

NEW

# NATIONAL LAND REALTY®

## Cooper Legacy Land - 90+ Acres

90.66 +/- Acres | Durham County, NC | OFFERING MEMORANDUM



NATIONAL  
LAND  
REALTY

**National Land Realty**  
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Apex, NC 27539  
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.



## PROPERTY SUMMARY

Introducing 6900 & 6918 Russell Road — a rare opportunity in the heart of North Durham. Spanning over 90 **acres** of gently rolling land, this property offers a remarkable blend of privacy, natural beauty, and development potential. With convenient access to **Roxboro Road, I-85, and Downtown Durham**, the site is ideally suited for **residential developers** seeking a prime location for estate lots or a thoughtfully designed subdivision. Alternatively, discerning **farm and estate buyers** will find the landscape ideal for a **private homestead, equestrian property, or family retreat**. The land features a mix of open fields, timber, and rolling topography—ready for your vision. Few parcels of this scale and quality remain in North Durham—this is a chance to secure one of the area’s most versatile tracts.



**ACREAGE BREAKDOWN**

Mixed forest and manicured fields throughout the property.

**PARCEL #/ID**

0815469894, 0815579520

**ADDRESS**

6900 / 6918 Russell Road  
Durham, NC 27712

**LOCATION**

Head West on I-85 S. Take exit 173 for Cole Mill Rd. Head Northwest toward Cole Mill Rd. Drive 0.2 miles & turn right onto Cole Mill Rd. Drive 3.2 miles & turn right onto Umstead Rd. Drive 1.4 miles & turn left onto Russell Rd. Property will be about 2.5 miles on the right.

## PROPERTY HIGHLIGHTS

- Close Proximity to Major Cities and Airports.
- Close Proximity to I-85, Roxboro Road, and other Main Thoroughfares.
- 1,300+ Feet of Road Frontage.
- Large Acreage.
- Public Water (Durham County) and Usable Soils.
- Manicured Pastures and Established Timber Growth.
- Strong Deer and Wildlife Population.
- Existing Home on Property.



## COMMERCIAL PROPERTY HIGHLIGHTS

### Zoning

Rural Residential (RR)

### Listing ID#

3257927

### Future Land Use

Rural Residential (RR)

### Commercial Market

Durham

### Commercial Submarket

North Durham





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# Durham County Property Record Card

## Property Summary

Tax Year: 2025

|                         |                    |                             |                                                           |                                |                                                      |
|-------------------------|--------------------|-----------------------------|-----------------------------------------------------------|--------------------------------|------------------------------------------------------|
| <b>REID</b>             | 186956             | <b>PIN</b>                  | 0815-46-9894                                              | <b>Property Owner</b>          | COOPER-ROBINSON,<br>BARBARA;COOPER-DUNSTON,<br>MARIE |
| <b>Location Address</b> | 6900<br>RUSSELL RD | <b>Property Description</b> | PROP-COOPER JOE E &<br>COOPE R CLARA PL:000000-<br>000000 | <b>Owner's Mailing Address</b> | 3950 FAIRSTED DR. APT 466<br>RALEIGH NC 27612        |

| Administrative Data          |                          |
|------------------------------|--------------------------|
| <b>Plat Book &amp; Page</b>  | 000000-000000            |
| <b>Old Map #</b>             |                          |
| <b>Market Area</b>           | R816C                    |
| <b>Township</b>              | NONE                     |
| <b>Planning Jurisdiction</b> | DURHAM COUNTY            |
| <b>City</b>                  |                          |
| <b>Fire District</b>         | LEBANON-FD               |
| <b>Spec District</b>         | CAPITAL FINANCE          |
| <b>Land Class</b>            | PRESENT-<br>USE/FORESTRY |
| <b>History REID 1</b>        |                          |
| <b>History REID 2</b>        |                          |
| <b>Acreage</b>               | 18.79                    |
| <b>Permit Date</b>           |                          |
| <b>Permit #</b>              |                          |

