

1.2 ACRES IN SOUTH DURHAM - ZONED OI

1310 W. NC 54, Durham, NC 27713



OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	1.2 Acres
Price / Acre:	\$645,833
Zoning:	OI
Market:	Durham
Submarket:	South Durham

PROPERTY OVERVIEW

1.2 acres across from the Harris Teeter-anchored Hope Valley Commons center and just minutes to The Streets of Southpoint mall. This Commercially Zoned parcel with OI Zoning is surrounded by restaurants, shopping, fitness centers and a wide variety of residential communities, making it the perfect spot for a new office development. The central location between two different I-40 exits provides easy access to Duke, UNC, Downtown Durham, RDU and Wake County. Deep lot with 185 feet of frontage on Highway 54 offers a full range of design possibilities. Seller is happy to share preliminary design concepts developed to date.

PROPERTY HIGHLIGHTS

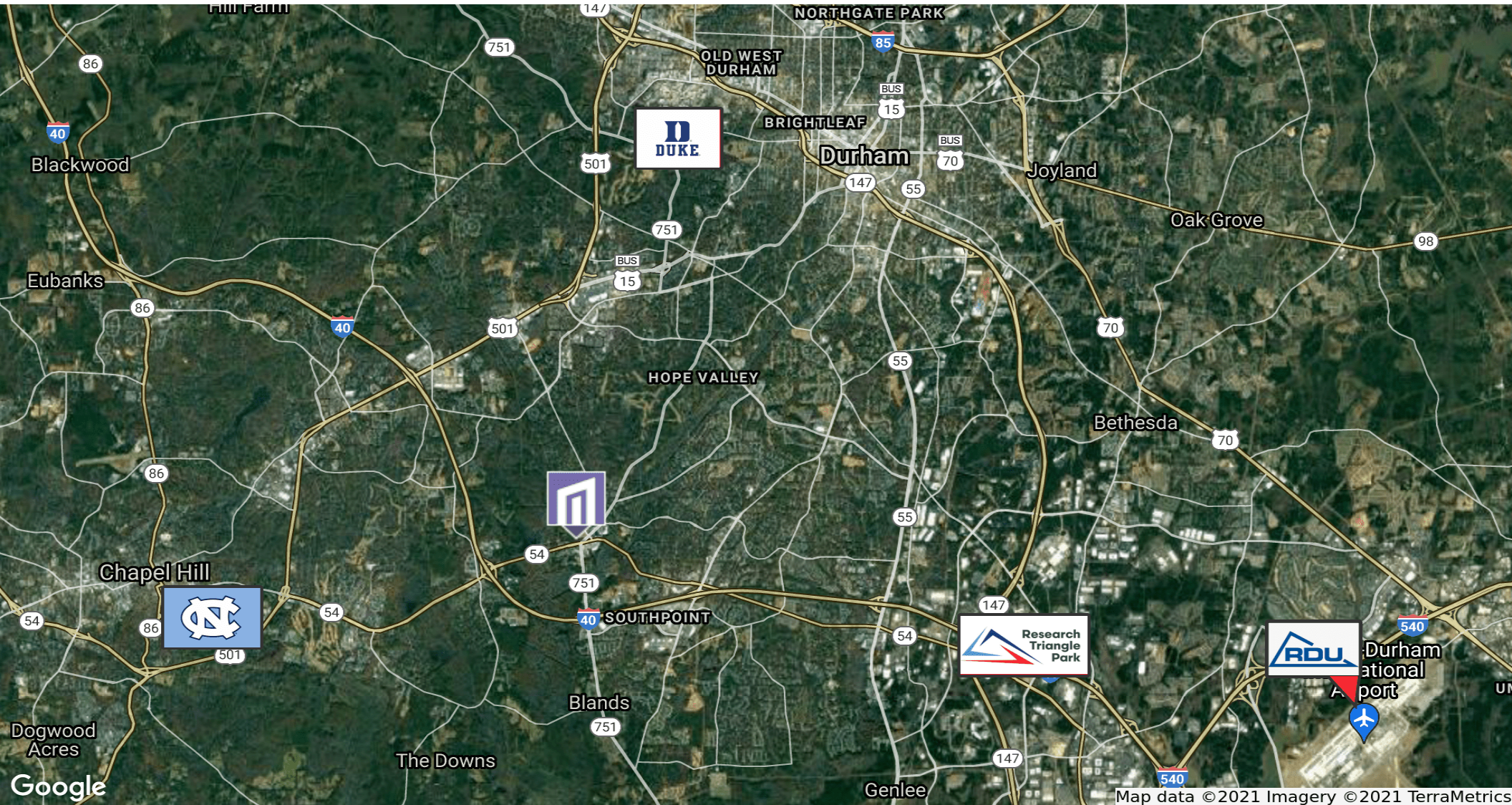
- 1.2 Acres near Southpoint Mall
- Commercially zoned for Office use
- Deep lot offers a wide range of design possibilities
- Easy access to I-40, universities, downtown and RDU

