

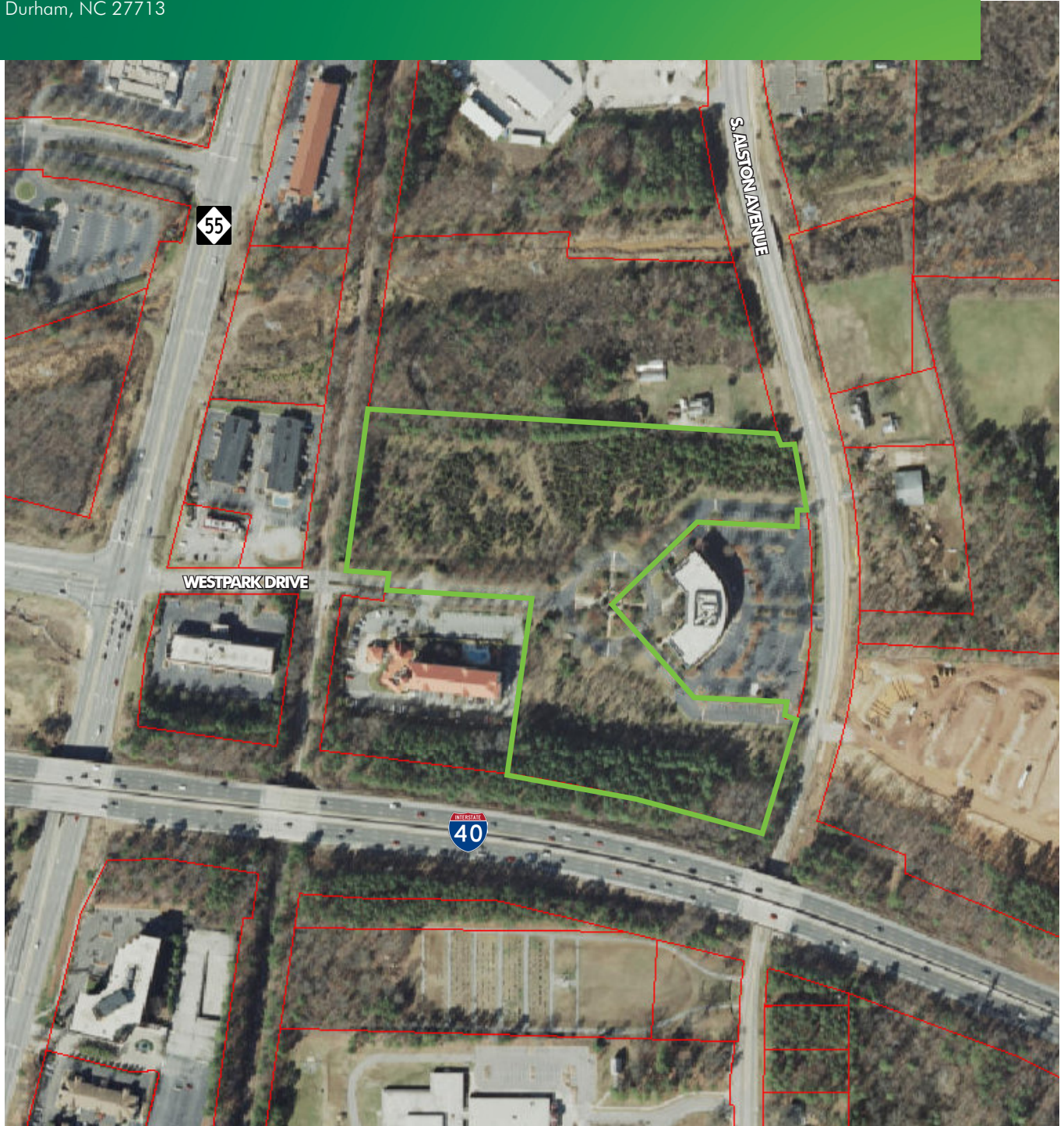
FOR SALE

# PRIME COMMERCIAL LAND

4354

**S. ALSTON AVENUE**

Durham, NC 27713



[www.cbre.com/raleigh](http://www.cbre.com/raleigh)

