



A WEST & WOODALL COMPANY



**1011 Riddle Road
DURHAM, NORTH CAROLINA**

Land is located in the northeast corner of Riddle Road and Fayetteville Street in attractive SE Durham, NC. Downtown Durham and Research Triangle Park are just 10 minutes away. Campus of Durham Hillside High School and a convenience store are adjacent to the north. American Tobacco Trail follows the east boundary of the Property.

LOT SIZE: 2 acres, more or less.

Frontage and Access: ± 490 Feet of frontage on the north side of Riddle Road with a 20 foot future driveway access point close to American Tobacco Trail. Exposure to Fayetteville Street but no point of access.

Utilities: Water and sewer lines are in Fayetteville Street

Zoning: CN Neighborhood Commercial; Urban Tier Overlay

GIS data: Parcel 133904; Tax Value-\$253,425.

PRICE: \$250,000

JERRY GAMBILL-919-287-3047

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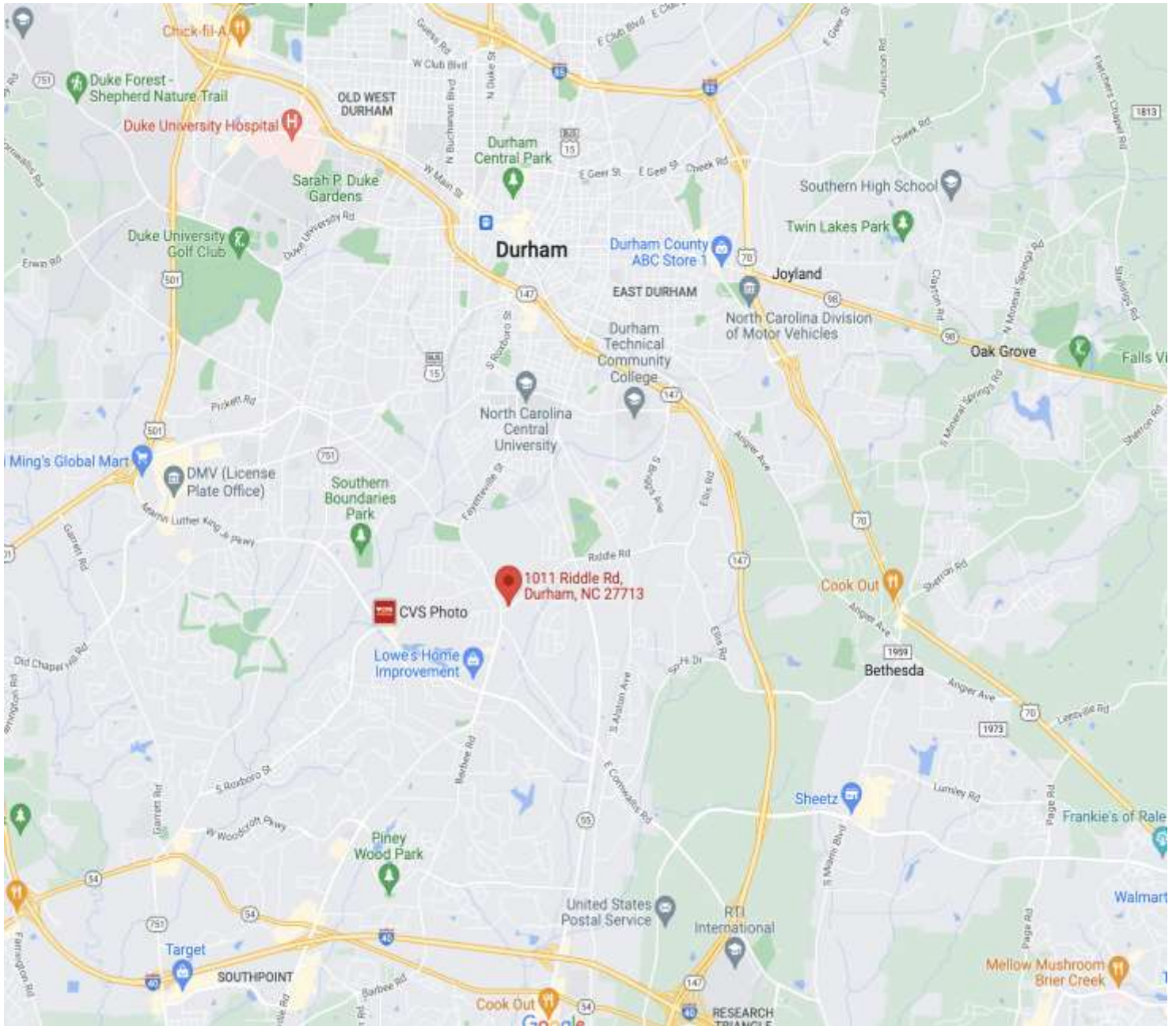
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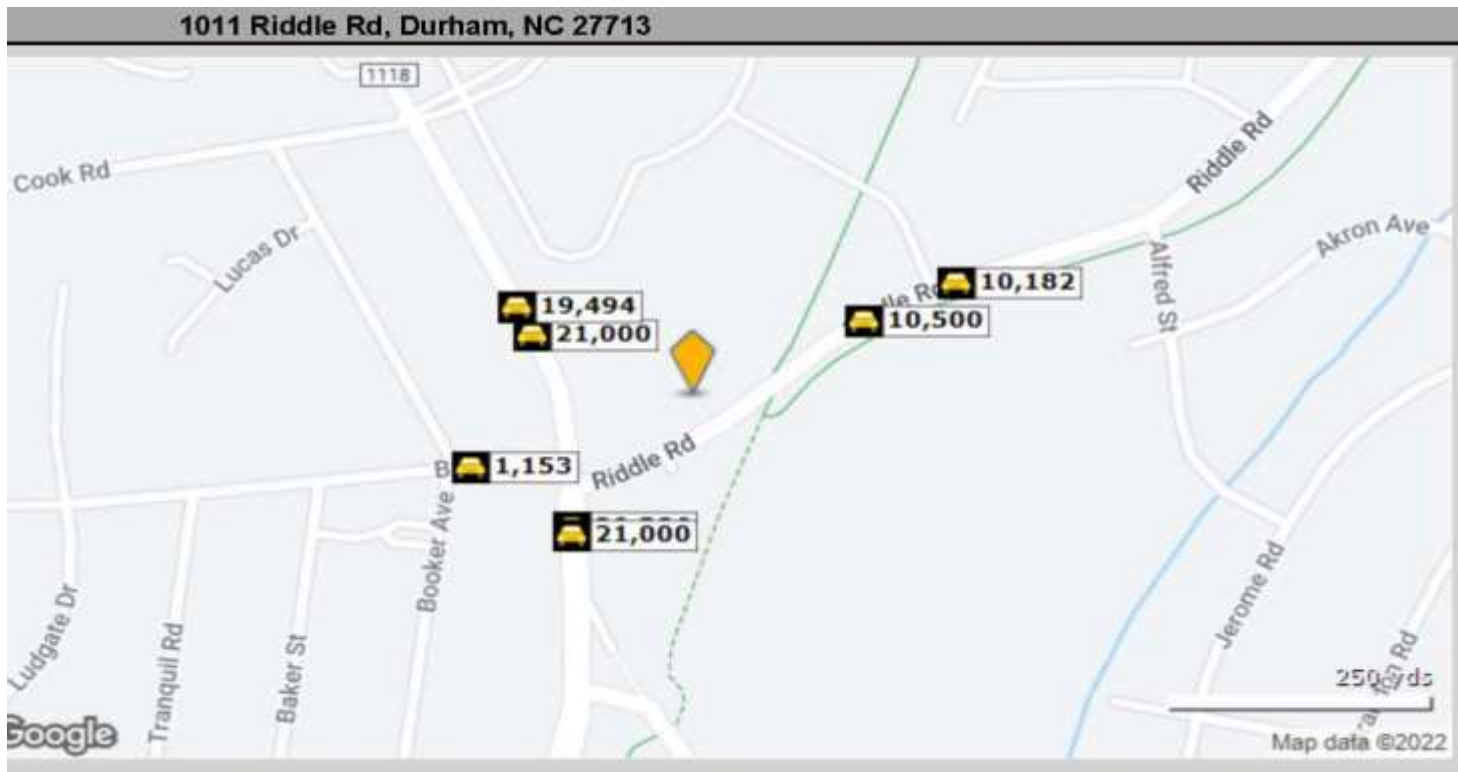
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TRAFFIC COUNTS



DEMOGRAPHICS

Total Population	80,368
Median Age	35.90
Median Household Income	\$56,671
Average Household Income	\$79,227
Estimated Total Housing Units	35,039

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