CHRIS BURNHAM

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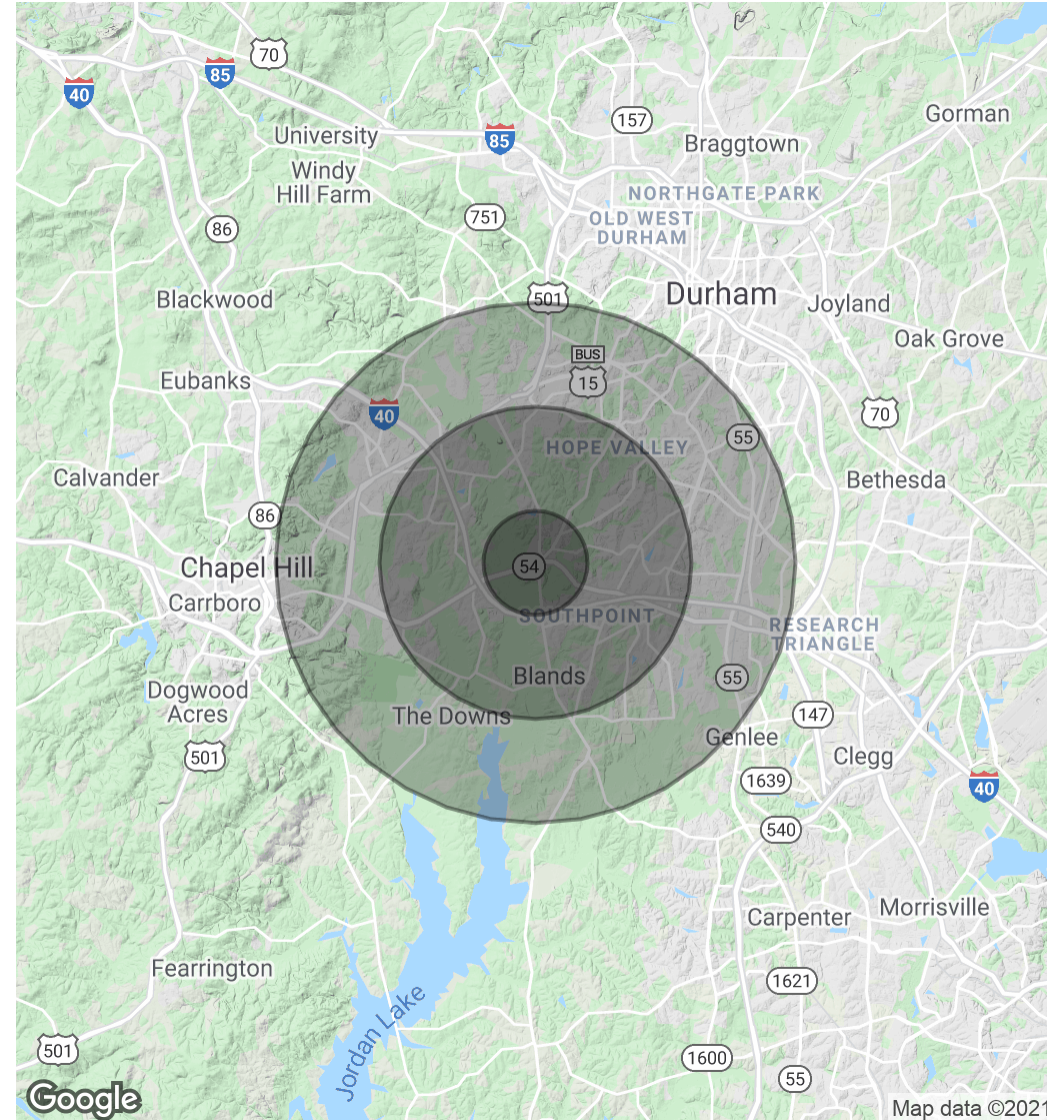
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1.2 ACRES IN SOUTH DURHAM - ZONED O1

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,255	57,880	140,713
Male Population	47.7%	47.1%	47.1%
Female Population	52.3%	52.9%	52.9%
Average Age	39.2	36.4	34.7
Total Households	2513	26,318	58,488
Average Household Size	2.08	2.19	2.26
Wealth Index	139	123	117



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