**CBRE** | Raleigh

Part of the CBRE affiliate network

# FOR SALE PRIME COMMERCIAL LAND

4354  
S. ALSTON AVENUE  
Durham, NC 27713



## PROPERTY FEATURES

- + 13.055 acres
- + Zoned Office & Institutional (OI), City of Durham ETJ
- + Permitted uses include independent living facility, home day care, school, medical office, hospital, rail and bus terminal, gallery, office building, etc.
- + Future land use calls for Office and Recreational/Open Space
- + Municipal water and sewer service available
- + Protective restrictions placed on the property allow business offices, laboratories, research and development facilities, conference center and restaurant uses
- + Located just off the I-40/NC Hwy. 55 interchange, surrounded by a mix of office, retail, industrial and institutional developments including Triangle Village Shopping Center, Lowe's Grove Middle School, Durham County Library and Research Triangle Park
- + PIN# 0738-03-25-5416
- + \$100,000/acre asking price



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2015 POPULATION</b>	1,213	43,983	106,330
<b>EST. POPULATION GROWTH RATE (2015-2020)</b>	11.3%	9.3%	8.8%
<b>2015 AVERAGE HOUSEHOLD INCOME</b>	\$62,012	\$76,685	\$81,076
<b>2015 MEDIAN HOUSEHOLD INCOME</b>	\$49,175	\$60,922	\$61,889

## TRAFFIC COUNTS

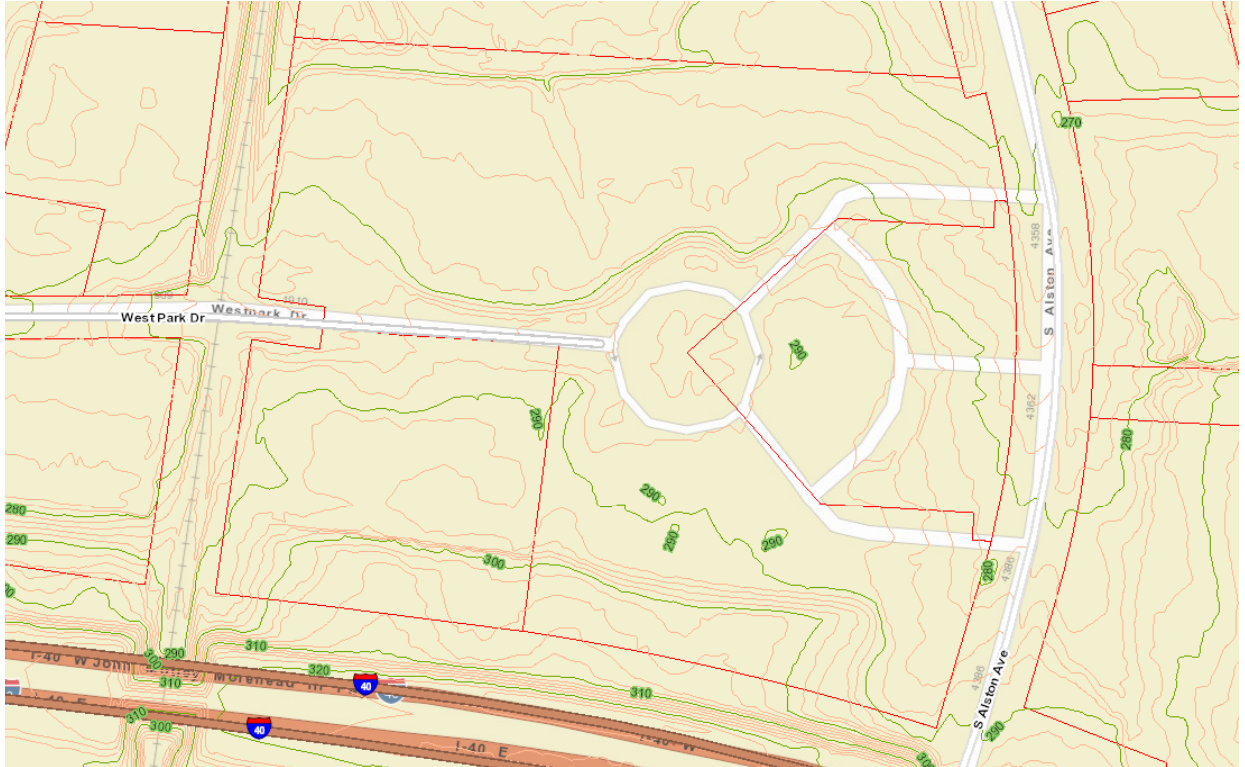
<b>NC Highway 55 @ I-40</b>	28,100 VPD
<b>T.W. Alexander Drive @ I-40</b>	119,000 VPD

