

Northern Durham
Parkway

Welcome Venture
Park

Durham Public Schools -
Transportation Facilities

Freudenberg Performance
Materials

Duke Energy Station

±39 Acre Parcel For Sale in Durham

2107, 2207 Hamlin Road, Durham, NC 27704

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



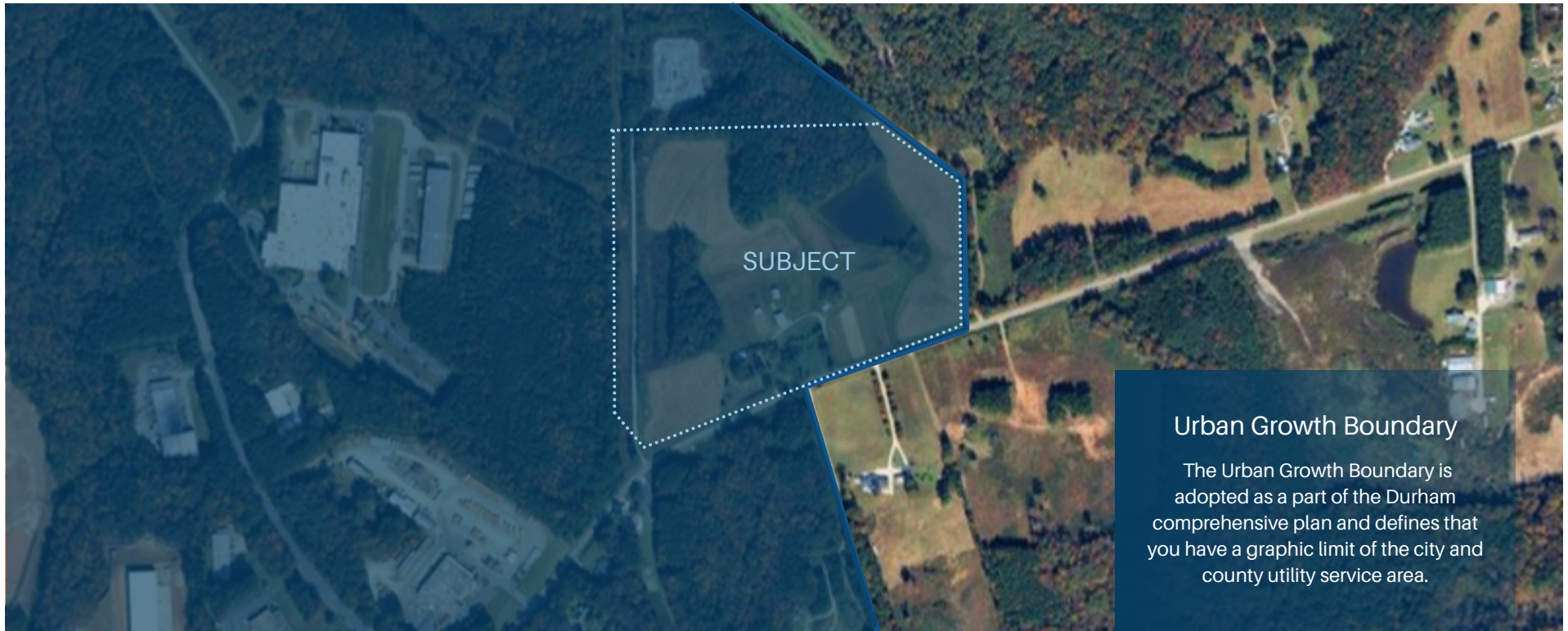
A WEST & WOODALL COMPANY

39 Acres on Hamlin Road

Stunning and vast 39 acre parcel on Hamlin Road. Property is located within urban growth boundary for City of Durham and is very near the corridor for the Northern Durham Parkway providing connection between I-540 and US 501.

