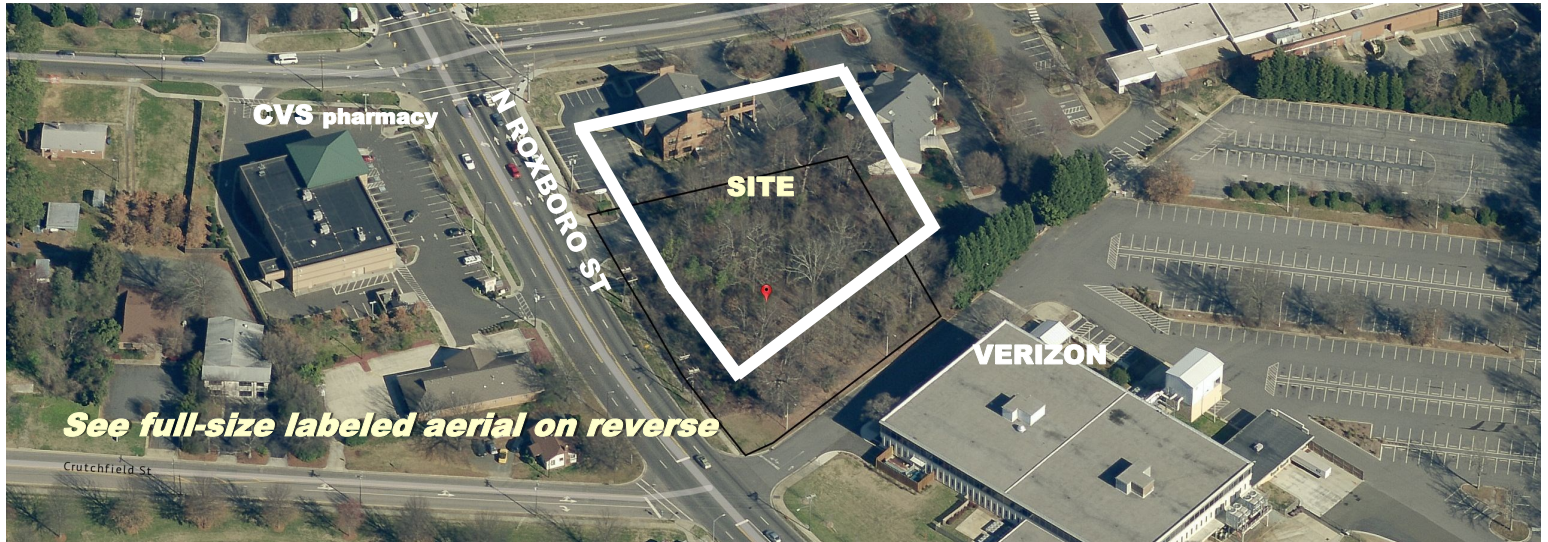


**PICKETT
SPROUSE**

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A WEST AND WOODALL COMPANY



3718 N ROXBORO ST, DURHAM, NC 27704

1.27 acre Out Parcel

Location: North Durham location across from Duke Regional Hospital (369 acute care beds). Close to Independence Park, Lowe's Home Center, Chic-Fil-A, Zaxby's, Walgreen's, CVS, restaurants, and North Duke Crossing. Convenient to I-85, Northgate Mall and Downtown Durham.

The Property: 1.27 acre ($\pm 55,555$ square feet) lot has about 300' of frontage on the east side of North Roxboro Street; $\pm 225'$ deep, good topography, shared access with PNC Bank, all city utilities.

Zoning: OI, Office Institutional permitting bank, medical, hotel, vet clinic, among others.

Traffic Count: 20,000 ADT per 2011 NC DOT map

Remarks: Commercial potential; owner will entertain offers that are contingent upon rezoning to permit commercial use.

Price: \$700,000

3805-A University Drive, Durham, NC 27707

FOR MORE INFORMATION CONTACT
Jerry Gambill (919) 287-3047
jgambill@pickett-sprouse.com

This information has been secured from sources we believe to be reliable, but West & Woodall makes no representation or warranties, expressed or implied, as to the accuracy of the information.



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