

For Sale

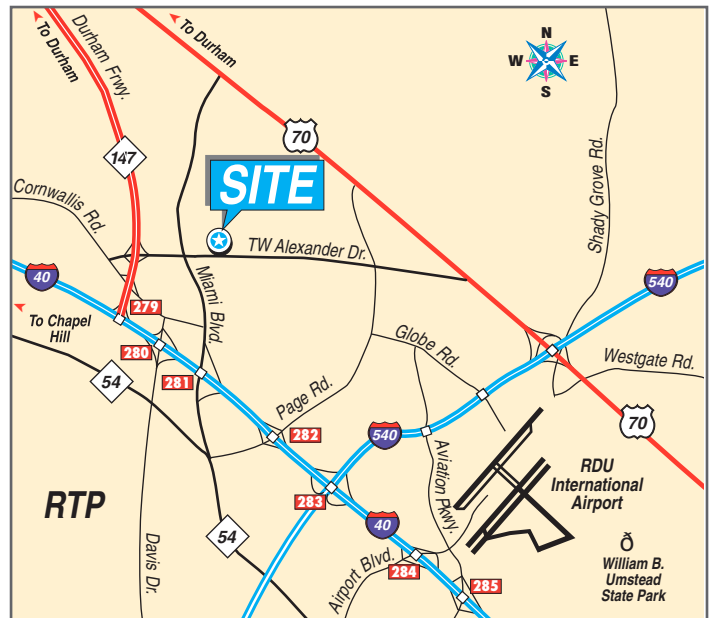
Outparcels



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

Property Features

- Lot G - 0.92± acres available
- 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 page 2 for pricing and lot locations



