

# 2005 DOC NICHOLS

2005 Doc Nichols, Durham, NC 27703



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$115,000 / acre
<b>LOT SIZE:</b>	1.1 Acres
<b>ZONING:</b>	RR
<b>PRICE / SF:</b>	\$2.64

## PROPERTY OVERVIEW

Great opportunity for development. This 1.1 Acre lot will be Sold with 15.5 Acres at 5607 Leesville Rd Pin # 193299 as part of an assemblage. Land offers frontage on Doc Nichols. Does not include the home. The possibilities are endless. Current zoning is RR with Future Land use of Low Density Residential. Property to be split by developer at closing at an agreed upon point.

## PROPERTY HIGHLIGHTS

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**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

**JOE MITCHELL**  
Agent  
O: 919.484.2280  
Jmt.rtp@gmail.com

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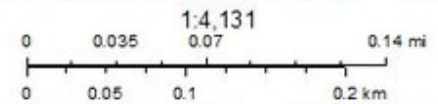
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November 8, 2018



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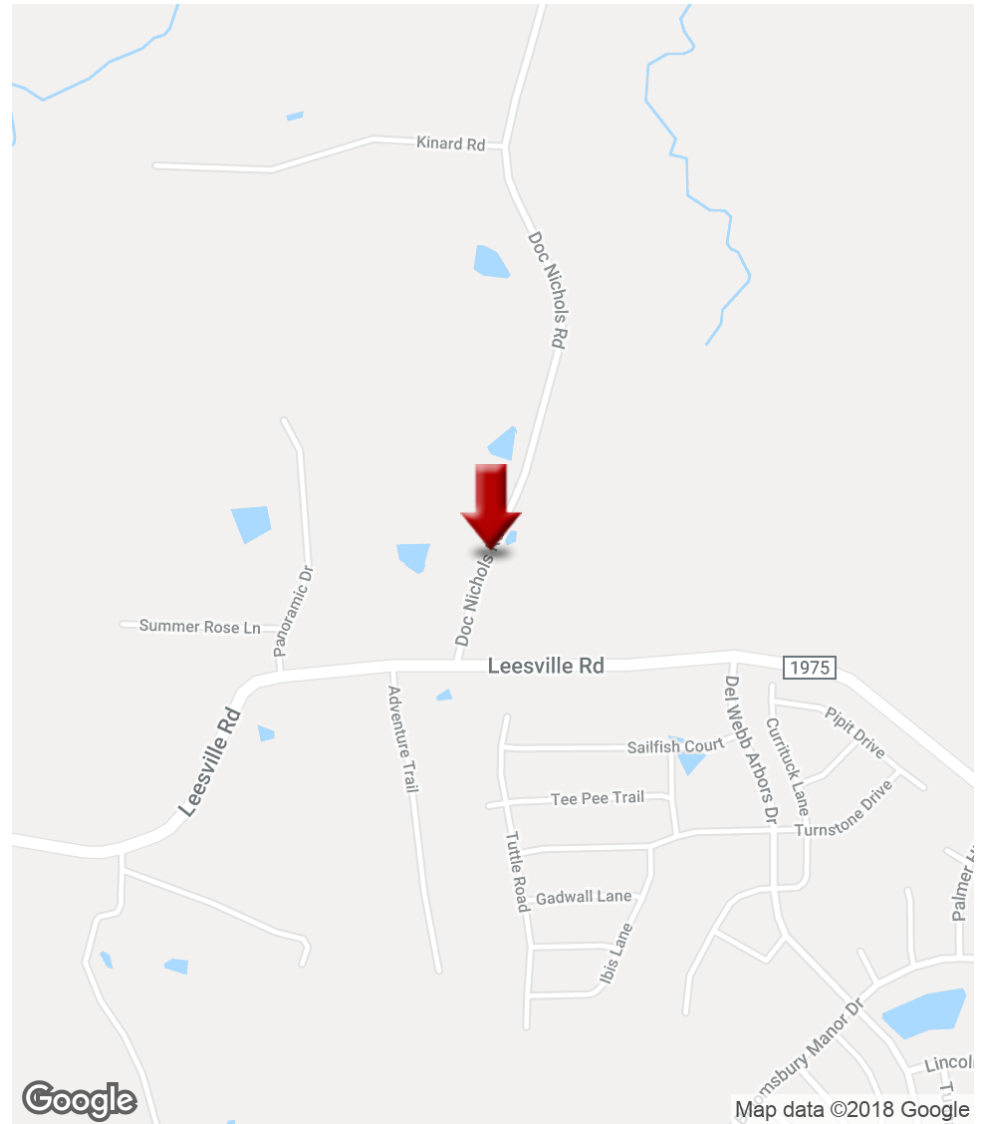
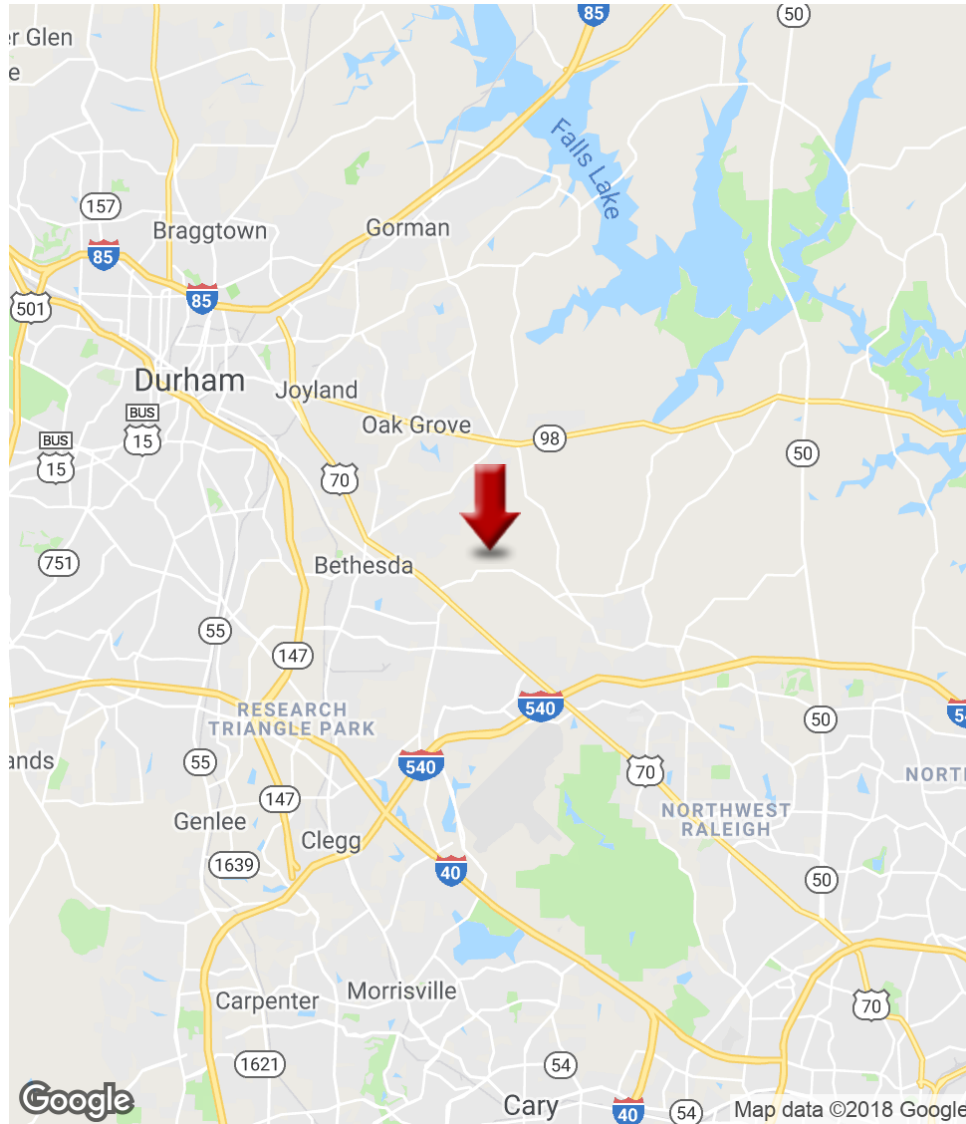
