

DURHAM

Land For Sale

\$300,000



Charming 20.4± acre property with rural residential zoning, offering numerous possibilities for multiple home sites.

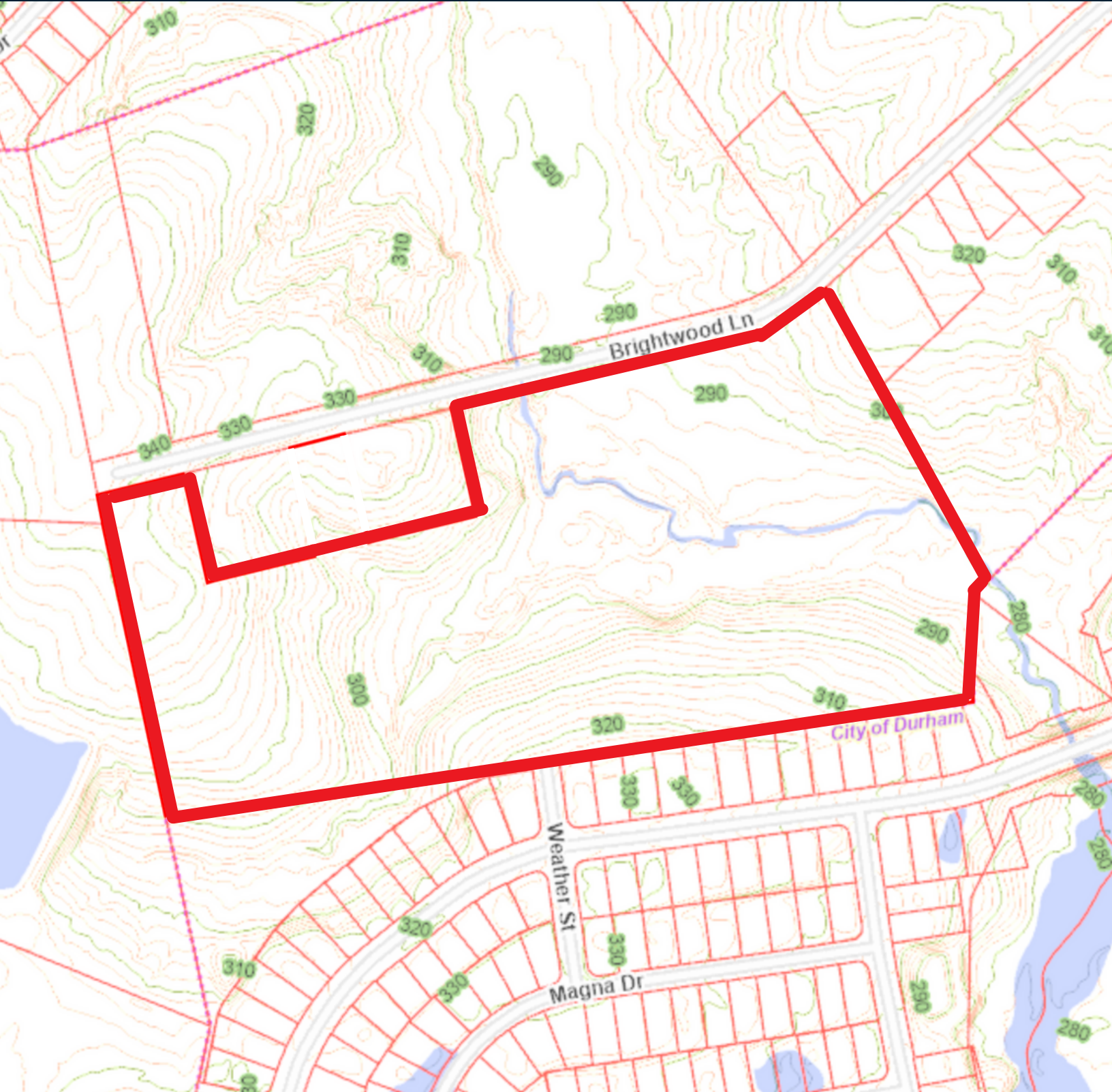
This expansive land has convenient access to water and sewer connections.