Ed Brown, SIOR, CCIM

+1 919 345 5939 mobile
ebrown@naicarolantic.com

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

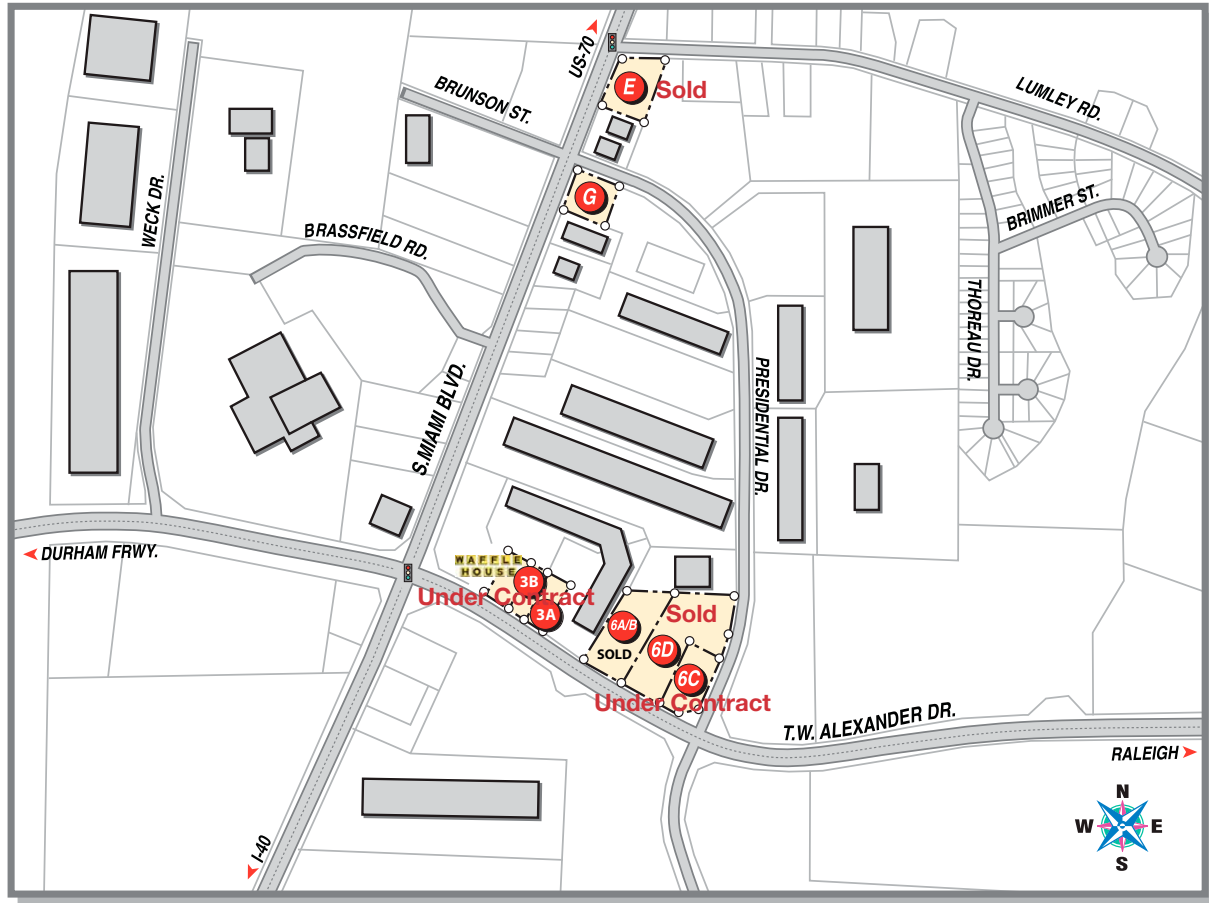
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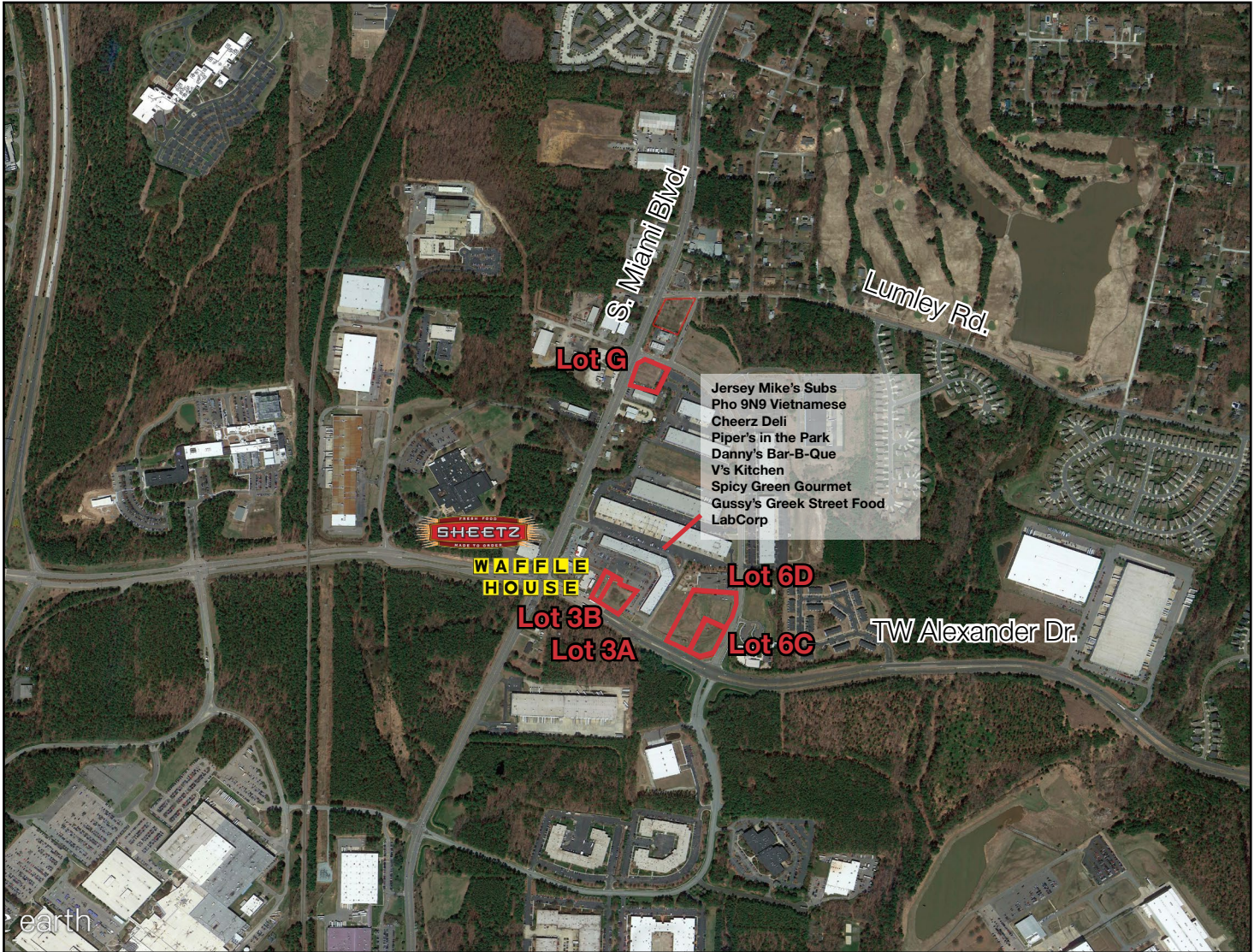
LOT #	ADDRESS	PARCEL ID	ACREAGE	ZONING	PRICE
3A* Under Contract	1611 TW Alexander Drive	205619	0.978	CC	\$565,000
3B* Under Contract	1607 TW Alexander Drive	205619	0.423	CC	\$239,500
6C Under Contract	1671 TW Alexander Drive	206812	1.15	IP	\$228,000
6D Sold	1661 TW Alexander Drive	217307	2.20	IP	\$476,930
E Sold	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 (under contract)

