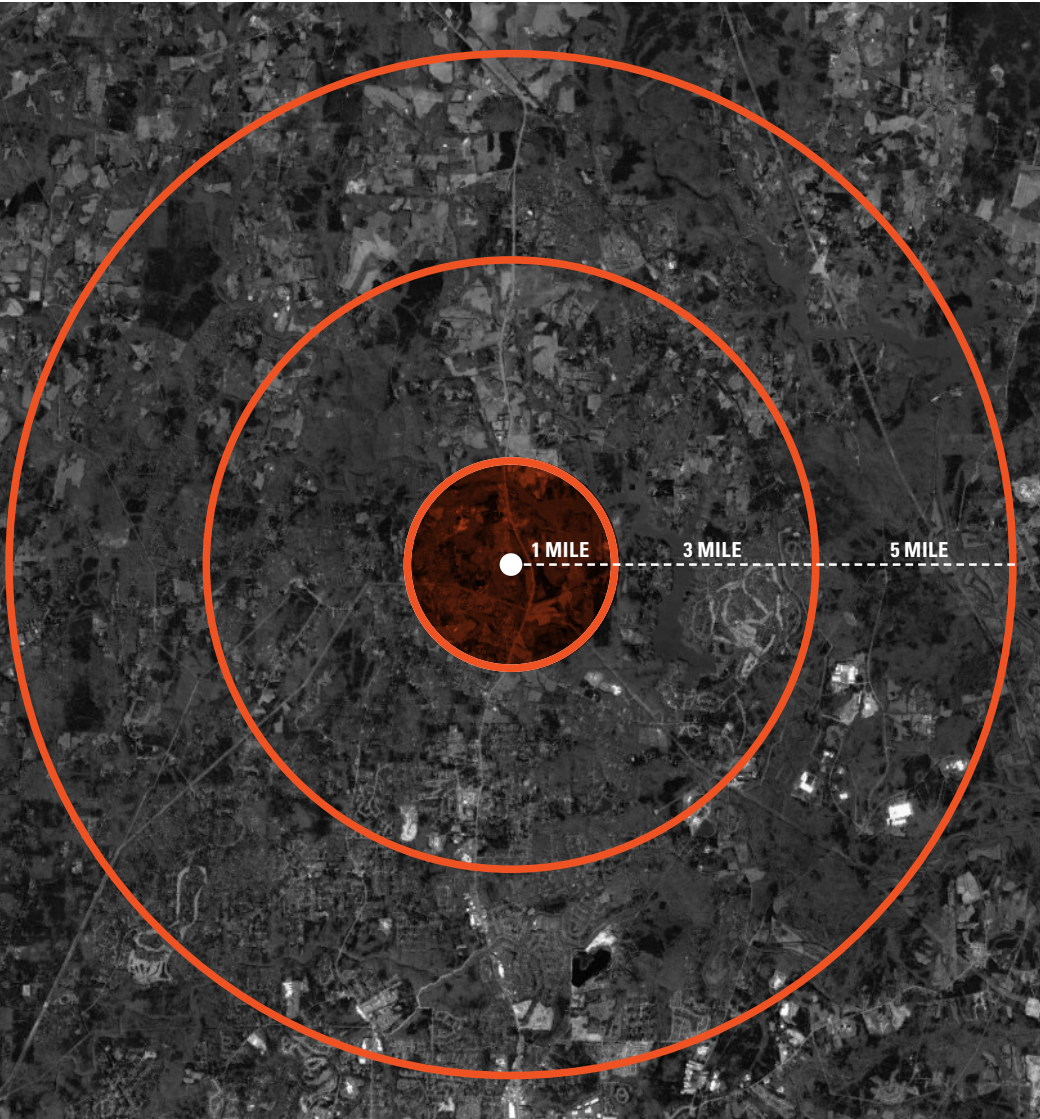
**TOP GLOBAL PHARMACEUTICAL HUB**  
RALEIGH-DURHAM | HICKEY & ASSOCIATES (2022)
- #5

**BEST U.S. CITY FOR HIGHEST-PAYING JOBS**  
RALEIGH | CHECKR  
(2023)
- #6

**BEST PLACES TO LIVE IN THE U.S.**  
RALEIGH-DURHAM-CHAPEL HILL |  
US NEWS & WORKS REPORT  
(MAY 2022)



# MASON FARM | AREA DEMOGRAPHICS



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
ESTIMATED POPULATION 2023	415	11,471	33,753
MEDIAN AGE	49.7	46.9	43.7
MEDIAN HOME VALUE 2023	\$338,173	\$312,987	\$300,761
TOTAL EMPLOYEES	56	1,656	7,289
MEDIAN HOUSEHOLD INCOME	\$155,157	\$149,289	\$148,809

SOURCE: REGIS



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