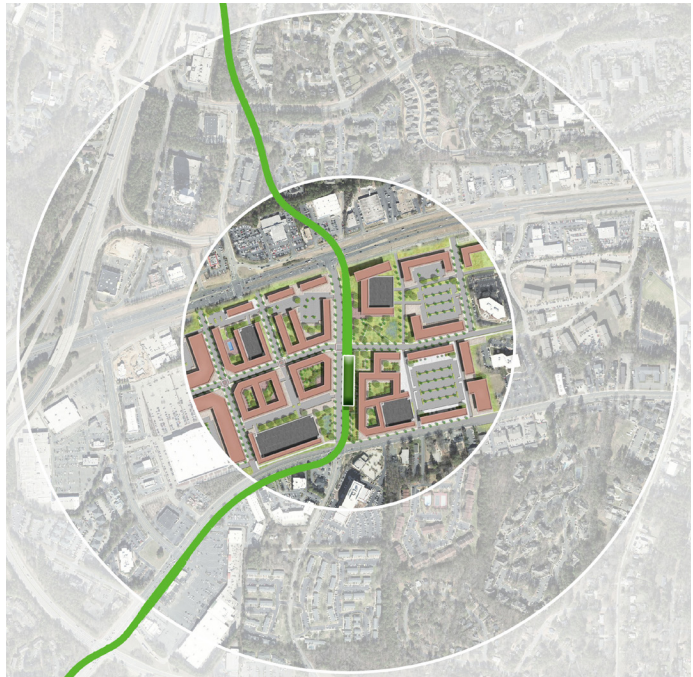




# SCENARIO SOUTH SQUARE



**WHY THIS STATION?**  
Its existing infrastructure and large parcels support a transformation of low-density, single-story suburban retail to transit-oriented development.

**PROPERTY VALUE THROUGH 2057**  
About \$79.5 million to more than \$107 million for 265 surrounding acres if nothing changed

**WITH LIGHT RAIL AND RELATED DEVELOPMENT?**  
More than \$356 million to \$482 million, or 348 percent more

**WHICH MEANS**  
More than \$91 million to nearly \$123 million in new tax revenue

**POTENTIAL NEW JOBS WITHIN A QUARTER-MILE**  
Nearly 4,200

**NEW RESIDENTS**  
Almost 4,200

**OTHER RECOMMENDED AMENITIES**  
5 miles of new sidewalks, 2.5 miles of new streets and more than 2 miles of new paths. The future path network will provide connections from the neighborhoods along University Drive to the station area.

**BONUS BULLET**  
The parking lots and single-story retail make the area ripe for development that could evolve into offices that could support thousands of new jobs and introduce a variety of housing types in a compact, walkable setting. Less than 10 minutes from the Duke and VA hospitals on light rail, this station could become an attractive residential choice for all types of health care employees.