

For Sale

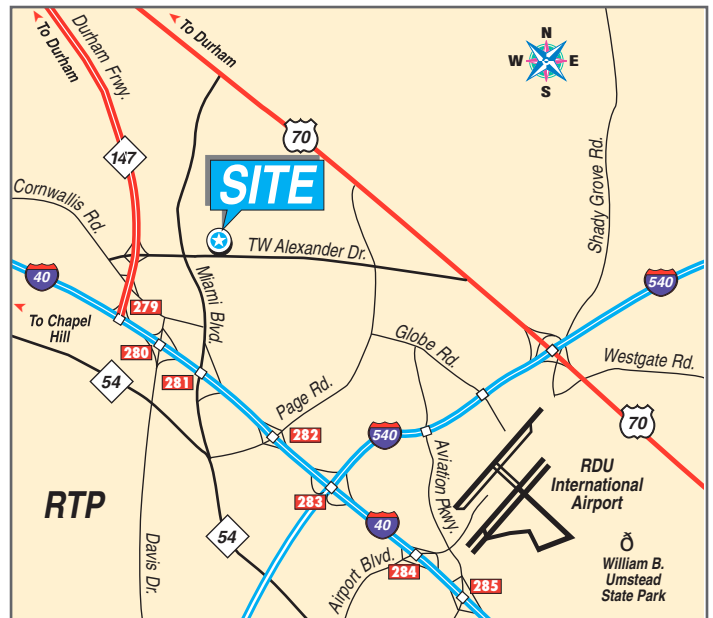
Outparcels



## TW Alexander Dr./S. Miami Blvd. Durham, NC

### Property Features

- 0.92 to ±2.20 acres contiguous
- Zoned Commercial Center, Commercial Neighborhood, Industrial Park, Industrial Light and Business District overlay
- Zoning: [Table of Permitted Uses](#)
- Located at the busy intersection of TW Alexander Pkwy. and S. Miami Blvd.
- Traffic count: 26,500 vehicles per day (2016)
- Conveniently located to RTP, Hwy 70, I-40, I-85, Durham and Raleigh
- See attached for pricing and lot locations



Demographics	3 Mile	5 Miles
Total Pop.	24,958	107,014
Employees	33,918	82,739
Businesses	1,422	4,416
Total HH	10,578	44,595
Avg. HH Size	2.25	2.35