*3B can be purchased by itself (under contract)

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

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Durham, NC

NAI Carolantic Realty
Commercial Real Estate Services, Worldwide.

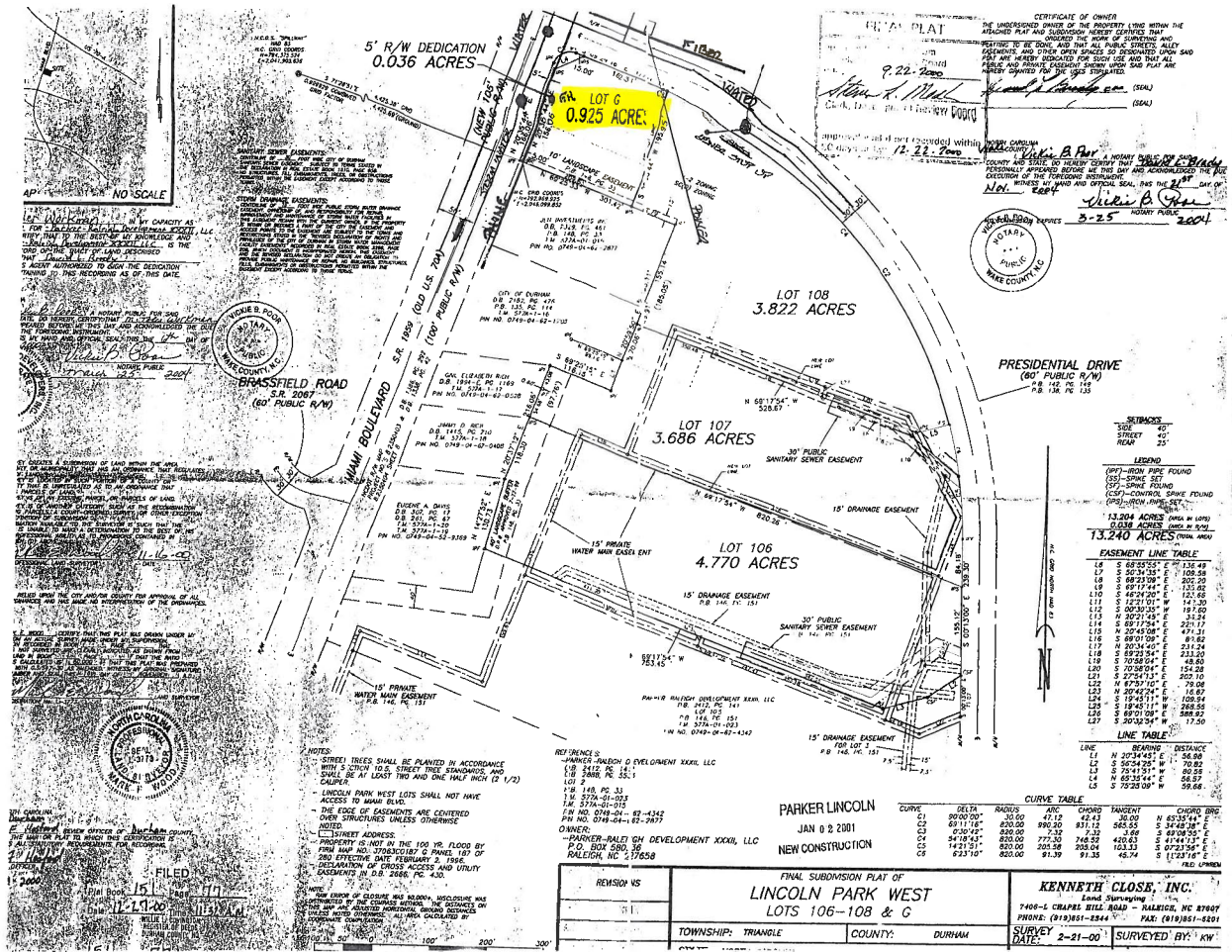
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Lot G

