

LAND FOR SALE 3112 PAGE ROAD

Morrisville, NC 27560



PROPERTY DESCRIPTION

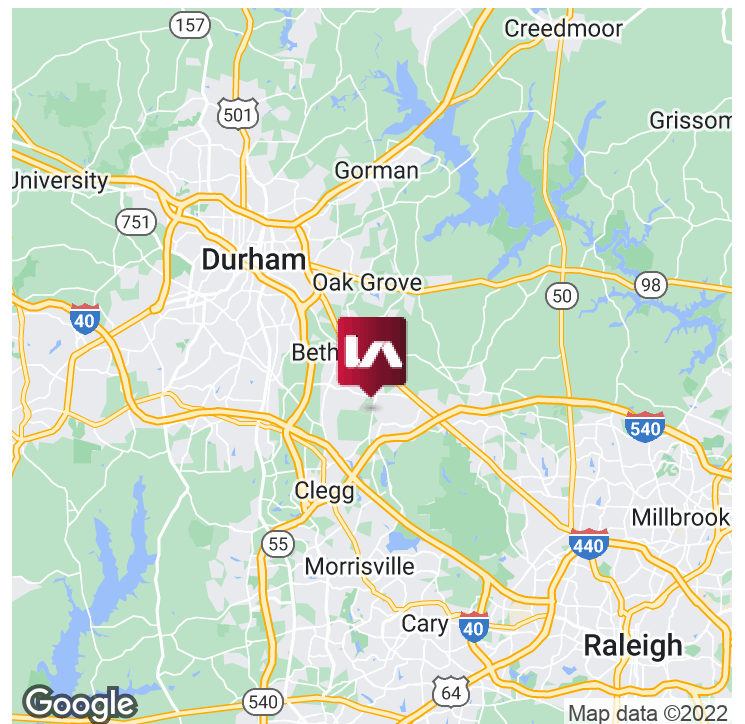
1.58-acre parcel for sale on Page Road in Durham County near RDU Airport, Brier Creek, and the Research Triangle Park.

PROPERTY HIGHLIGHTS

- 1.58 acres for sale
- Easy access to ample amenities and services
- Within two miles of I-40, I-540, and US 70
- Future Land Use: Mixed Residential Neighborhood (anticipated adoption December 2022)
- City of Durham planning jurisdiction
- PIN 157702

OFFERING SUMMARY

Sale Price: \$235,000
Lot Size: 1.58 Acres



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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SITE

RESEARCH TRIANGLE PARK

BRIER CREEK COUNTRY CLUB

BRIER CREEK

RDU AIRPORT

DRIVE TIMES	
I-540	2 minutes
I-40	3 minutes
US 70	4 minutes
RDU Airport	4 minutes
RTP	4 minutes
Brier Creek	3 minutes

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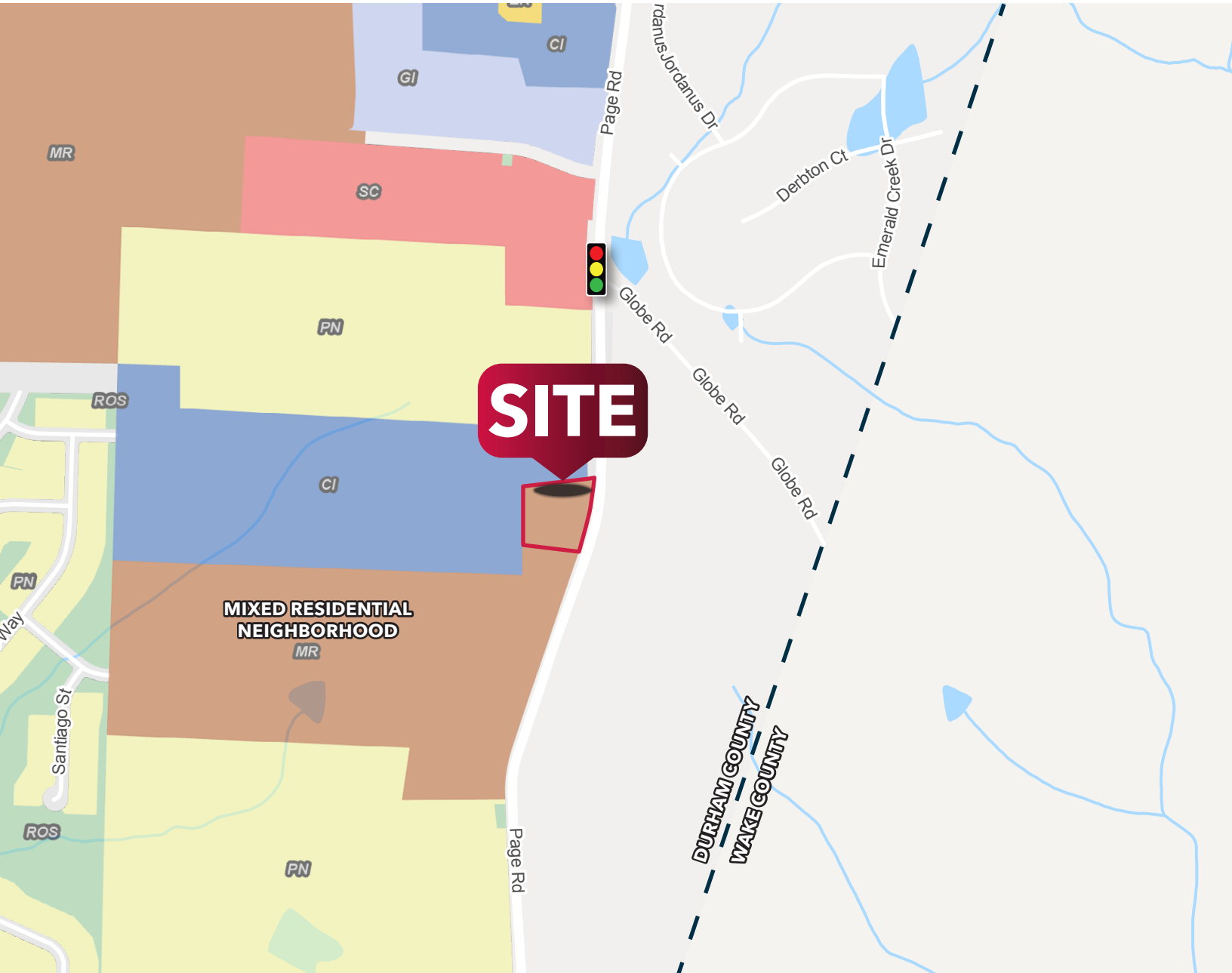
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COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

