

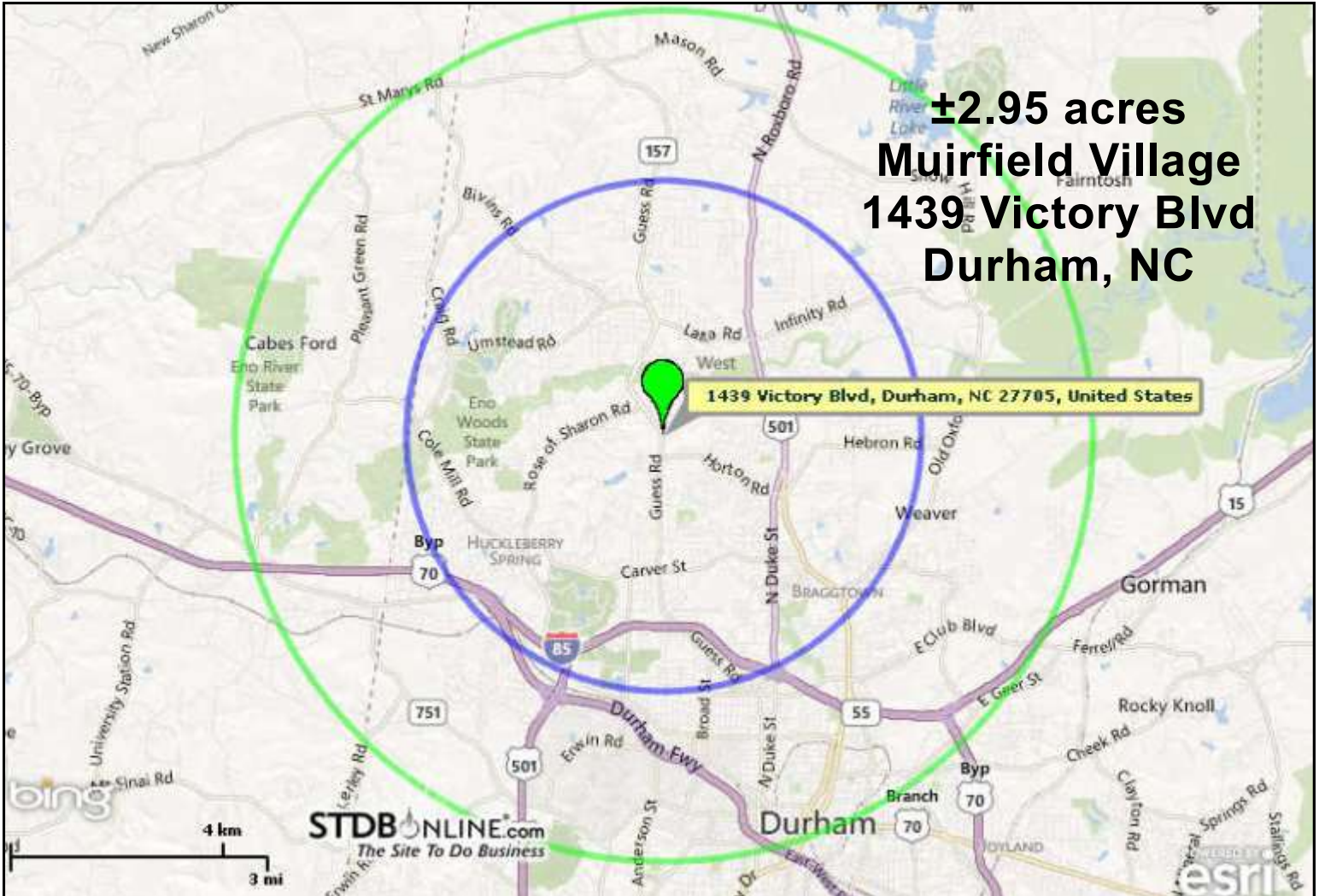
**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

# COMMERCIAL OUTPARCEL FOR SALE



**±2.95 acres  
Muirfield Village  
1439 Victory Blvd  
Durham, NC**

- Good north Durham location near corner of Guess and Horton Roads
- Estimated 3-mile population 47,390; 5-mile 100,760
- CN(D) zoning, suitable for office, medical, retail or restaurant
- Approved for up to 8,000 SF building with 42 parking spaces
- SE portion of parcel is in floodplain; roughly 1.5 ac outside floodplain
- Price: \$195,000 : REDUCED to \$175,000. Will also build-to-suit for long-term tenant