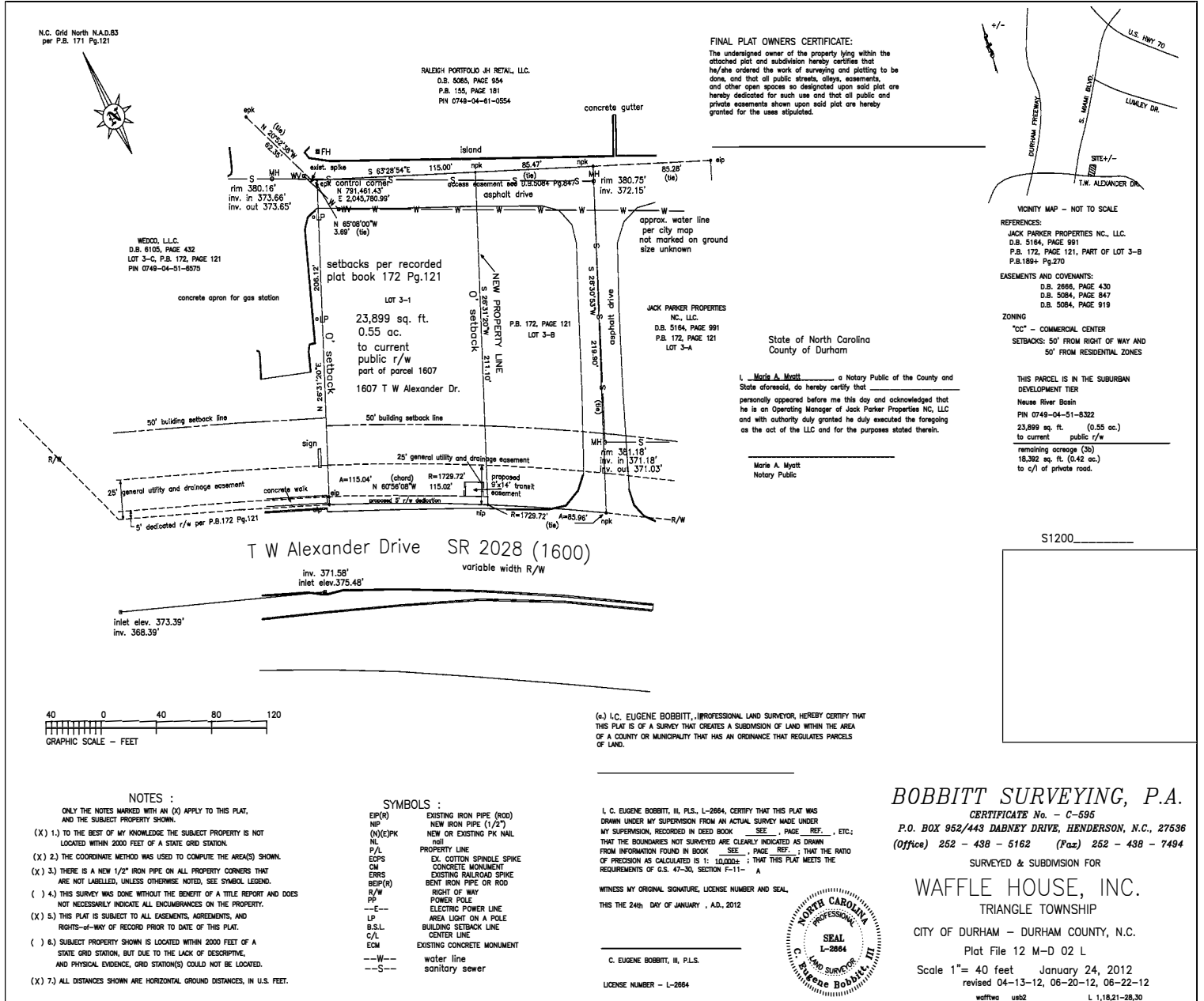
Source: Durham County GIS





For Sale
Outparcels

**Lots 3A & 3B
(under contract)**



For Sale
Outparcels

Lots 3A & 3B (under contract)