**Zoned
Rural
Residential**

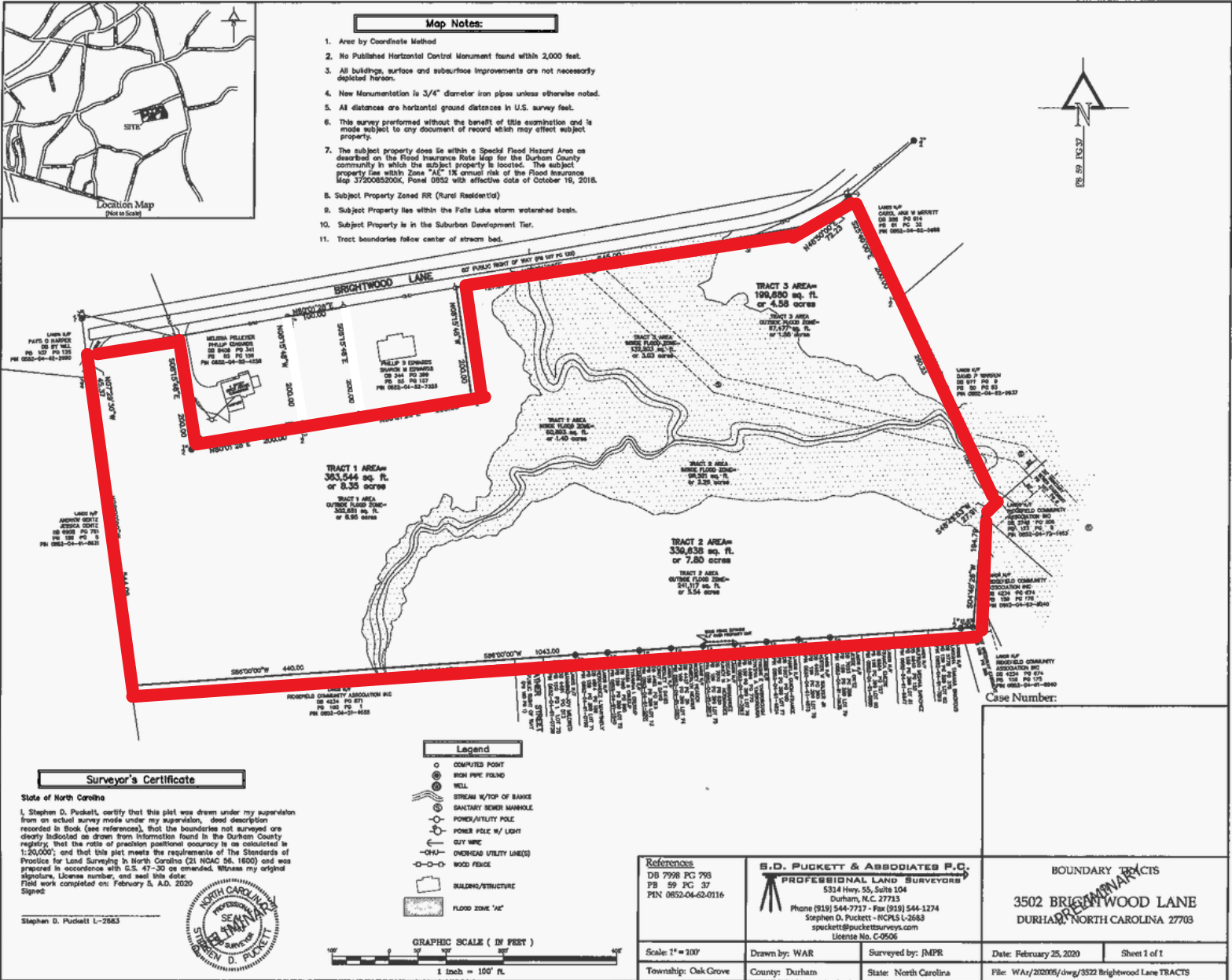
Mark Micol
(919) 287-3048
mark.micol@pickettsprouse.com

