

*Commercial Land Sale*  
*O I Zone*

1736529      Closed      Commercial      LP: \$ 150,000  
Un-Imp  
1022 Broad Street  
City: Durham  
Zip: 27705      Area/Sub: 116/A  
For Sale: Y      For Lease: Y      Nearest Cross Rd: Englewood Avenue  
Bldg/Project Name: 2 Vacant Lots      Restrictive Covenant:  
Seller's Name: Danny K. Barham      SP: \$ 150,000  
Directions: Corner of Broad Street and Englewood Avenue      Closed Dt: 04/30/2012

Remarks: 2 LOTS in 1020 & 1022 Broad Street ZONED for OFFICE

**General Information**

Total Site Acres: 0.300      Total Land SqFt:      Road Front:  
Available Acres:      Lease \$/Acre:      Sale \$/Acre:  
Lot Dimensions: 50 X 135 Both Lots      Lot #:      Restrictions:  
Restrictions:      Next OH:

**Financing and Taxes**

Tax Value: \$101,020      Tax Rate: 1.2480      TM/BK/PAR/LT or Deed Page: Pin 0822-14-34-9484  
Zoning: OFFICE      PIN #: 082214349379 08221434948  
Financial Comments: ZONED for OFFICE/ INSTITUTIONAL

**Features**

Use: Commercial      Flood Plain:  
Terms: Cash, Conventional, Lease      Loan Assumption: No  
Road Frontage:      Topography: High  
Utilities:      Land Desc: Cleared  
Rail Service: NO  
Restrictions:      RDU:  
Documents:      Water:  
Primary Type:  
Easements: See Remarks

*300,000*  
*\$150,000 / 13,500 SF = 11<sup>11</sup> / SF*

**Showing Instructions**

Show Instruct: Go Direct, Sign on Property  
List Agent: D00239/ Lynn Cherry      Agent Phone: 919-971-4848      Agent Appt Ph: 919-595-8989  
List Office: 3116/ C.I.C. Assoc. dba Cherry Realty      Office Phone: 919-477-9659  
Co List Agent:      CoList Agent Ph:  
Comm to Buy Agt: 2.0%/Y      Comm to Sub Agt: 0%/Y      LADOM: 619      CDOM: 619  
List Type: EA-Exclusive Agency      Possession: IMM      PE: Yes

**Comparable Information**

**Sale Agent:** D01160 / Barnette Crabtree  
**Sale Office:** 2447 / Sun River Builders, Inc.  
**Pending Date:** 03/19/2012

**SA Phone:** 919-291-1913  
**SO Phone:** 919-291-1913  
**Est Closing Dt:** 04/30/2012

**Terms:** Cash  
**Sold Price:** 150,000  
**Sold Dt:** 04/30/2012

**Selling Info:**

**Financial Concessions (CC):** 0

**Other Concessions:**

**Special Circumstances:**

**Agent Only Remarks**

City Alley runs behind the property. 1020 AND 1022 Broad Street LOTS