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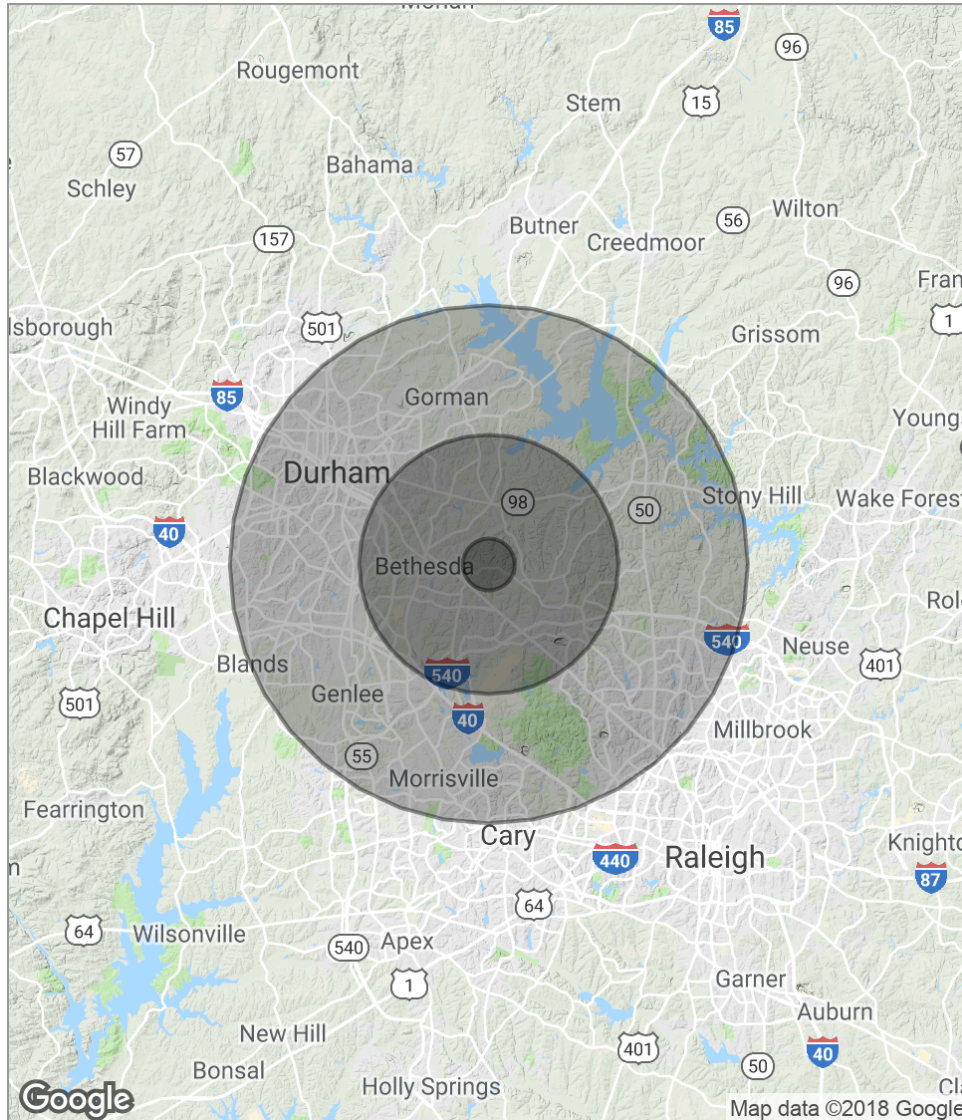
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	789	61,918	332,311
Median Age	36.2	33.1	34.3
Median Age (Male)	35.1	32.4	33.4
Median Age (Female)	37.7	33.6	35.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	308	25,024	137,508
# Of Persons Per HH	2.6	2.5	2.4
Average HH Income	\$91,487	\$81,961	\$77,567
Average House Value	\$221,378	\$208,634	\$259,618

*\* Demographic data derived from 2010 US Census*

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