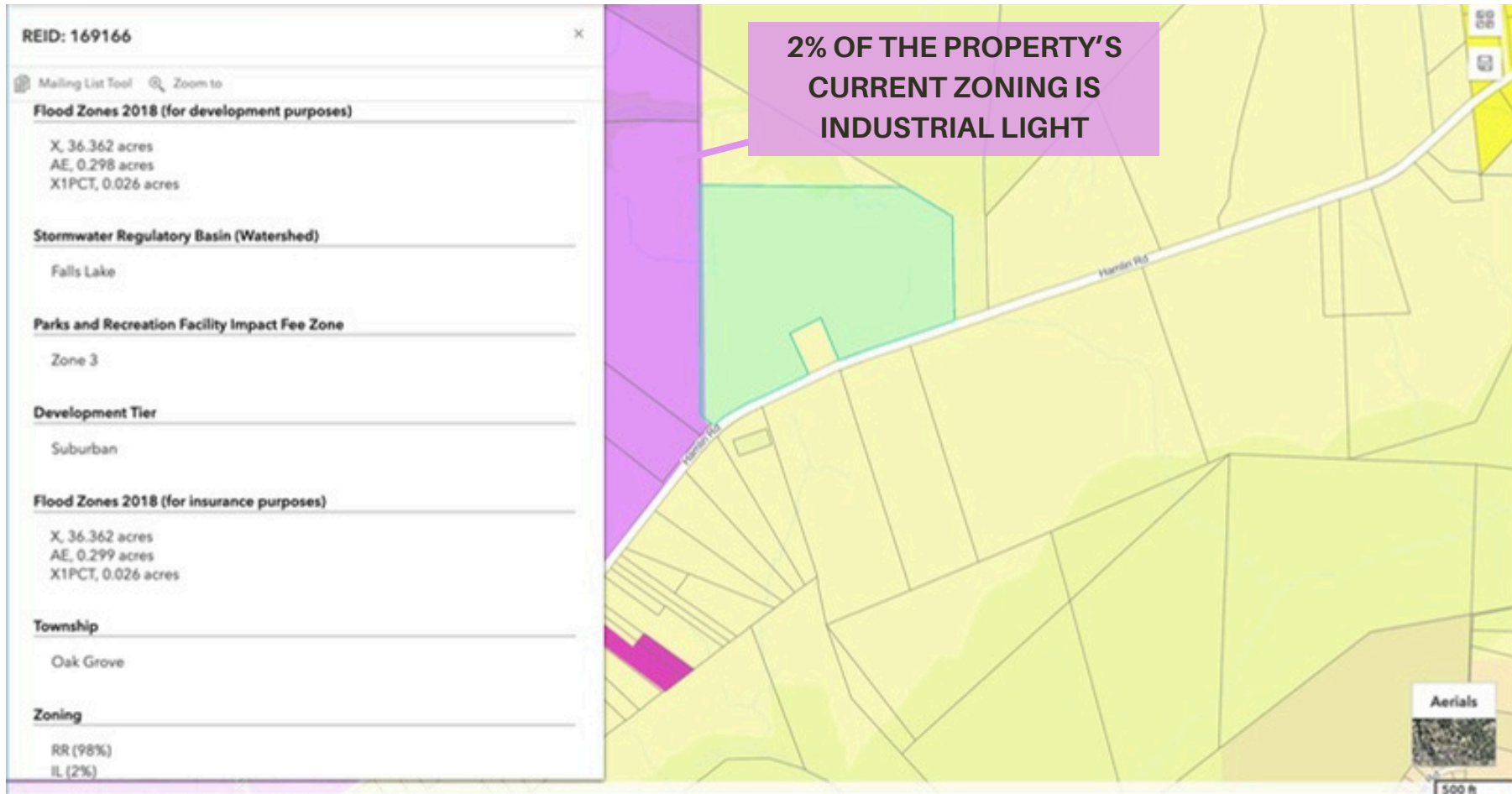


PROPERTY DETAILS



ACREAGE	39±
ADDRESS	2107, 2207 Hamlin Road, Durham, NC 27704
CURRENT ZONING	Durham Comprehensive Plan approved in October of 2023 designates property as Mixed Residential Neighborhood
BEST USE	Industrial (see all adjoining properties) or Higher Density Residential
ROAD FRONTAGE	1,500+ ft on Hamlin Road
PRICE	\$6,800,000

Parcel has more than 1,500 feet of frontage on Hamlin Road and with it's gentle topography the property is well suited for a variety of uses. See photos. All neighboring properties have institutional owners including Eno Industrial Park, Welcome Venture Industrial Park, Durham County Public Schools Bus depot, Duke Energy Substation, Duke Energy high voltage line, and Army Corps of Engineers. Fiber Optic cable located in Hamlin Rd. Seller will entertain offers on standard form 580L-T, proof of funds should accompany all offers. Contact listing agent with any questions.



4.3.6. Industrial Light (IL)

The IL District is established to provide for a wide range of light manufacturing, warehousing, and wholesaling activities as well as offices and some support services, all subject to minimum design standards intended to ensure such development is compatible with high visibility areas. Standards of this district are designed to minimize impacts on the environment and to assure compatibility with the surrounding area. It is the intent of this district to offer sites for those industries whose operations, exposure, location or traffic have minimal impact on adjacent properties.