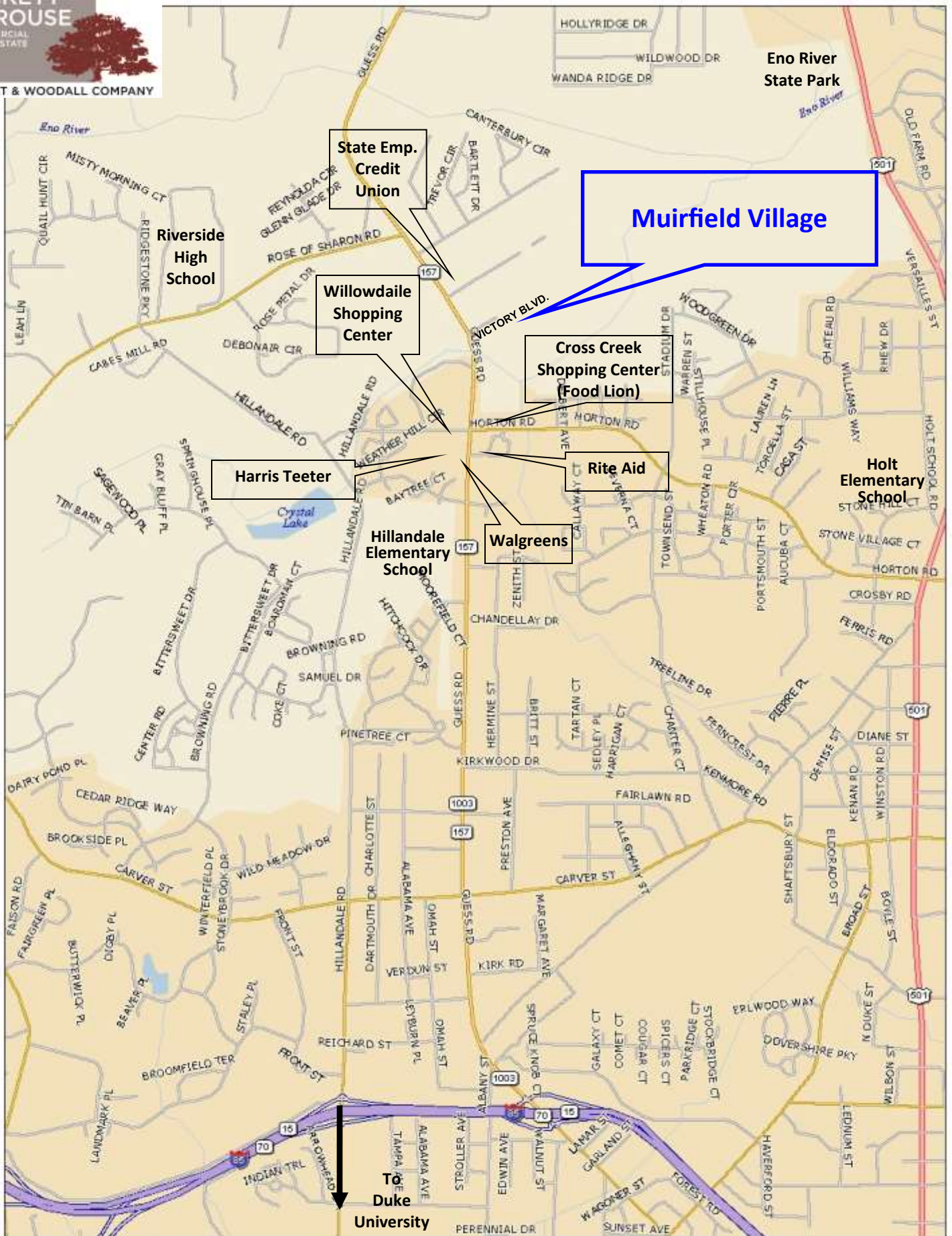
**Jerry Gambill**

[jgambill@pickett-sprouse.com](mailto:jgambill@pickett-sprouse.com)

**(919) 493-0395**

**Robert Sprouse**

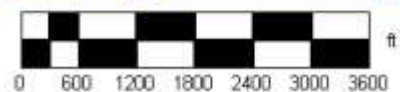
[robert@pickett-sprouse.com](mailto:robert@pickett-sprouse.com)