Source: Durham County GIS

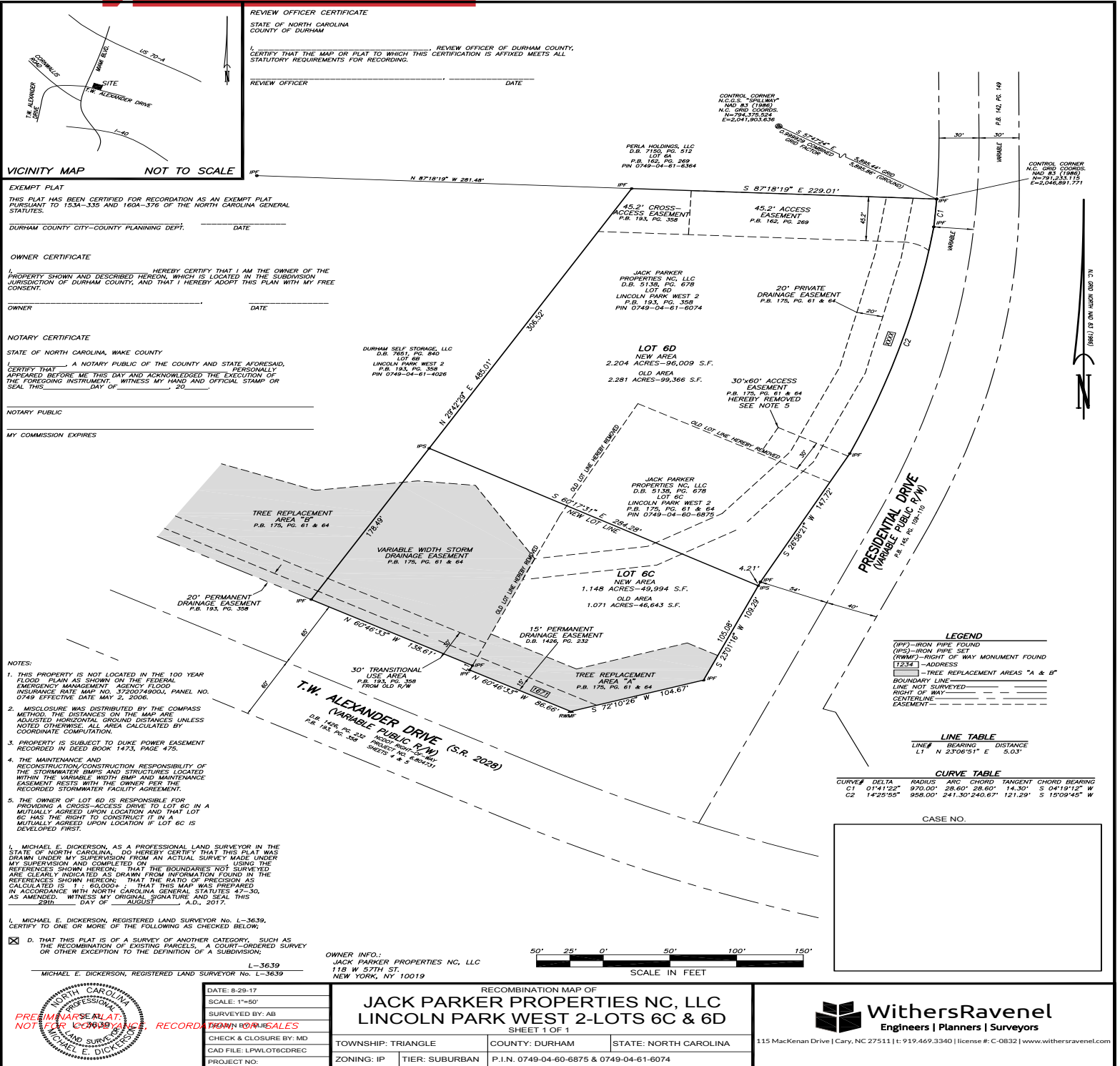


April 13, 2016

0 0.0075 0.015 1:1,128 0.03 mi

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Lot 6C
Under Contract



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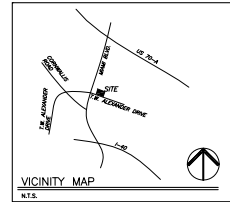
115 Mackenran Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

For Sale
Outparcels

Lot 6C 5,000sf layout

P.I.N. 0749-04-61-6120

TAX MAP NO. 577A-04-013D



GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY/COUNTY OF DURHAM AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-432-4848) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION SHALL CONFORM TO ADA STANDARDS.
5. NORTH ARROW INDICATES GRID NORTH, BASED ON NAD 83 DATUM.
6. SITE LAYOUT IS SUBJECT TO CITY OF DURHAM REVIEW AND APPROVAL.
7. STORMWATER OPTIONS TO BE REVIEWED WITH CITY OF DURHAM TO DETERMINE FEASIBILITY OF FLOOD CONTROL. STORMWATER PLAN IS SUBJECT TO CHANGE AND MAY AFFECT SIZE OF LOT.