| Transfer Information      |            |
|---------------------------|------------|
| <b>Deed Date</b>          | 12/13/2011 |
| <b>Deed Book</b>          | 006861     |
| <b>Deed Page</b>          | 00907      |
| <b>Revenue Stamps</b>     |            |
| <b>Package Sale Date</b>  |            |
| <b>Package Sale Price</b> |            |
| <b>Land Sale Date</b>     |            |
| <b>Land Sale Price</b>    |            |

| Improvement Summary              |       |
|----------------------------------|-------|
| <b>Total Buildings</b>           | 1     |
| <b>Total Units</b>               | 0     |
| <b>Total Living Area</b>         | 1,056 |
| <b>Total Gross Leasable Area</b> | 0     |

| Property Value                                 |                  |
|------------------------------------------------|------------------|
| <b>Total Appraised Land Value</b>              | \$421,893        |
| <b>Total Appraised Building Value</b>          | \$112,400        |
| <b>Total Appraised Misc Improvements Value</b> | \$1,521          |
| <b>Total Cost Value</b>                        | \$535,814        |
| <b>Total Appraised Value - Valued By Cost</b>  | <b>\$213,635</b> |
| <b>Other Exemptions</b>                        |                  |
| <b>Exemption Desc</b>                          |                  |
| <b>Use Value Deferred</b>                      | \$322,179        |
| <b>Historic Value Deferred</b>                 |                  |
| <b>Total Deferred Value</b>                    | \$322,179        |
| <b>Total Taxable Value</b>                     | <b>\$213,635</b> |

Building Summary

Card 1 6900 RUSSELL RD

| Building Details        |                      |
|-------------------------|----------------------|
| Bldg Type               | RESIDENTIAL          |
| Units                   | 1                    |
| Living Area (SQFT)      | 1056                 |
| Number of Stories       | 1.00                 |
| Style                   | RAN-RANCH            |
| Foundation              | 04-P-FOOTING/CRWL-SP |
| Frame                   |                      |
| Exterior                | 08-VINYL/ALUMINUM    |
| Const Type              |                      |
| Heating                 | 05-PACKAGE-HEAT/COOL |
| Air Cond                |                      |
| Baths (Full)            | 1                    |
| Baths (Half)            | 0                    |
| Extra Fixtures          | 0                    |
| Total Plumbing Fixtures | 3                    |
| Bedrooms                | 2                    |
| Floor                   |                      |
| Roof Cover              |                      |
| Roof Type               |                      |
| Main Body (SQFT)        | 1056                 |

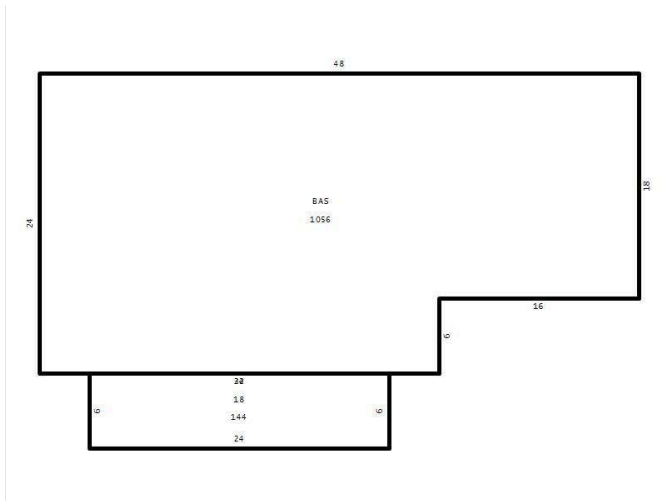
| Building Description |      |                |      |
|----------------------|------|----------------|------|
| Year Built           | 1954 | Effective Year | 1954 |
| Additions            | 1    | Remodeled      | 0    |
| Interior Adj         |      |                |      |
| Other Features       |      |                |      |

