**WHY THIS STATION?**
It serves the major employment and medical destinations of Duke University Medical Center and VA Hospital.

**PROPERTY VALUE THROUGH 2057**
About $38 million to more than $51 million for 63 surrounding acres if nothing changed

**WITH LIGHT RAIL AND RELATED DEVELOPMENT?**
More than $89 million to $120 million, or 134 percent more

**WHICH MEANS**
About $11 million to nearly $15 million in new tax revenue

**POTENTIAL NEW JOBS WITHIN A QUARTER-MILE**
0, not including jobs at Duke University or the medical centers.

**NEW RESIDENTS**
0

**AFFORDABLE HOUSING OPPORTUNITY**
Potential for a partnership with the university in addition to land banking for future affordable homes.

**OTHER RECOMMENDED AMENITIES**
Almost a mile of new paths that could connect to existing green space and provide new connections as a part of a potential redevelopment of Central Campus.

**BONUS BULLET**
Duke could transform employee parking lots plus several blocks of aged apartment buildings on Central Campus in any number of ways including into research, housing, academic purposes or a more comprehensive urban village that integrates university and private buildings.

Want more information? Please see gotriangle.org/tod/guidebook