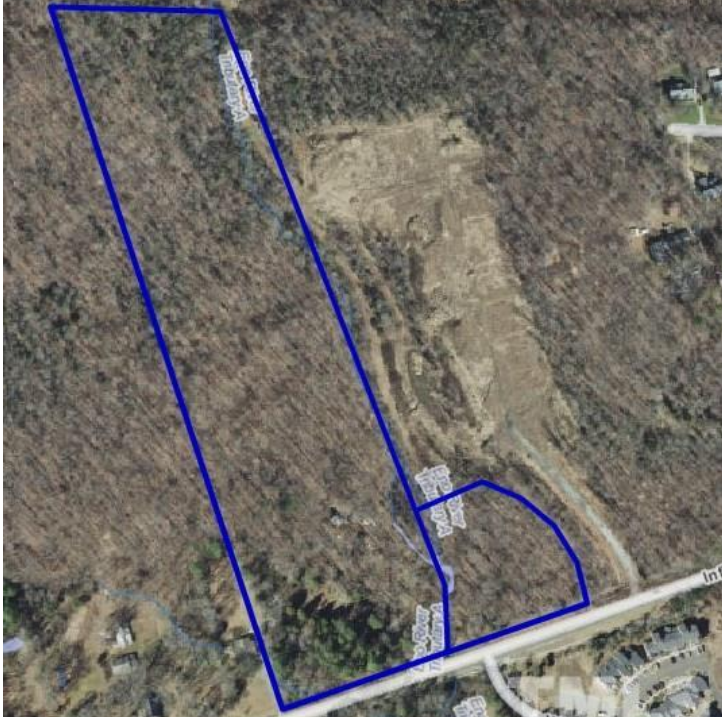


301 Infinity Rd, Durham, NC 27712

# Residential Development Opportunity

FOR SALE

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$299,000
Parcel ID:	082402787229 & 082402872880
Lot Size:	18.06 Acres
Zoning:	RS-20
Price / Acre:	\$16,556

## PROPERTY OVERVIEW

2 adjacent lots at 301 & 401 Infinity Rd in N. Durham. Great opportunity for residential development in fast growing area of N. Durham. Zoning allows for 2 home sites per acre. Close proximity to 15-501 N and commercial centers. Properties to be sold together.

City Water & Sewer Available at the Street. Wooded lots. Gently Rising Topography w/ Good Drainage. Vacant home on lot at no value. With some of the stream buffers in place we anticipate roughly 10 buildable acres.

## PROPERTY HIGHLIGHTS

- RS-20 Zoning
- Over 18 acres
- Gentle sloping, wooded lots
- Water & Sewer at the road
- 4% to participating broker

## JOHNNY WEHMANN

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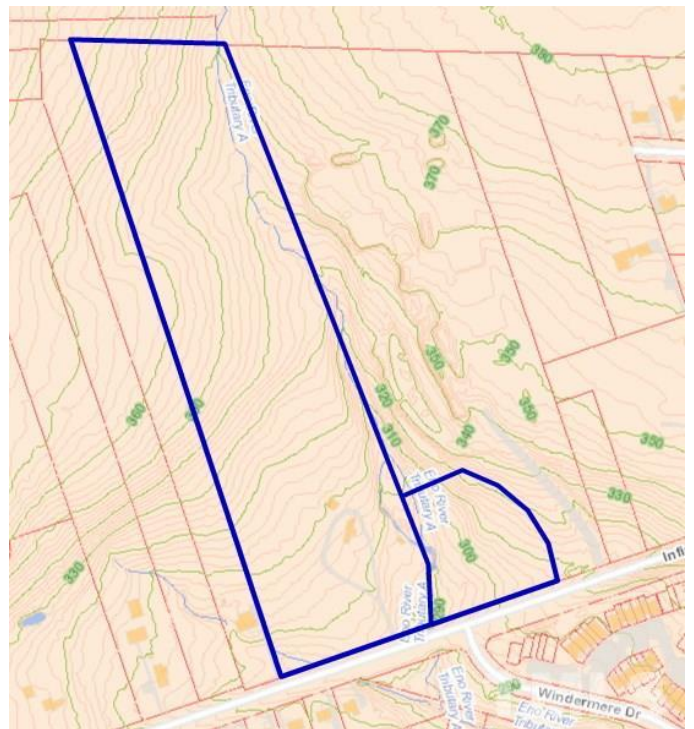
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# Residential Development Opportunity

FOR SALE

[ADDITIONAL PHOTOS](#)