# FOR SALE PRIME COMMERCIAL LAND

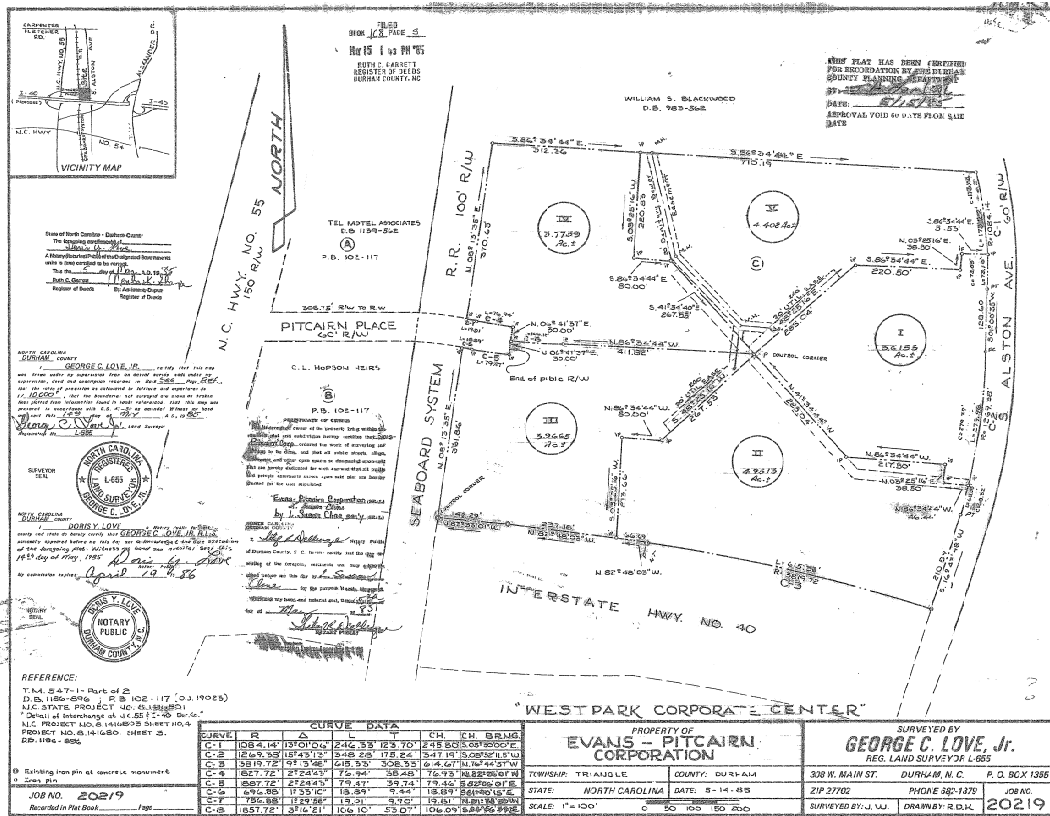
4354  
S. ALSTON AVENUE  
Durham, NC 27713