2023 Comprehensive Plan

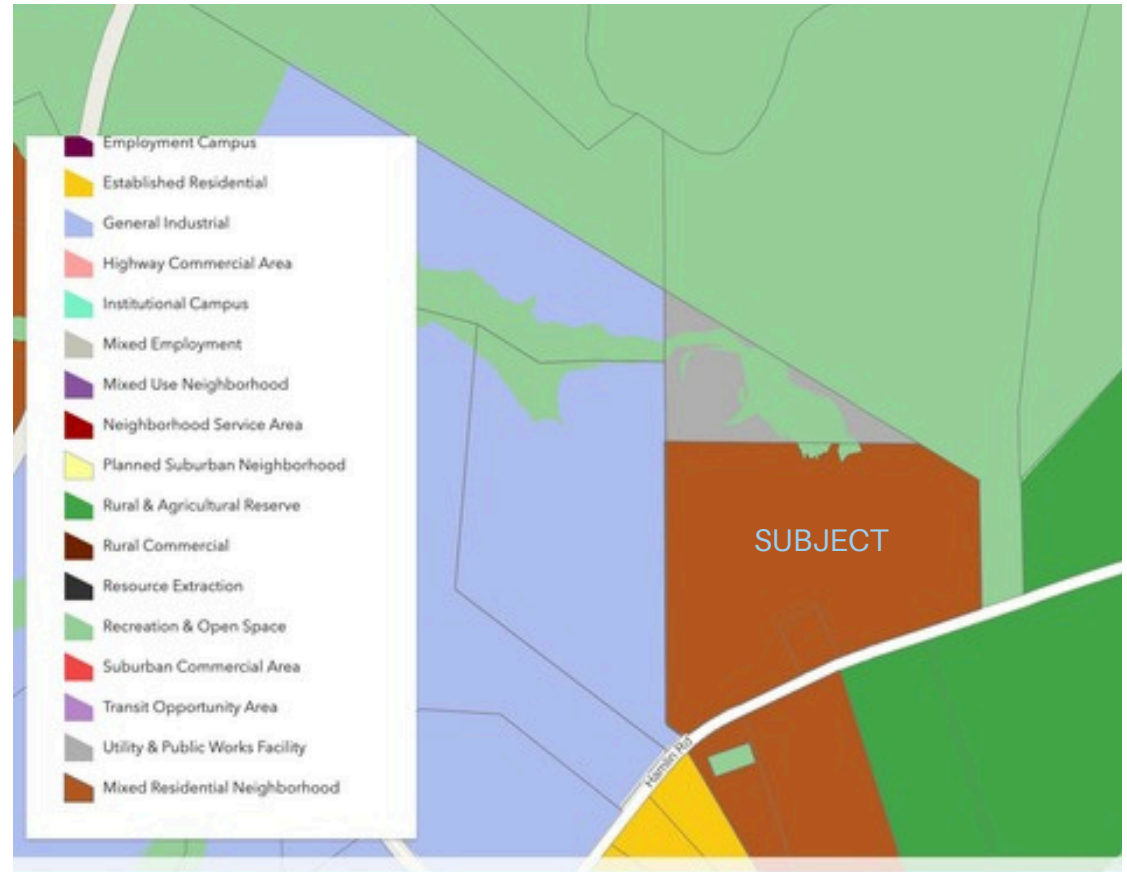
THE NEW DURHAM COMPREHENSIVE PLAN IS ADOPTED!

After four years of detailed collaboration among community members, Planning staff, and elected officials, with the common goal of producing an equitable final product, the 2023 Comprehensive Plan has been adopted. This plan will be used by elected officials to guide important decisions around zoning and other planning issues for the next 15 to 20 years. The plan guides where and how private development should occur and how public facilities and services will support future growth. It also contains a roadmap of tasks and interventions for City and County staff to meet Community Goals and Objectives. We would like to extend a special thanks to the ambassadors who brought to the planning process those residents most affected by the plan. And many thanks to the thousands of residents who provided input in some form, whether through focus groups, working groups, community meetings, virtual sessions, interviews, or surveys.

Mixed Residential Neighborhood (MRN)

Mixed Residential Neighborhoods are new places typically built on previously undeveloped or forested land. These neighborhoods are designed to add a diversity of housing types at different price points and densities to serve residents with a diversity of needs, ages, incomes, and lifestyles. While the primary use is residential, residents are served by supporting commercial, civic, and institutional places in the immediate area, like schools, community centers, libraries, and small-scale grocery stores.

Residents living in Mixed Residential Neighborhoods can easily and safely walk, bike, and roll within and around their neighborhoods to get to supporting places and transit stops. Publicly accessible amenities like parks, trails, and recreational facilities are found throughout. Conservation design should be used when sensitive environmental features are present on the site. Buildings should be clustered close together on the least sensitive portions of the site to protect and preserve streams, wetlands, floodplains, natural heritage areas, steep slopes, open space corridors, and trees.





Topographical Map

END PROJECT

501

OLD OXFORD ROAD

SUBJECT

HAMLIN ROAD

SECTION B

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
PROGRAM DEVELOPMENT BRANCH

U-4721

NEW ROUTE (AVIATION PARKWAY EXTENSION/
NORTHERN DURHAM PARKWAY)

FROM I-540 IN RALEIGH
TO US 501 (N. ROXBORO ROAD) IN DURHAM

WAKE & DURHAM COUNTIES

INTERSTATE
540

BEGIN PROJECT



Contact Us

Will Yeager

(828) 450-0140

William.Yeager@PickettSprouse.com

pickettsprouse.com



Pickett Sprouse Commercial Real Estate

info@westandwoodall.com

(919) 493-0395