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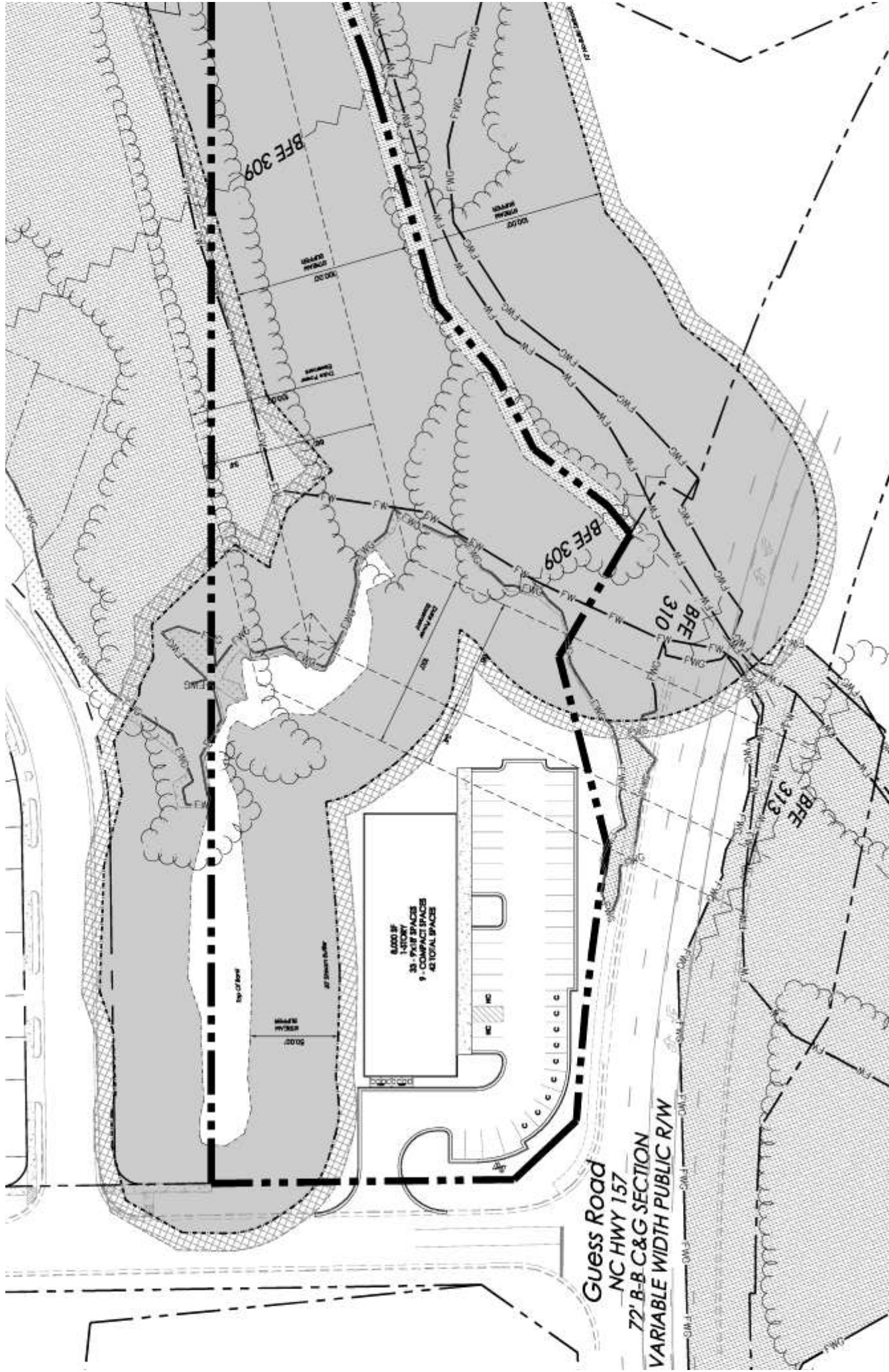
www.delorme.com



Data Zoom 13-1

**COMMERCIAL OUTPARCEL FOR SALE ±2.95 acres  
Muirfield Village**

**CONCEPT PLAN**



**Guess Road**  
NC HWY 157  
72' B-B C&G SECTION  
VARIABLE WIDTH PUBLIC R/W





**Muirfield Village  
Commercial  
Outparcel**



**Muirfield Village Entry**



**Muirfield Village  
Existing  
Townhomes**