Robert Sprouse, MAI
(919) 414-3696
robert@pickettsprouse.com

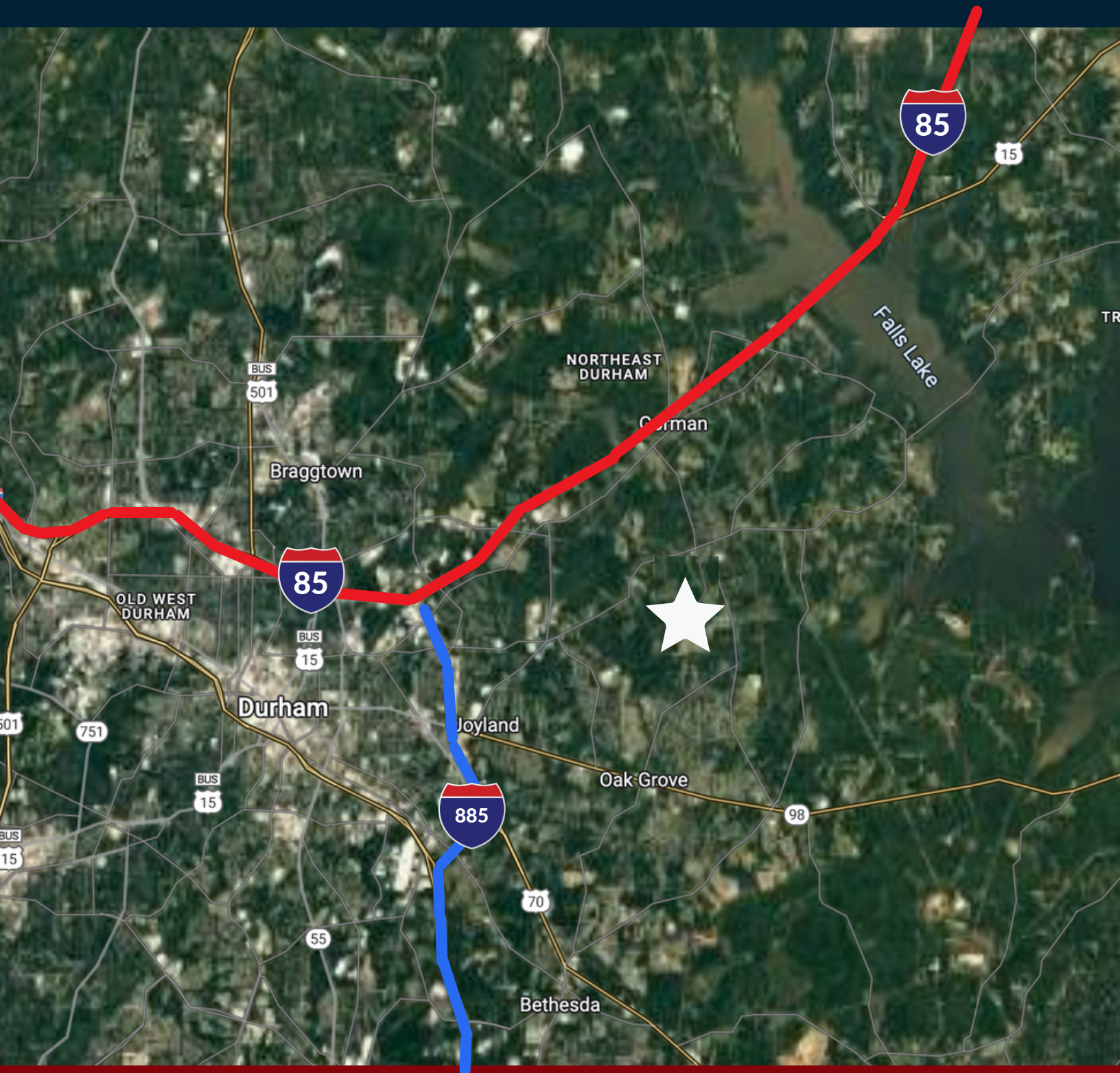
Topography



Survey



Regional Map



Population Overview

Population	2 mile	5 mile	10 mile
2010 Population	12,106	63,043	288,115
2023 Population	12,338	76,416	345,864
2028 Population Projection	12,325	78,247	354,834
Annual Growth 2010-2023	0.1%	1.6%	1.5%
Annual Growth 2023-2028	0%	0.5%	0.5%

Traffic	Cross Street	Traffic Volume	Count Year	Distance from Property
Raynor St	Hwy 70 NE	2,715	2022	0.17 mi
Holloway Street	Raynor St W	9,200	2019	0.22 mi
US Hwy 70	Raynor St W	8,440	2022	0.22 mi
US Hwy 70	Raynor St E	9,275	2022	0.22 mi
North Miami Boulevard	Gary St NW	4,100	2019	0.23 mi
N Miami Blvd	Gary St NW	4,591	2022	0.23 mi
Liberty St	N Briggs Ave E	8,291	2022	0.24 mi
N Miami Blvd	Gary St SE	7,967	2022	0.24 mi
Raynor St	N Miami Blvd N	4,378	2022	0.25 mi
State Hwy 98	N Hardee St E	11,946	2022	0.28 mi

Population Overview

Households	2 mile	5 mile	10 mile
2010 Households	4,405	23,083	116,073
2023 Households	4,450	27,876	140,877
2028 Household Projection	4,442	28,549	144,808
Annual Growth 2010-2023	0.5%	1.8%	2.0%
Annual Growth 2023-2028	0%	0.5%	0.6%
Avg Household Size	2.8	2.7	2.4
Avg Household Vehicles	2	2	2

Household Income	2 mile	5 mile	10 mile
< \$25,000	654	5,232	21,201
\$25,000 - 50,000	925	6,721	30,422
\$50,000 - 75,000	873	3,972	22,860
\$75,000 - 100,000	536	4,554	19,988
\$100,000 - 125,000	738	2,683	13,016
\$125,000 - 150,000	124	2,132	10,020
\$150,000 - 200,000	299	1,559	11,110
\$200,000+	301	1,022	12,262
Avg Household Income	\$87,363	\$76,816	\$93,429
Median Household Income	\$65,944	\$59,760	\$70,088

Here are a few reasons why you should grow in Durham, NC.

2 universities call Durham home, including Duke University and North Carolina Central University.

#5 ranked in the best places to start a business in the United States.

287,794 population living in Durham. This number has increased significantly over the years.



Pickett Sprouse Commercial Real Estate

PickettSprouse.com

(919) 493-0395

1901 Hillandale Rd, Suite 100

Durham, NC 27705

Mark Micol

(919) 287-3048

mark.micol@pickettsprouse.com

Robert Sprouse, MAI

(919) 414-3696

robert@pickettsprouse.com