



ENO RIVER QUARTER

± 8 ACRES NORTH OF DURHAM

KEY RESIDENTIAL OPPORTUNITY IN DURHAM, NORTH CAROLINA



ENO RIVER QUARTER

± 8 ACRES NORTH OF DURHAM | KEY 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 Eno River Quarter (the “Property”), a ±8 gross acre residential development opportunity in the fast-growing, north Durham area. The Property is a unique offering with access along both Plantation Drive/Natchez Way and Charleston Drive. Additionally, the Property is only a 5-minute drive to the Riverview Shopping Center (125,000 SF of retail) and a 15-minute drive to the evolving Downtown Durham (40,000+ employees).

PROPERTY DETAILS

ADDRESS	5401 Charleston Drive Durham, NC 27712
DURHAM COUNTY PINS	0825-04-71-6438
MUNICIPALITY	City of Durham
GROSS ACREAGE (APPROX.)	8
FRONTAGES (APPROX.)	500' Plantation Drive/Natchez Way 575' Charleston Drive
CURRENT ZONING	Durham RR (Residential Rural District)
ENTITLEMENTS	In place
CURRENT USAGE	Vacant, wooded land
AVAILABILITY	Available immediately
PRICING	Unpriced

DOWNTOWN DURHAM
15 MINUTE DRIVE

DUKE REGIONAL HOSPITAL
9,000 EMPLOYEES

NORTH POINTE SHOPPING CENTER
10 MIN DRIVE
Harris Teeter Starbucks Walgreens

RIVERVIEW SHOPPING CENTER
5 MIN DRIVE
CVS pharmacy SUNTRUST
BB&T DOLLAR GENERAL

RIVER FOREST HOMES
PRICED FROM \$175k to \$220k

DOVER RIDGE HOMES
PRICED FROM \$250k TO \$350k

OLD FARM ROAD PARK

ENO VALLEY SWIM & RACQUET CLUB

DURHAM COUNTY NORTH REGIONAL LIBRARY

ENO VALLEY HOMES
PRICED FROM \$100k to \$285k

ENO RIVER QUARTER

501

VPD: 22,000

ENO POINTE ASSISTED LIVING

ROXBORO STREET



investment advisors

SARAH GODWIN
Director
919.573.4643
sarah.godwin@am.jll.com

HUNTER BARRON
Senior Director
704.526.2840
hunter.barron@am.jll.com

analysts

JOHN MIKELS
Associate
919.573.4648
john.mikels@am.jll.com

ALEXIS KAISER
Analyst
704.526.2867
alexis.kaiser@am.jll.com

debt/structured finance

ROGER EDWARDS
Managing Director
919.573.4647
roger.edwards@am.jll.com

JOHN GAVIGAN
Director
704.526.2809
john.gavigan@am.jll.com



4509 CREEDMOOR ROAD | SUITE 300 | RALEIGH, NORTH CAROLINA | 27612
201 NORTH TRYON STREET | SUITE 1400 | CHARLOTTE, NORTH CAROLINA | 28202

Seller will be selling the Property on an "as-is, where is" basis and will not be making any representations or warranties regarding the condition or suitability of the property. JLL has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser, and JLL, its partners, officers, employees and agents disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.