## Ed Brown, SIOR, CCIM

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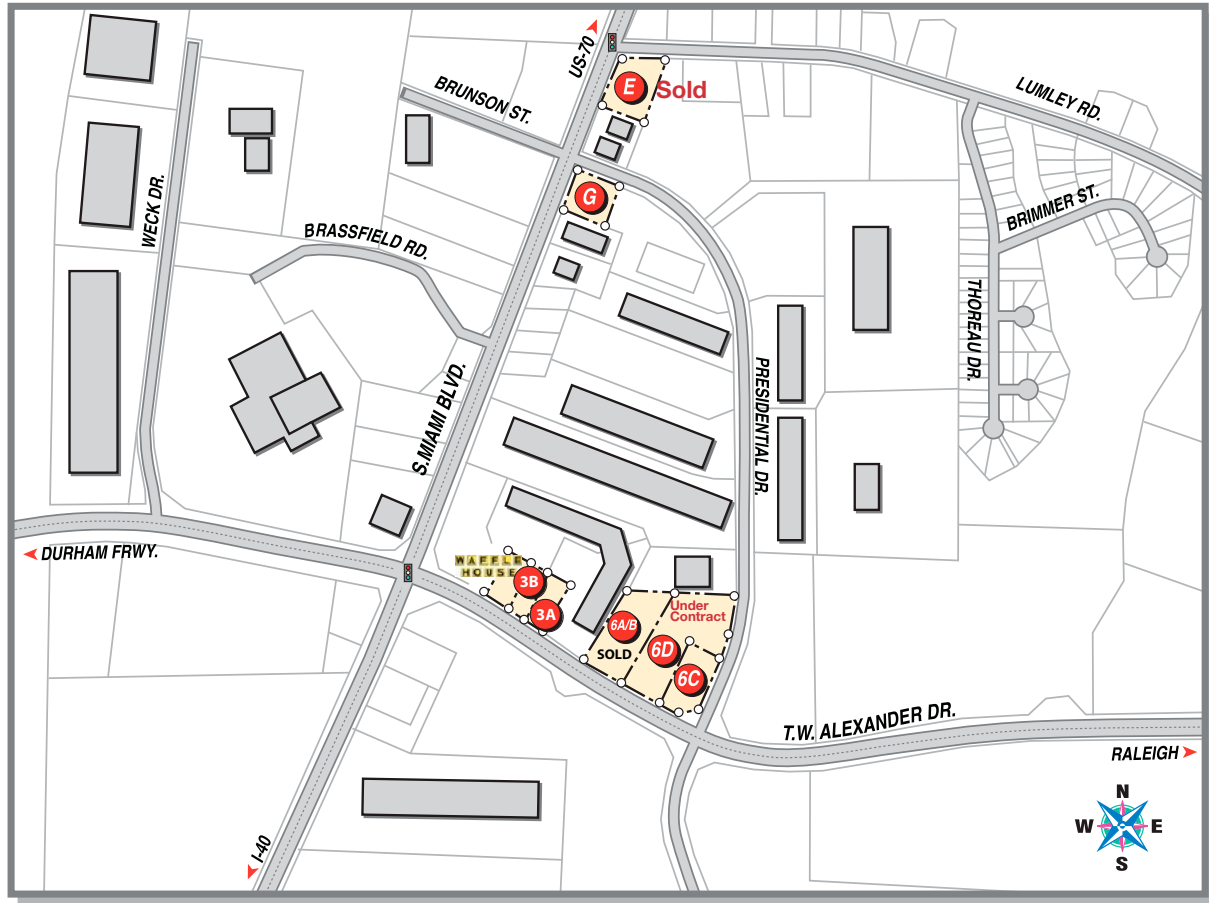
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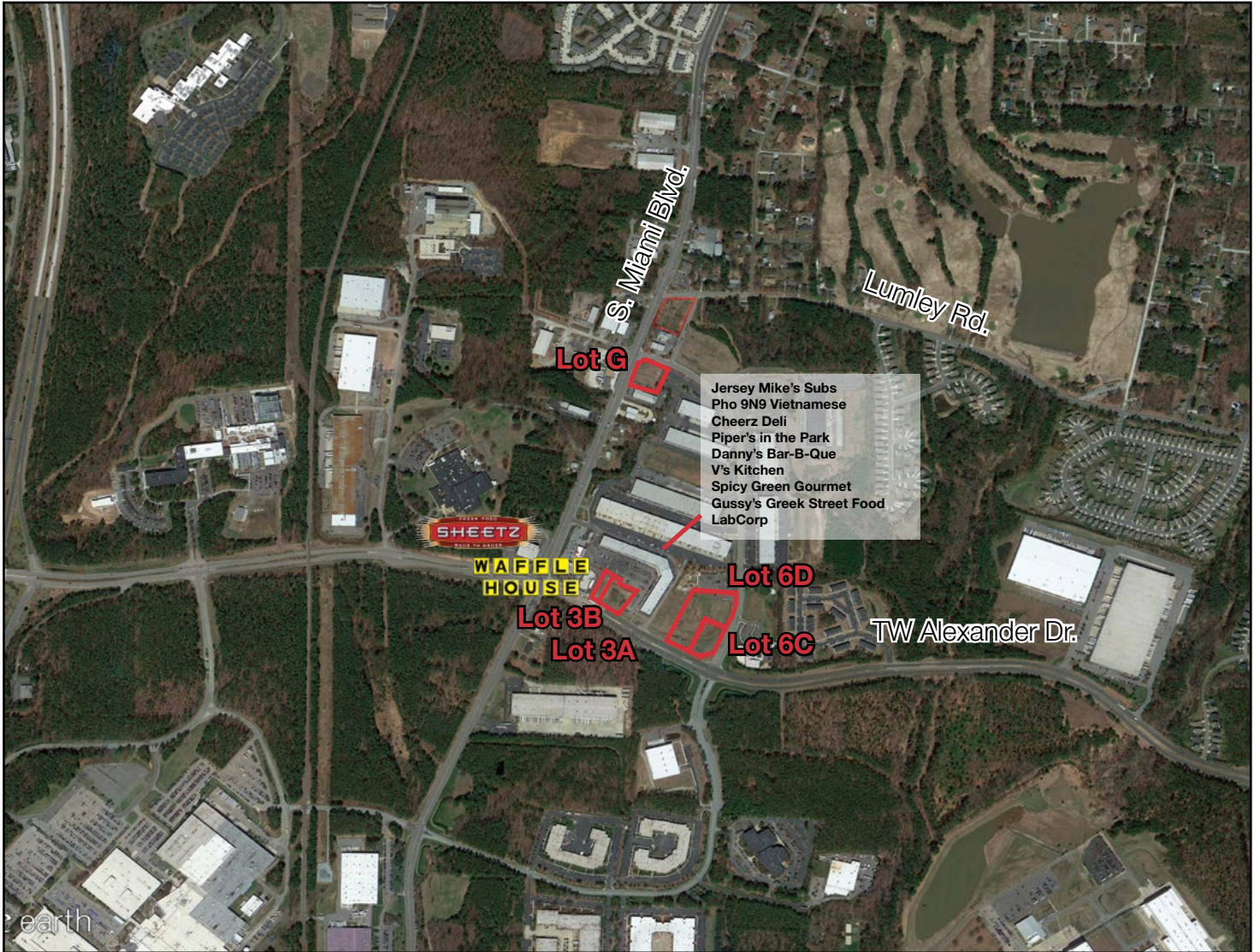
LOT #	ADDRESS	PARCEL ID	ACREAGE	ZONING	PRICE
3A*	1611 TW Alexander Drive	205619	0.978	CC	\$565,000
3B*	1607 TW Alexander Drive	205619	0.423	CC	\$239,500
6C	1671 TW Alexander Drive	206812	1.15	IP	\$228,000
6D <b>Under Contract</b>	1661 TW Alexander Drive	217307	2.20	IP	\$476,930
E <b>Sold</b>	4102 Lumley Road	157318	1.33	CN&IL	\$478,478
G	2801 S Miami Blvd.	157332	0.92	CN&IL	\$377,637