| Building Total & Improvement Details |           |
|--------------------------------------|-----------|
| Grade                                | C 100%    |
| Percent Complete                     | 100       |
| Total Adjusted Replacement Cost New  | \$204,363 |
| Physical Depreciation (% Bad)        | 0%        |
| Depreciated Value                    | \$112,400 |
| Economic Depreciation (% Bad)        | 0%        |
| Functional Depreciation (% Bad)      | 0%        |
| Total Depreciated Value              | \$112,400 |
| Market Area Factor                   | 1         |
| Building Value                       | \$112,400 |
| Misc Improvements Value              | \$1,521   |
| Total Improvement Value              | \$113,921 |
| Assessed Land Value                  |           |
| Assessed Total Value                 |           |

| Addition Summary |               |      |      |
|------------------|---------------|------|------|
| Story            | Type          | Code | Area |
| 1.00             | Covered Porch | 18   | 144  |

Building Sketch

Photograph



## Misc Improvements Summary

| Card # | Unit Quantity | Measure    | Type                          | Base Price | Size Adj Factor | Eff Year | Phys Depr (% Bad) | Econ Depr (% Bad) | Funct Depr (% Bad) | Common Interest (% Good) | Value   |
|--------|---------------|------------|-------------------------------|------------|-----------------|----------|-------------------|-------------------|--------------------|--------------------------|---------|
| 1      | 160           | SIZE       | Shed (Open Pole)              | \$9.45     | 0.94            | 1900     | 75                | 0                 | 0                  |                          | \$355   |
| 1      | 160           | SIZE       | Lean To                       | \$4.50     | 0.94            | 1900     | 75                | 0                 | 0                  |                          | \$85    |
| 1      | 300           | SIZE       | Shed Personal Property        |            |                 | 1960     | 75                | 0                 | 0                  |                          |         |
| 1      | 12x20         | DIMENSIONS | Prefab Metal Car Shed w/Floor | \$8.50     | 1.06            | 1990     | 50                | 0                 | 0                  |                          | \$1,081 |

**Total Misc Improvements Value Assessed: \$1,521**

## Land Summary

| Land Class: PRESENT-USE/FORESTRY |            |               | Deeded Acres: 19.53     |          |                  | Calculated Acres: 18.79                              |            |
|----------------------------------|------------|---------------|-------------------------|----------|------------------|------------------------------------------------------|------------|
| Zoning                           | Soil Class | Description   | Size                    | Rate     | Size Adj. Factor | Land Adjustment                                      | Land Value |
| RR                               |            | RESIDUAL      | 17.79 BY THE ACRE PRICE | \$30,400 | 0.809162         | FFL-A01-FRE-FLOODING-90.00<br>ESM-A02-EASEMENT-83.00 | \$326,893  |
| RR                               |            | BUILDING-SITE | 1.00 BY THE ACRE PRICE  | \$95,000 | 1                |                                                      | \$95,000   |

**Total Land Value Assessed:**  
**\$421,893**

## Ownership History

|         | Owner Name                                         | Deed Type            | % Ownership | Stamps | Sale Price | Book   | Page  | Deed Date  |
|---------|----------------------------------------------------|----------------------|-------------|--------|------------|--------|-------|------------|
| Current | COOPER-ROBINSON, BARBARA/<br>COOPER-DUNSTON, MARIE | WAR-WARRANTY-DEED    | 100         | 0      |            | 006861 | 00907 | 12/13/2011 |
| 1 Back  | COOPER, JOE E/ COOPER, CLARA                       | CONVERT-CO/EFFECTIVE | 100         | 0      |            | 000210 | 00445 | 1/1/1997   |

