

PICKETT SPROUSE

COMMERCIAL
REAL ESTATE



INDUSTRIAL LAND FOR SALE

4150 Neal Road, Durham, NC

A WEST & WOODALL COMPANY

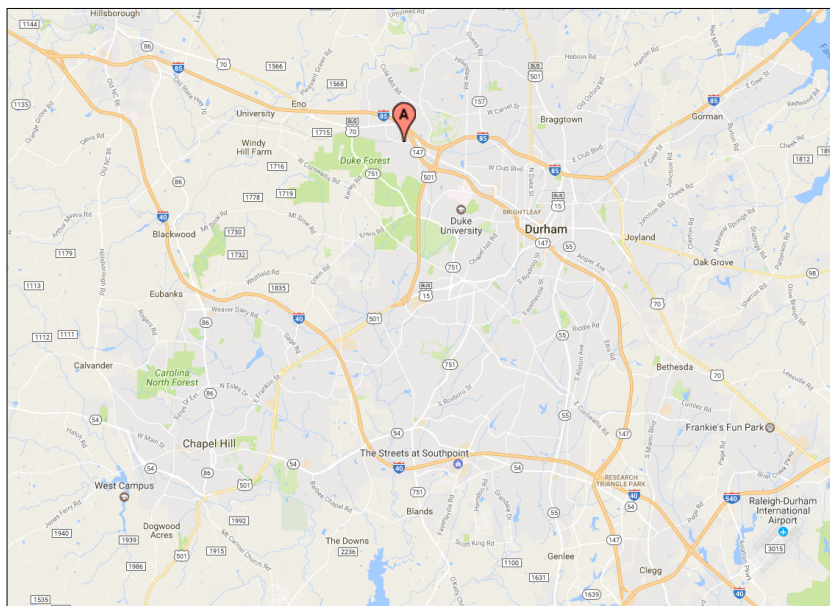


Land parcel convenient to Duke University, downtown Durham, Hillsborough and Chapel Hill. Good topography, utilities nearby.

Zoned IP, Industrial Park. Suitable for office, light manufacturing, research/development, medical facilities.

± 3.7 acres; ± 350' of frontage on Neal Road; also frontage on Golden Drive.

Price: \$555,000 (subject to new survey @ \$150,000/acre)



To schedule a showing or obtain more information, please contact:

Jerry L. Gambill

jgambill@pickett-sprouse.com

Direct 919-287-3047

Shown by Appointment Only

919.493.0395

PICKETT-SPROUSE.COM



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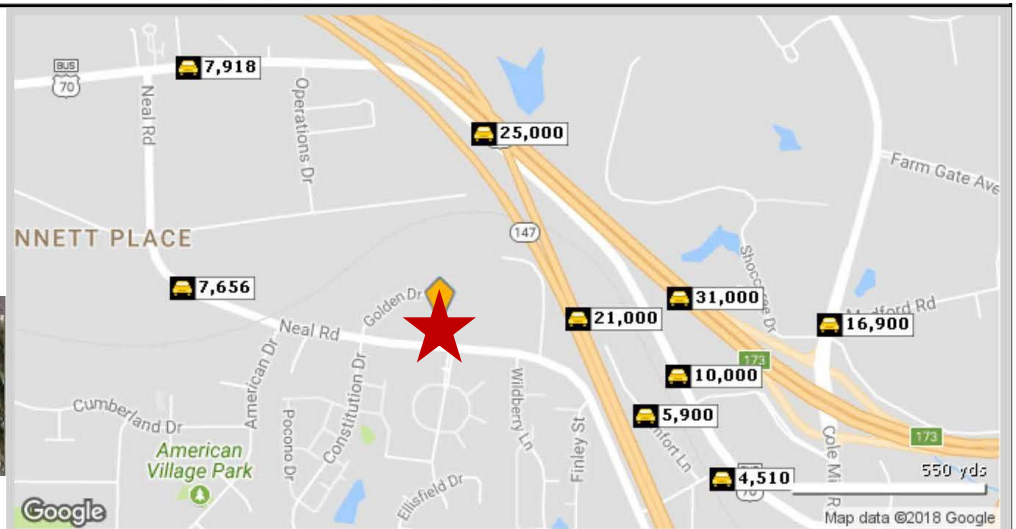
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DEMOGRAPHICS

| POPULATION - 2017 | | | |
|--|----------|-----------|-----------|
| | < 1 Mile | < 3 Miles | < 5 Miles |
| Total Estimated Population | 5,433 | 43,837 | 133,374 |
| Total Estimated Population -2022 PROJECTION | 5,922 | 47,454 | 144,546 |
| Medial Age | 38 | 34 | 35 |
| Total Estimated Households | 2,643 | 18,607 | 54,060 |
| Total Estimated Households-2022 PROJECTION | 2,883 | 20,291 | 58,884 |
| Average Household Income | \$80,555 | \$68,767 | \$68,523 |
| Med Household Income | \$50,691 | \$43,969 | \$45,175 |

TRAFFIC COUNT REPORT

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|--------------------------|---------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Durham Fwy | Hillsborough Rd | 0.29 NW | 2016 | 21,000 | MPSI | .23 |
| 2 Hillsborough Rd | Durham Fwy | 0.05 SE | 2016 | 25,000 | MPSI | .33 |
| 3 Comfort Ln | Neal Rd | 0.14 SE | 2016 | 5,900 | MPSI | .37 |
| 4 I-85 | East West Expy | 0.39 NW | 2012 | 30,811 | MPSI | .40 |
| 5 I- 85 | Cole Mill Rd | 0.29 SE | 2016 | 31,000 | MPSI | .40 |
| 6 Hillsborough Rd | Neal Rd | 0.24 SE | 2016 | 10,000 | MPSI | .40 |
| 7 Neal Rd | Bennett Memorial Rd | 0.10 NW | 2016 | 7,656 | MPSI | .42 |
| 8 Neal Rd | Comfort Ln | 0.04 W | 2016 | 4,510 | MPSI | .53 |
| 9 Hillsborough Rd | Neal Rd | 0.07 W | 2016 | 7,918 | MPSI | .59 |
| 10 Cole Mill Rd | Medford Rd | 0.02 N | 2016 | 16,900 | MPSI | .64 |