**WHY THIS STATION?**
It provides access to Durham’s historic West End and its reinvigorated commercial district, plus historic neighborhoods to the north and south as well as Duke’s Smith Warehouse and East Campus.

**PROPERTY VALUE THROUGH 2057**
About $87 million to nearly $118 million acres for 197 surrounding acres if nothing changed.

**WITH LIGHT RAIL AND RELATED DEVELOPMENT?**
$131 million to more than $177 million, or 50 percent more.

**WHICH MEANS**
Nearly $20 million to $27 million in new tax revenue.

**POTENTIAL NEW JOBS WITHIN A QUARTER-MILE**
More than 1,200.

**NEW RESIDENTS**
About 300.

**AFFORDABLE HOUSING OPPORTUNITY**
Pockets of neighborhood-scale residential infill will help address much-needed, affordable priced housing opportunities for families.

**OTHER RECOMMENDED AMENITIES**
Improved sidewalks and new public spaces.

**BONUS BULLET**
The light rail project will construct a new path between Buchanan Boulevard and Gregson Street to better connect Gregson and the Warehouse District to the station.