## Notes Summary

| Building Card | Date       | Line | Notes                                                                                                            |
|---------------|------------|------|------------------------------------------------------------------------------------------------------------------|
| P             | 4/29/2025  | 0    | FOREST-USE VALUATION                                                                                             |
| P             | 12/2/2024  | 0    | Farm Use Application Approved For 2022                                                                           |
| P             | 11/18/2024 | 0    | Lost Farm Use Lost - FMP not updated                                                                             |
| P             | 1/1/2023   | 1    | PROP-COOPER JOE E & COOPE R CLARA                                                                                |
| P             | 12/9/2022  | 0    | Per receipt from the front desk, taxpayer request a change of address: Old address: PO BOX 785 ROSEBORO NC 28382 |
| 1             | 1/1/2023   | 2    | 858 -01-021 -                                                                                                    |
| 1             | 1/11/2018  | 3    | Land Rcrds 2018 2018-01-11                                                                                       |
| 1             | 1/11/2018  | 4    | MAP ACRE ADJUSTMENT-TAX YEAR 2018 DATE/TECH>01-11-2018/LJS                                                       |
| 1             | 1/11/2018  | 5    | PRIOR>18.914 NEW>18.792                                                                                          |
| 1             | 1/11/2018  | 6    | REASON>REMAPPED PER DEED 6861-907, & ADJOINING                                                                   |
| 1             | 1/11/2018  | 7    | =====                                                                                                            |
| 1             | 1/25/2012  | 8    | USE CHANGED FROM AGRICULTURE TO FORESTRY.                                                                        |
| 1             | 1/25/2012  | 9    | =====                                                                                                            |
| 1             | 12/2/2011  | 10   | Appraisal 2012 2011-12-02                                                                                        |
| 1             | 12/2/2011  | 11   | 2012 PUR DATE/APR-> 2011-12-02/072                                                                               |
| 1             | 12/2/2011  | 12   | COMMENTS > THIS AGRICULTURE PARCEL WAS REQUALIFIED DURING                                                        |
| 1             | 12/2/2011  | 13   | THE 2012 PRESENT-USE REQUALIFICATION PROCESS.                                                                    |
| 1             | 8/9/2006   | 14   | Appraisal 2006 2006-08-09                                                                                        |
| 1             | 8/9/2006   | 15   | 2006 PRESENT-USE REQUALIFICATION DATE/APPR >08-09-06/072                                                         |
| 1             | 8/9/2006   | 16   | COMMENTS >PARCEL REQUALIFIED IN THE 2006 USE ASSESSMENT                                                          |
| 1             | 8/9/2006   | 17   | PROCESS. CODES UPDATED.                                                                                          |
| 1             | 8/9/2006   | 18   | =====                                                                                                            |
| 1             | 11/12/1997 | 19   | Land Rcrds 1993-1997 1997-11-12                                                                                  |
| 1             | 11/12/1997 | 20   | 6900 RUSSELL RD                                                                                                  |
| 1             | 7/16/1997  | 21   | Appraisal 1993 - 1997 1997-07-16                                                                                 |
| 1             | 7/16/1997  | 22   | PROP EXCHANGE DB 1454-864                                                                                        |
| 1             | 7/16/1997  | 23   | DB 1454-866                                                                                                      |
| 1             | 7/16/1997  | 24   | 2 PP SHED 1 LOG SHED NV                                                                                          |

Durham County Property Record Card

Property Summary

Tax Year: 2025

|                  |                       |                      |                                                                          |                         |                                                    |
|------------------|-----------------------|----------------------|--------------------------------------------------------------------------|-------------------------|----------------------------------------------------|
| REID             | 186955                | PIN                  | 0815-57-9520                                                             | Property Owner          | COOPER, MARIE<br>DIANE;ROBINSON, BARBARA<br>COOPER |
| Location Address | 6918<br>RUSSELL<br>RD | Property Description | PROP-COOPER MARIE DIANE &<br>ROBINSON BARBARA COOPER<br>PL:000000-000000 | Owner's Mailing Address | 3950 FAIRSTED DR APT 466<br>RALEIGH NC 27612       |

