

3105 COLCLOUGH AVENUE

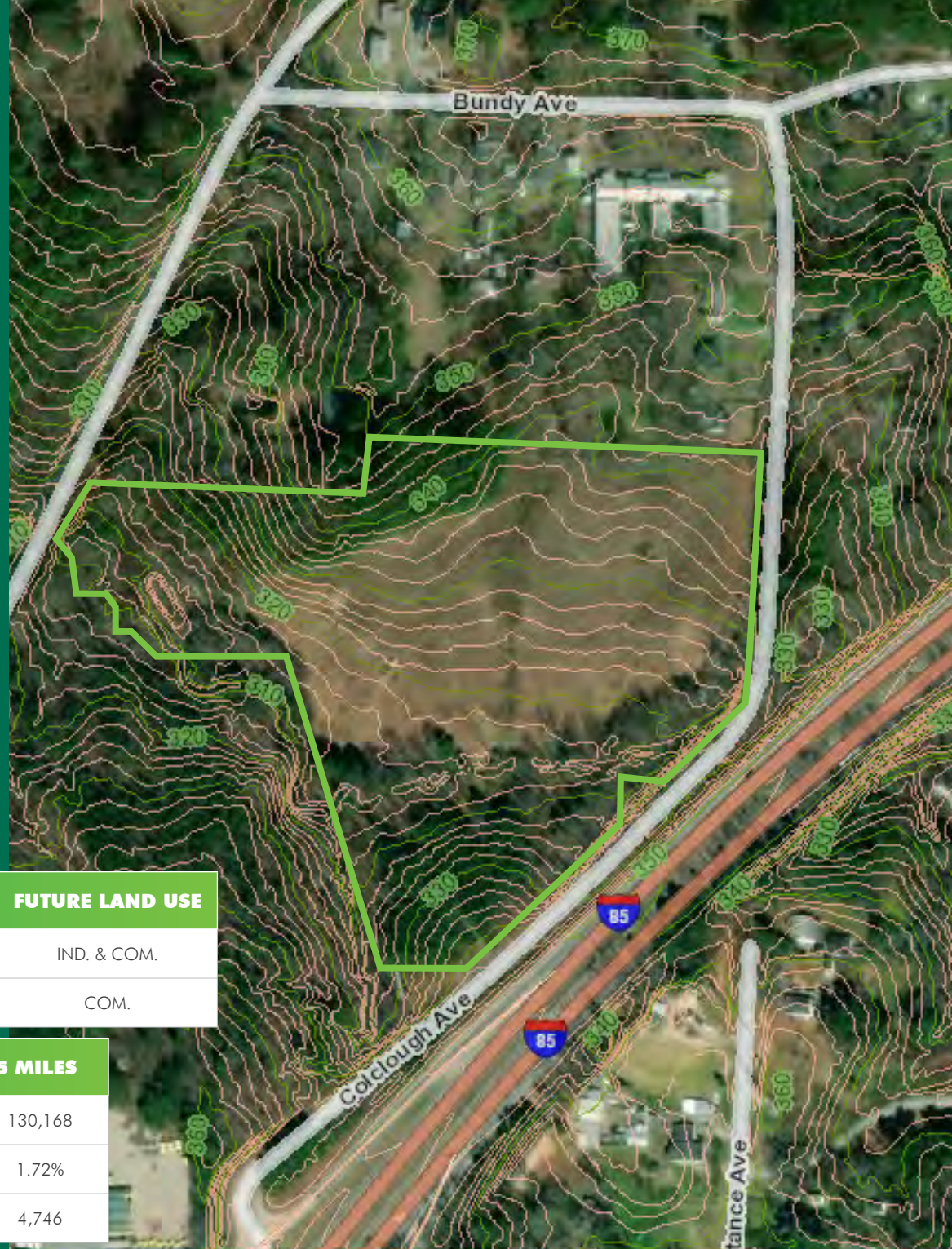
FOR SALE

DURHAM, NC 27704



PROPERTY FEATURES

- Two parcels totaling ±12.835 acres
- Zoned Commercial General (CG) and Residential Rural (RR)
- Commercial General permitted uses include schools, independent living facility, medical facilities, religious institutions, indoor recreation, restaurants, retail sales and services, offices, etc. For more information, click [here](#)
- Residential Rural permitted uses include single family residences built on lot sizes of one acre or greater. For more information, click [here](#)
- Future land use calls for Industrial and Commercial
- Water and sewer available to serve the property
- There are currently two existing radio towers on the property that are leased for one year, but can be removed afterwards
- Property has convenient access on/off I-85 (58,000 VPD) and is located 1.5 miles from US Hwy. 70, 3.5 miles to US Hwy. 501, 4.0 miles to Downtown Durham, 7.0 miles to the Research Triangle Park and 14.0 miles to RDU International Airport
- \$550,000 asking price



ADDRESS	ACREAGE	PIN#	ZONING	FUTURE LAND USE
3101 BUNDY AVENUE	10.350	0842-01-49-4622	CG & RR	IND. & COM.
3105 COLCLOUGH AVENUE	2.485	0842-01-49-4212	CG	COM.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 POPULATION	1,937	41,343	130,168
2020-2025 POPULATION GROWTH RATE	1.83%	1.46%	1.72%
2020 BUSINESSES	81	1,038	4,746

3105 COLCLOUGH AVENUE



NAPA Harris Teeter
Walgreens **OLIE'S BOUTIQUE**
FOOD LION Starbucks
Pizza Hut SUBWAY

