

SALE

Broad Street Assemblage

2300 BROAD STREET

Durham, NC 27704

PRESENTED BY:

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PROPERTY SUMMARY



SALE PRICE

\$695,500

OFFERING SUMMARY

LOT SIZE: 1 Acres

PRICE / ACRE: \$695,500

ZONING: Residential (RU-5)

APN: 106346, 106345,
106344, 106343

PROPERTY OVERVIEW

This land assemblage consists of four lots totaling +/- one acre combined and would make an ideal site for redevelopment. The current Residential (RU-5) zoning allows single-family homes and duplexes (minimum 5,000 sq. ft. per lot) as well as some non-residential uses with a special use permit, such as a day cares or schools. Rezoning would be required for a higher density use. Excellent location on Broad Street near I-85 and close to North Pointe Shopping Center (Costco, Home Depot and more).

PROPERTY HIGHLIGHTS

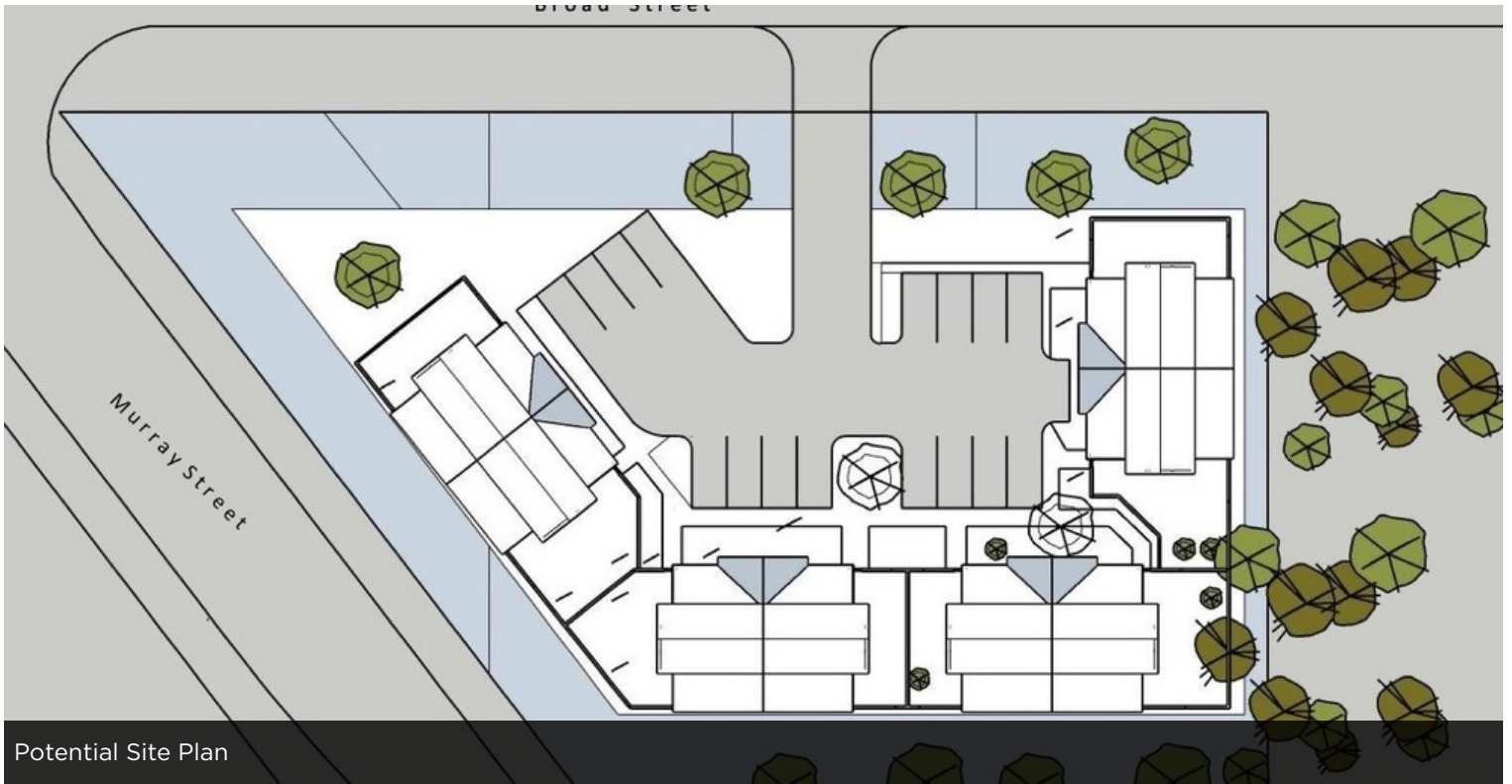
- Potential site plan shows four two-bedroom duplexes, which is the maximum density allowed under current zoning
- Corner assemblage with flat topography
- Includes two existing leased rental houses
- Zoned Residential (RU-5)
- Close to Duke East Campus & Duke Regional Hospital

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ADDITIONAL PHOTOS



Potential Site Plan



Potential Site Plan - Perspective View from Broad Street



Aerial Map View

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