\*3A can only be purchased with 3B

\*3B can be purchased by itself

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**NAI Carolantic Realty**  
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## **Lots 3A & 3B**

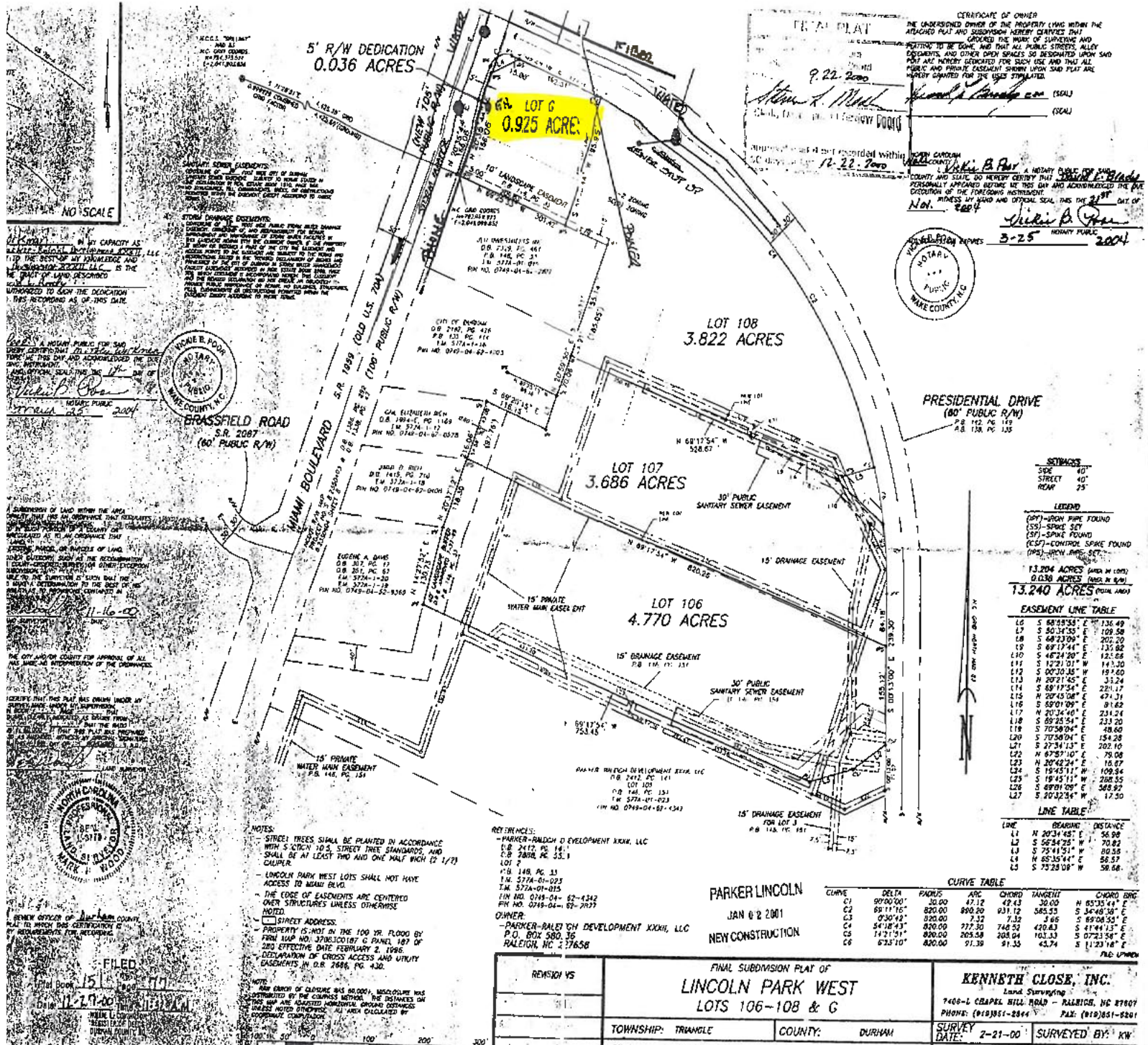
Source: Durham County GIS



April 13, 2016

0 0.0075 0.015 1:1,128 0.03 mi





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# Lot G

Source: Durham County GIS