O'Reilly AUTO PARTS
goodwill

BB&T Harris Teeter
Aaron's Little Caesars
SHERWIN-WILLIAMS SUNTRUST

Advantage! Auto Parts DISCOUNT TIRE
MR. TIRE Bank of America
WELLS FARGO CITITRENDS
Staples Captain D's
Kentucky Fried Chicken McDonald's

Firestone AutoZone
jiffylube WAFFLE HOUSE TACO BELL
Hardees
Pizza Inn

Great Clips Starbucks
PAPA JOHN'S Firehouse SUBS

First Citizens Bank PNC First National Bank
CVS pharmacy Walgreens
ZAXBY'S Freddy's
DUNKIN' Chick-fil-A

Rainbow Burlington
Badcock & more
FOOD LION BURGER KING
SUBWAY SHOE SHOW

BB&T
SUNTRUST
Walgreens

GNC Harris Teeter
Great Clips THE HOME DEPOT PETS MART
IHOP TEXAS ROADHOUSE McDonald's

CAFO rue21 ROSS DRESS FOR LESS
Walgreens BED BATH & BEYOND
SHOE CARNIVAL COSTCO WHOLESALE

WELLS FARGO BB&T SUNTRUST
Bank of America Rainbow
CATHERINES THE SHIRAZ PLACE
AÉROPOSTALE THEATRES planet fitness
Bath & Body Works BURGER KING
Planet Smoothie Foot Locker
SHOE DEPT. HIBBETT CHAMPS
ENCORE SPORTS

Advance! Auto Parts AutoZone
jiffylube HARBOR FREIGHT TOOLS WAFFLE HOUSE
McDonald's WELLS FARGO Arby's SUBWAY

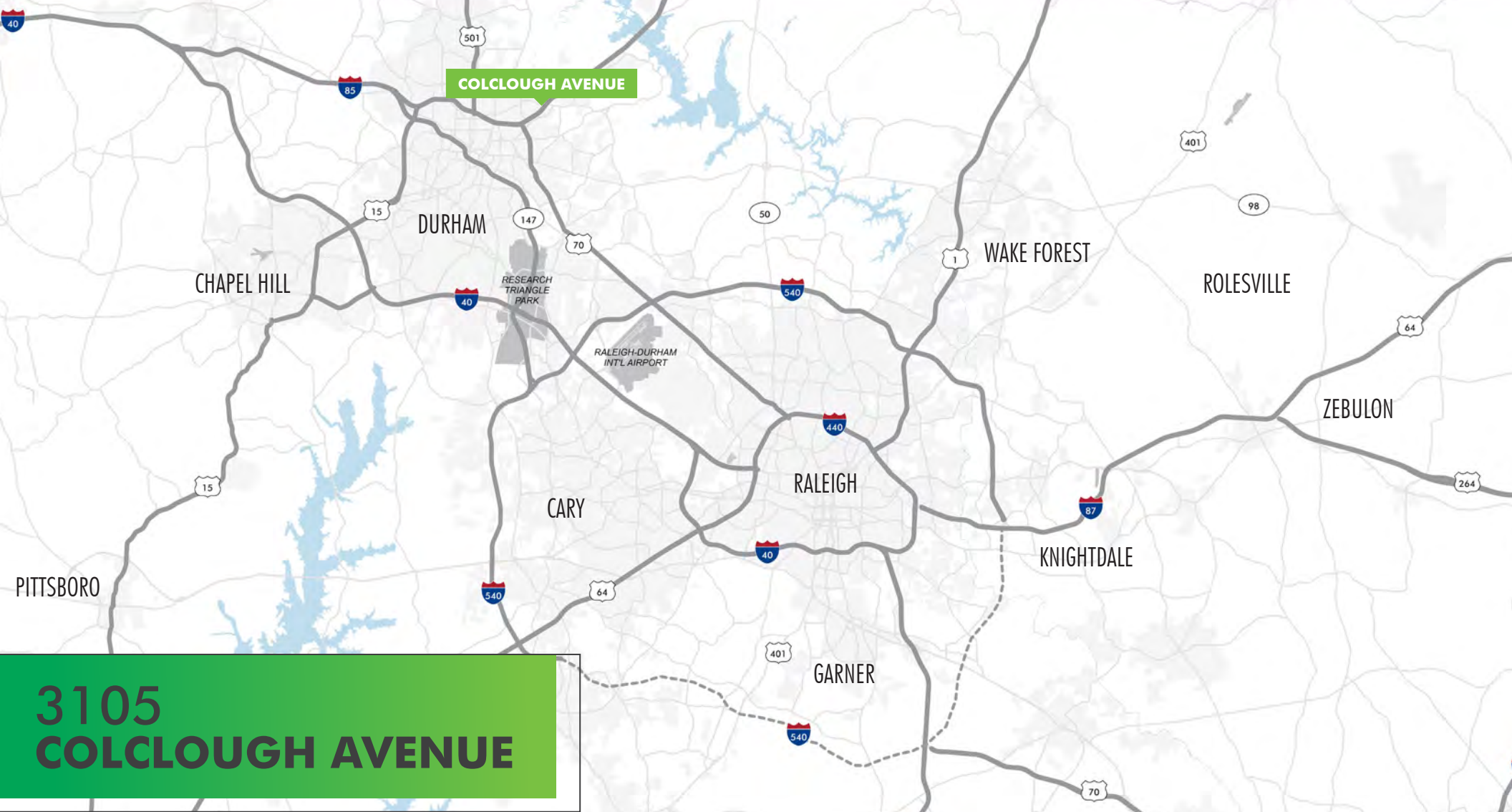
Walmart Supercenter Hwy 55
SUBWAY SHOE SHOW

COLCLOUGH AVENUE



1 MILE

2 MILES



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