## TOPOGRAPHY

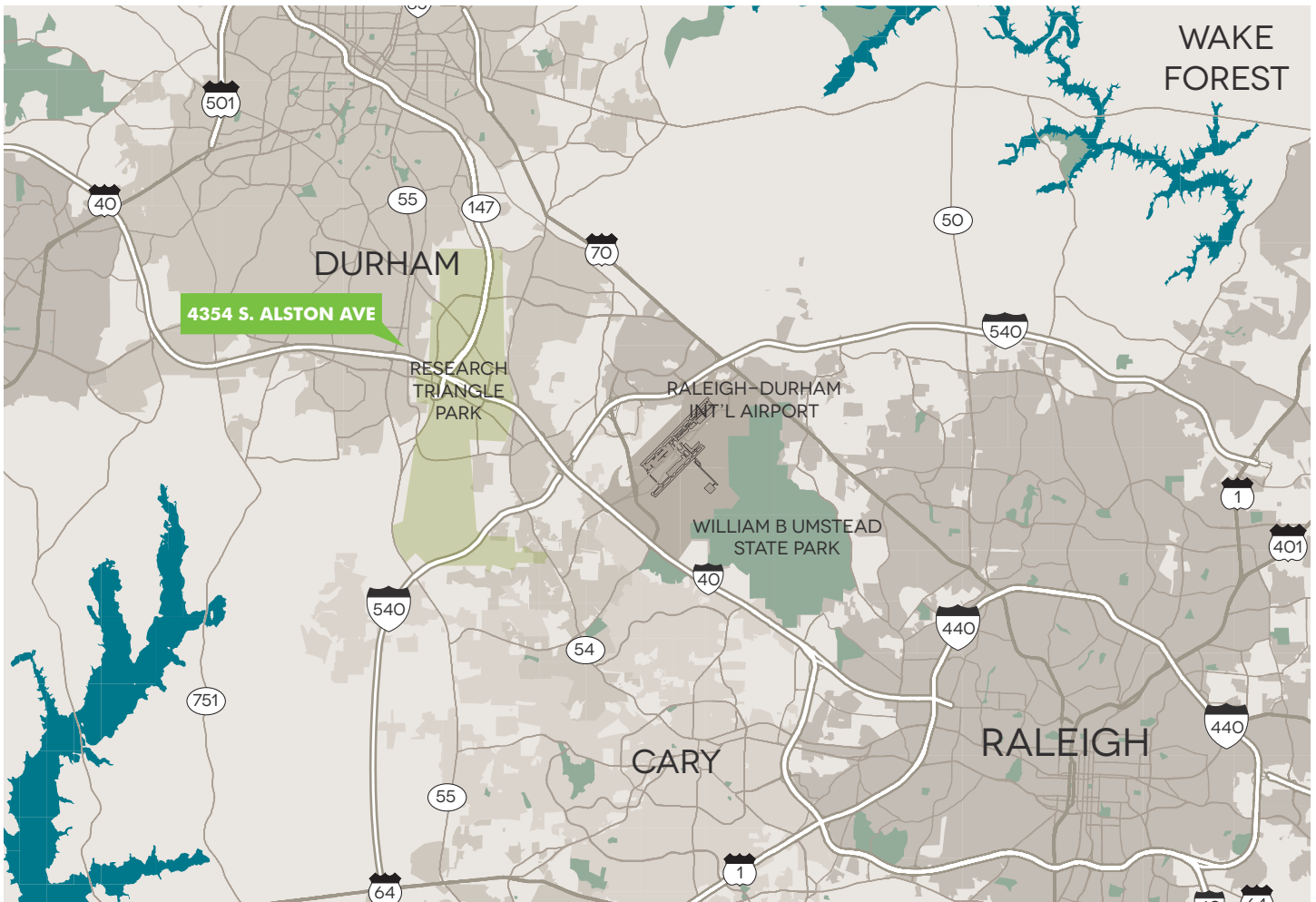


## PLAT



# FOR SALE PRIME COMMERCIAL LAND

4354  
S. ALSTON AVENUE  
Durham, NC 27713



## CONTACT US

### **BARRY J. BOWLING, CCIM**

Senior Vice President

+1 919 831 8187

[barry.bowling@cbre-raleigh.com](mailto:barry.bowling@cbre-raleigh.com)

© 2016 CB Richard Ellis - Raleigh LLC. The information contained in this document has been obtained from sources believed reliable. While CB Richard Ellis - Raleigh LLC does not doubt its accuracy, CB Richard Ellis - Raleigh LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/raleigh](http://www.cbre.com/raleigh)

**CBRE** | Raleigh

Part of the CBRE affiliate network