| Administrative Data   |                          |
|-----------------------|--------------------------|
| Plat Book & Page      | 000000-000000            |
| Old Map #             |                          |
| Market Area           | R816C                    |
| Township              | NONE                     |
| Planning Jurisdiction | DURHAM COUNTY            |
| City                  |                          |
| Fire District         | LEBANON-FD               |
| Spec District         | CAPITAL FINANCE          |
| Land Class            | PRESENT-<br>USE/FORESTRY |
| History REID 1        |                          |
| History REID 2        |                          |
| Acreage               | 71.87                    |
| Permit Date           |                          |
| Permit #              |                          |

| Transfer Information |          |
|----------------------|----------|
| Deed Date            | 1/1/1997 |
| Deed Book            | 002083   |
| Deed Page            | 00087    |
| Revenue Stamps       |          |
| Package Sale Date    |          |
| Package Sale Price   |          |
| Land Sale Date       |          |
| Land Sale Price      |          |

| Improvement Summary       |   |
|---------------------------|---|
| Total Buildings           | 0 |
| Total Units               | 0 |
| Total Living Area         | 0 |
| Total Gross Leasable Area | 0 |

| Property Value                          |             |
|-----------------------------------------|-------------|
| Total Appraised Land Value              | \$1,053,368 |
| Total Appraised Building Value          |             |
| Total Appraised Misc Improvements Value |             |
| Total Cost Value                        | \$1,053,368 |
| Total Appraised Value - Valued By Cost  | \$26,331    |
| Other Exemptions                        |             |
| Exemption Desc                          |             |
| Use Value Deferred                      | \$1,027,037 |
| Historic Value Deferred                 |             |
| Total Deferred Value                    | \$1,027,037 |
| Total Taxable Value                     |             |

| Photograph                |
|---------------------------|
| <div>No Photo Found</div> |

Building Summary

Misc Improvements Summary

| Card #                                  | Unit Quantity | Measure | Type | Base Price | Size Adj Factor | Eff Year | Phys Depr (% Bad) | Econ Depr (% Bad) | Funct Depr (% Bad) | Common Interest (% Good) | Value |
|-----------------------------------------|---------------|---------|------|------------|-----------------|----------|-------------------|-------------------|--------------------|--------------------------|-------|
| No Data                                 |               |         |      |            |                 |          |                   |                   |                    |                          |       |
| Total Misc Improvements Value Assessed: |               |         |      |            |                 |          |                   |                   |                    |                          |       |

Land Summary

| Land Class: PRESENT-USE/FORESTRY          |            |             | Deeded Acres: 68.09     |          |                  | Calculated Acres: 71.87                              |             |
|-------------------------------------------|------------|-------------|-------------------------|----------|------------------|------------------------------------------------------|-------------|
| Zoning                                    | Soil Class | Description | Size                    | Rate     | Size Adj. Factor | Land Adjustment                                      | Land Value  |
| COUNTY                                    |            | RESIDUAL    | 71.87 BY THE ACRE PRICE | \$30,400 | 0.576527         | FFL-A01-FRE-FLOODING-89.92<br>ESM-A02-EASEMENT-93.00 | \$1,053,368 |
| Total Land Value Assessed:<br>\$1,053,368 |            |             |                         |          |                  |                                                      |             |

Ownership History

|         | Owner Name                                    | Deed Type            | % Ownership | Stamps | Sale Price | Book   | Page  | Deed Date |
|---------|-----------------------------------------------|----------------------|-------------|--------|------------|--------|-------|-----------|
| Current | COOPER, MARIE DIANE/ ROBINSON, BARBARA COOPER | CONVERT-CO/EFFECTIVE | 100         | 0      |            | 002083 | 00087 | 1/1/1997  |

Notes Summary

| Building Card | Date | Line | Notes |
|---------------|------|------|-------|
| No Data       |      |      |       |