



WALDROP PROPERTIES, LLC
Commercial Real Estate Solutions

For Sale

+/- .44 Acres

1901 & 1903 S. Miami Blvd., Durham, North Carolina



- **Offering Price:** \$150,000
- **Acreage:** Approximately .44 Acres (Two parcels)
- **Site Plan:**
Please see Below/Attached
- **Parcel Numbers:**
164781 & 164782
- **Zoning:** RS-20
- **Land Use Table:**
<https://durham.municipal.codes/UDO/5.1.2>
- **Future Land Use:**
Designated As "Office"
On Future Land Use Map
- **Utilities:**
Water And Sewer Available To Property
- **Demographics (2019)**
Average Household Income:
1 Mile: \$95,689
3 Mile: \$92,480
5 Mile: \$80,785

Population
1 Mile: 4,355
3 Mile: 36,647
5 Mile: 130,638

Source: U.S. Census Bureau

- **Traffic Count:**
Approximately 31,000 Vehicles Per Day

Source: 2019 Kalibrate Technologies



for more information contact

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michael@wp-cre.com

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Site Plan

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