PROPOSED DURHAM FUTURE LAND USE MAP, EXPECTED ADOPTION DECEMBER 2022



Land Use Description: <https://engagedurham.com/wp-content/uploads/2021/11/MRN.pdf>

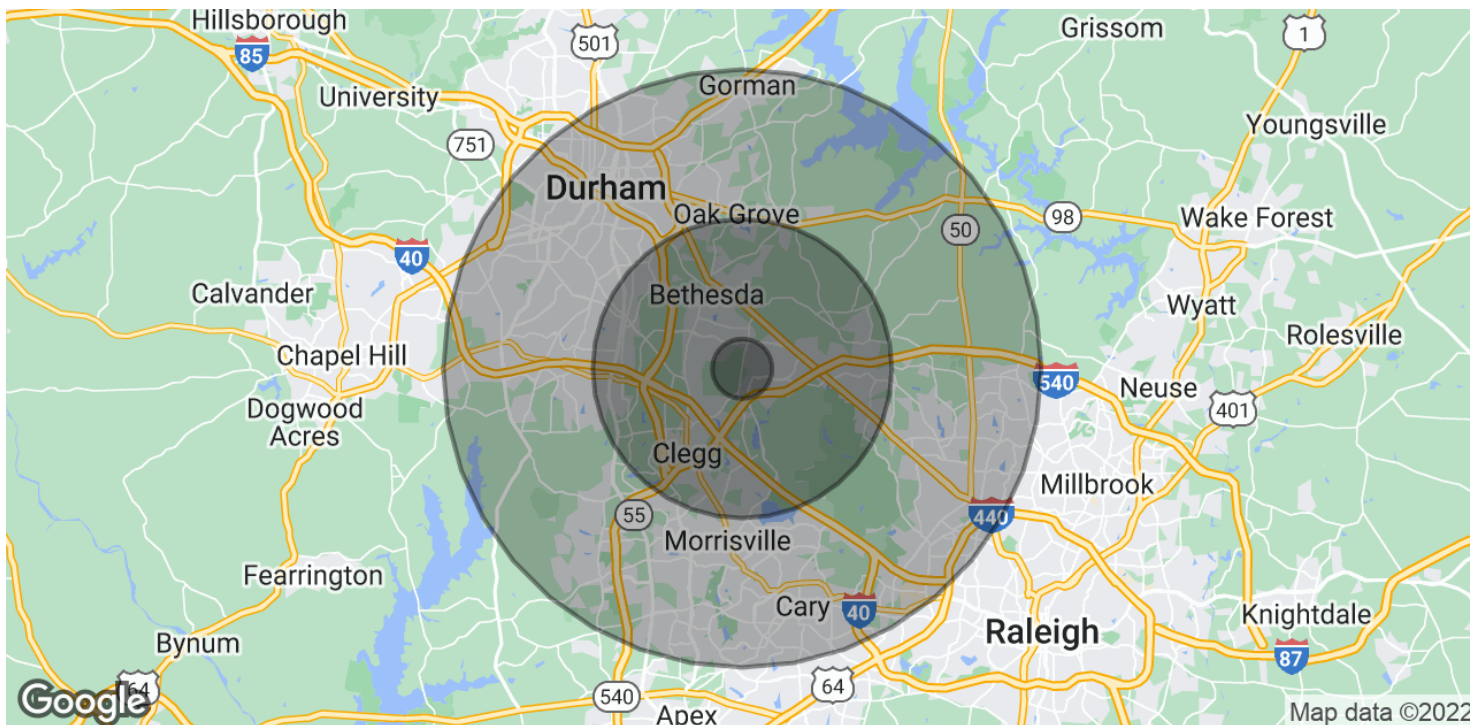
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,307	87,352	552,070
Average Age	34.3	35.7	36.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,222	37,949	226,910
# of Persons per HH	1.96	2.3	2.39
Average HH Income	\$121,787	\$110,959	\$110,804
Average House Value	\$418,920	\$333,129	\$370,182

Source: Esri, 2021

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