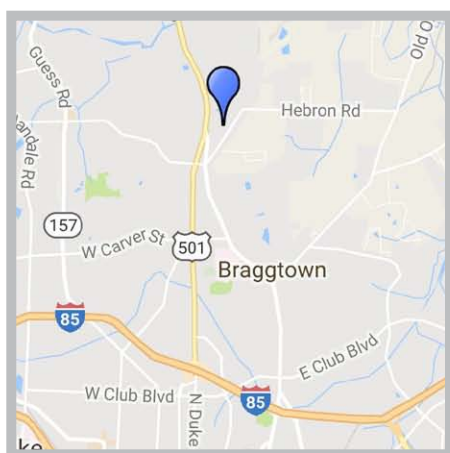


**FOR SALE
DURHAM**

4622 N. Roxboro St.

± 19.37 acres on N. Roxboro St. ideal for multi-family / commercial development.*



LOCATION	4622 N. Roxboro St. Durham, NC 27704
PARCEL ID	172633
LOT SIZE	± 19.372 acres
SALE PRICE	\$755,000
BEST USE	Multi-family / commercial* <i>*subject to rezoning</i>
FRONTAGE	± 507'
UTILITIES	On-site electric, water and sewer
TRAFFIC COUNTS	34,000 Vehicles per day (2015 NC DOT)

SANDY ALLEN | Direct: 919.287.2124 | Mobile: 919.602.8891 | callen@realestateassoc.com



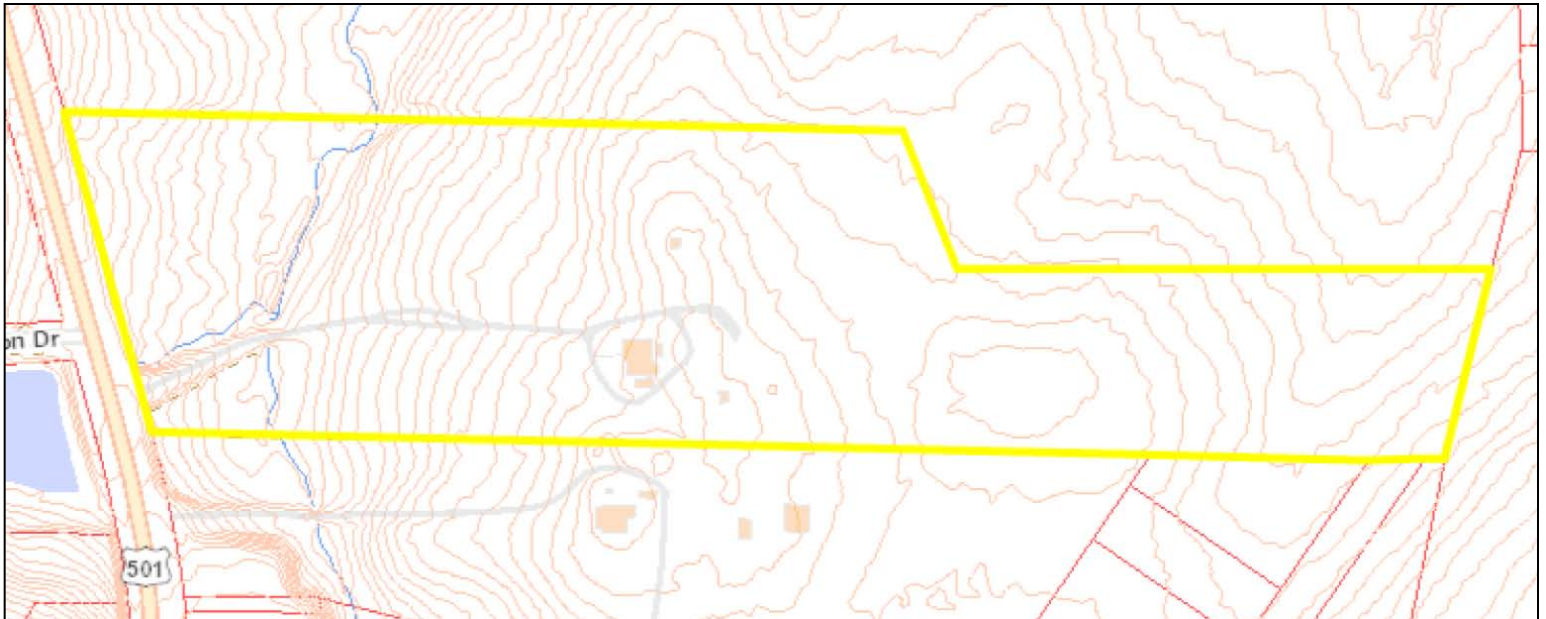
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FOR SALE

TOPOGRAPHY



2016 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,582	50,011	119,897
NUMBER OF HOUSEHOLDS	3,161	19,850	47,340
AVERAGE HOUSEHOLD INCOME	\$49,443	\$61,648	\$61,508

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