PLD
 PIEDMONT LAND DESIGN, LLP
 8522-204 SIX FORKS ROAD
 RALEIGH, NORTH CAROLINA 27615
 919.843.7500 PHONE
 919.843.7703 FAX

PRELIMINARY
 NOT FOR CONSTRUCTION

PRESIDENTIAL PARK WEST
 T.W. ALEXANDER DRIVE AND
 PRESIDENTIAL DRIVE
 DURHAM, NORTH CAROLINA

ISSUED: PROGRESS

REVISIONS:

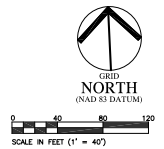
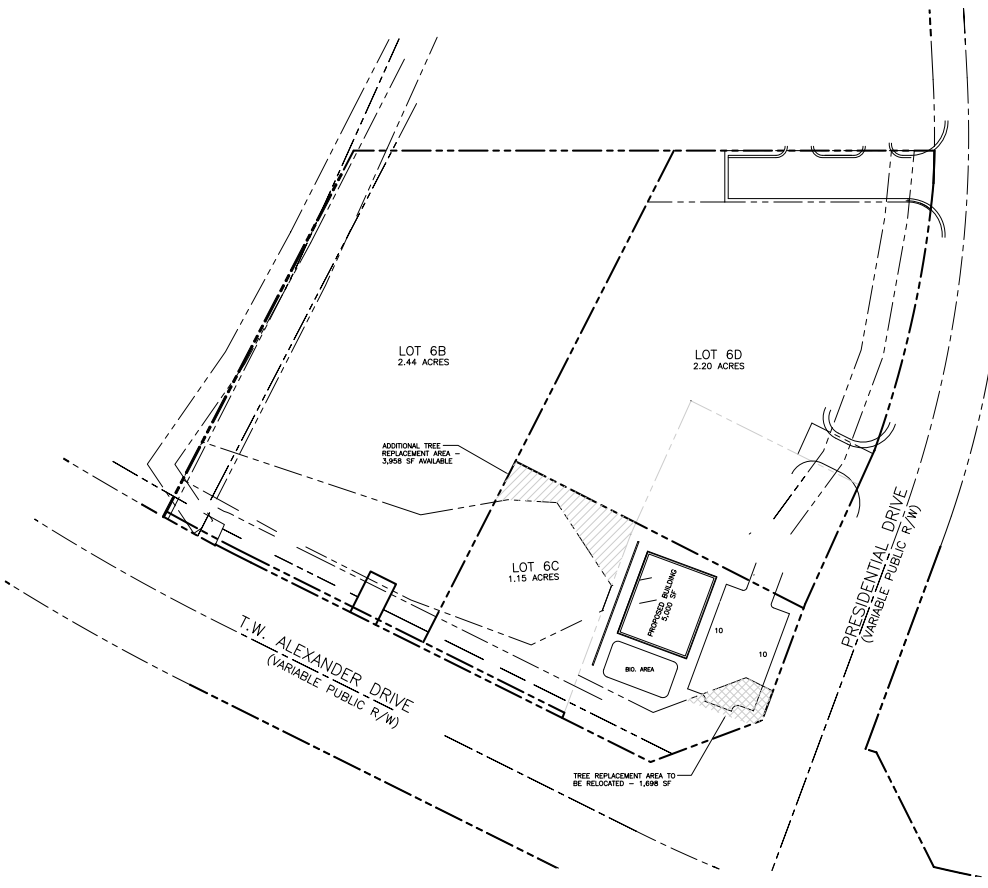
DRAWN BY: MGD

CHECKED BY: RPH

PROJECT: PMLPW

CONCEPT
 SITE PLAN

DWG. NO. **CC. 3**



P:\Projects\PLD\Durham\Durham_Park_West\SitePlan\SitePlan.dwg - CONCEPT BASE - SHEET 03 OF 11 - 10.21.20

For Sale
Outparcels

Lot 6C 2,800sf layout

