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.

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