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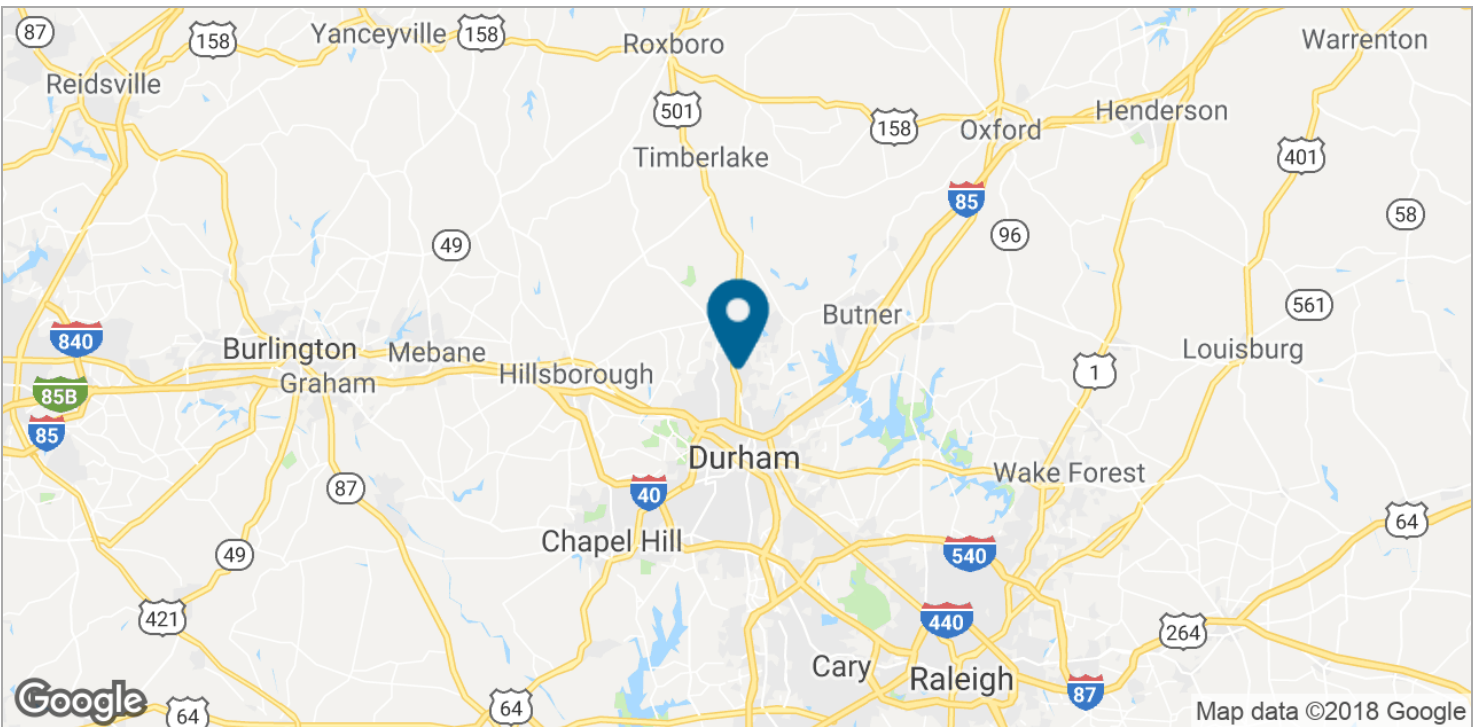
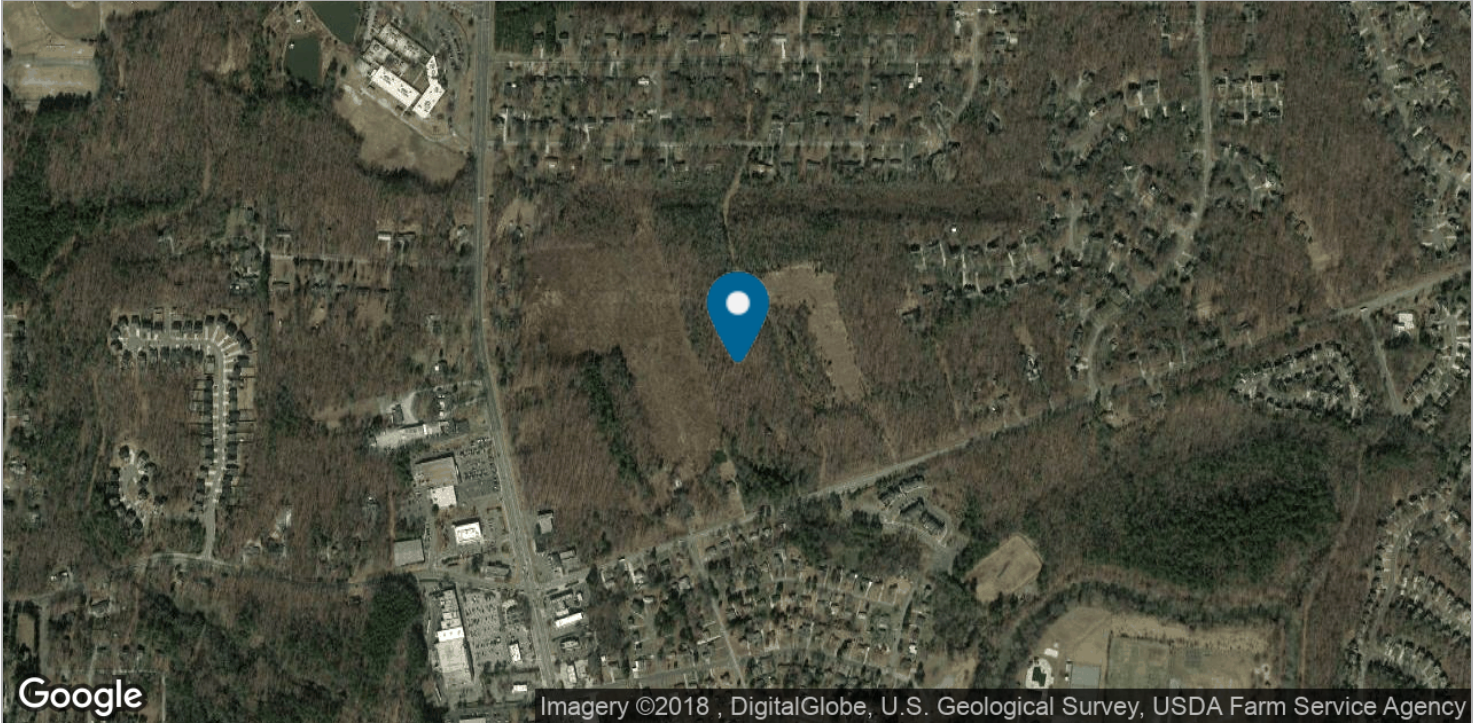
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301 Infinity Rd, Durham, NC 27712

# Residential Development Opportunity

FOR SALE

LOCATION MAPS



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301 Infinity Rd, Durham, NC 27712

# Residential Development Opportunity

FOR SALE

RETAILER MAP



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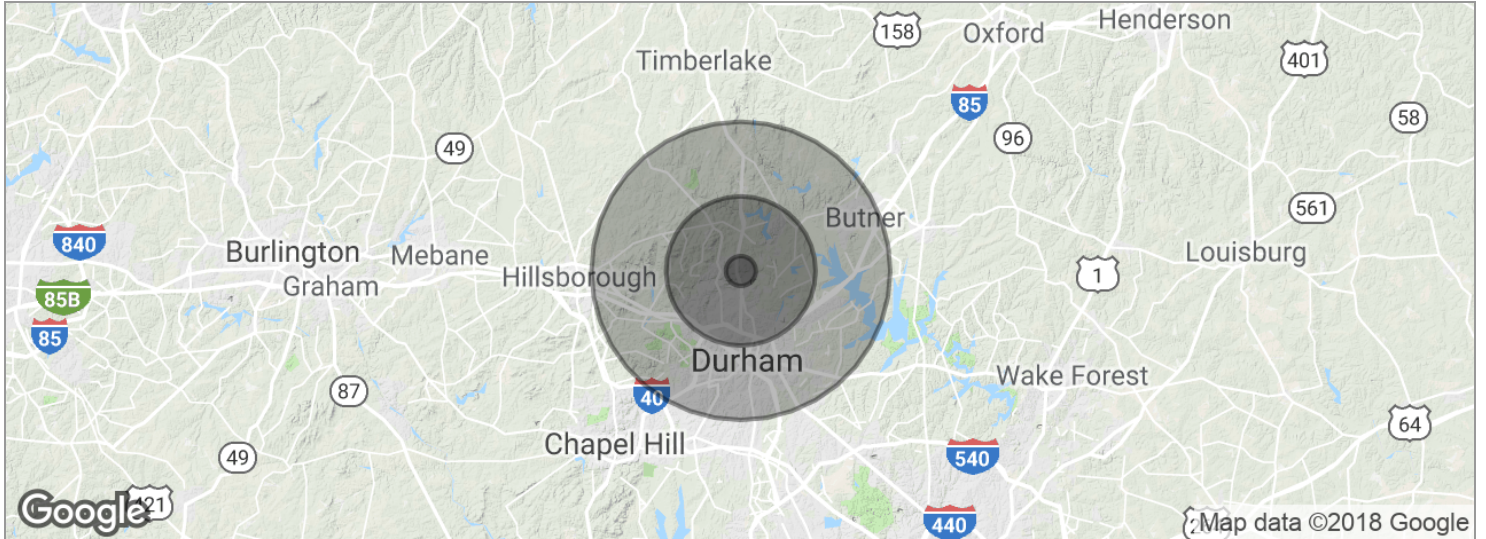
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301 Infinity Rd, Durham, NC 27712

FOR SALE

# Residential Development Opportunity

## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,436	76,363	249,309
Median age	37.7	37.1	34.7
Median age (Male)	35.5	35.4	33.2
Median age (Female)	39.4	38.9	36.0

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	932	31,999	96,003
# of persons per HH	2.6	2.4	2.6
Average HH income	\$69,269	\$64,356	\$62,114
Average house value	\$188,896	\$179,796	\$194,098

\* Demographic data derived from 2010 US Census

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