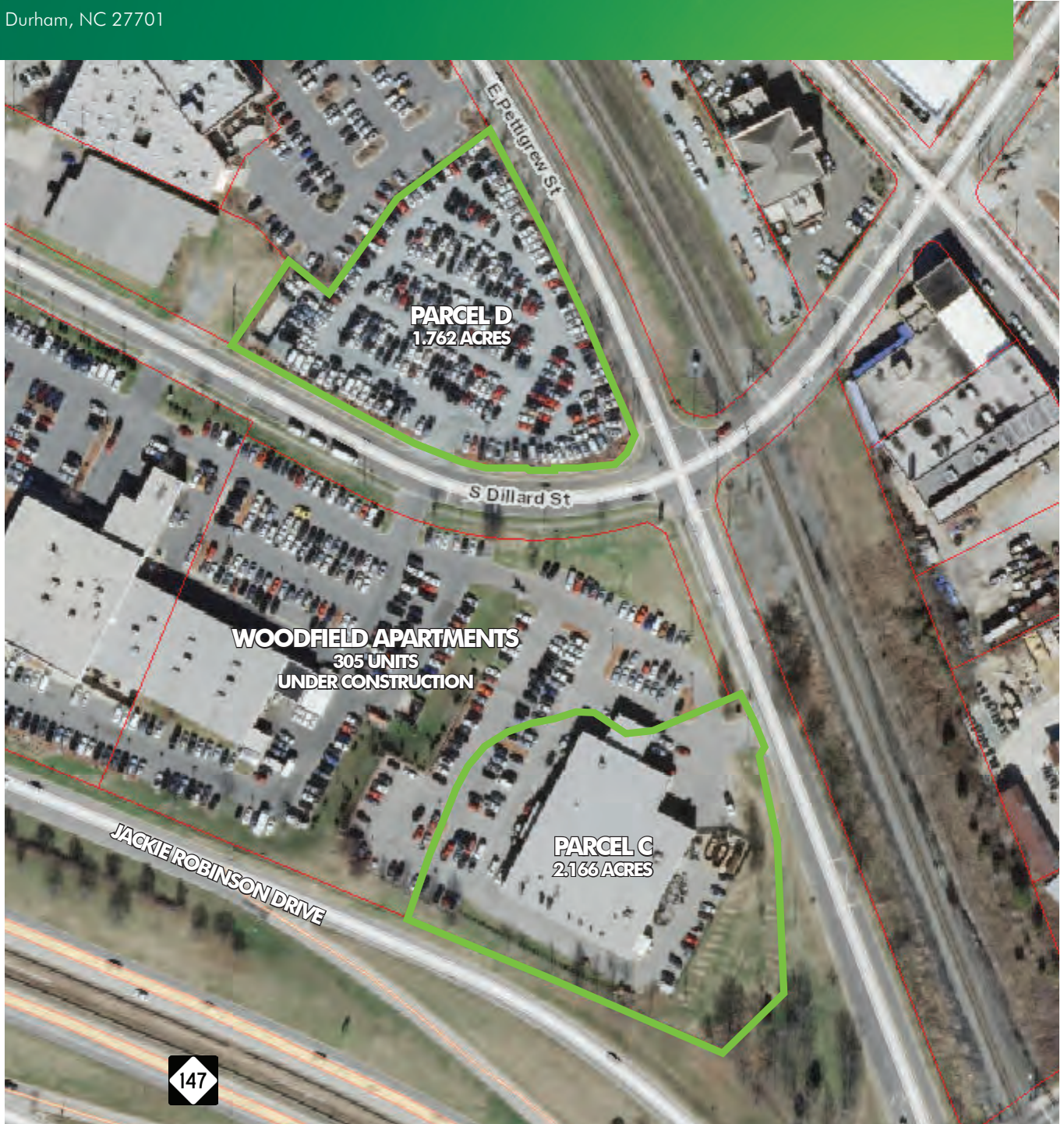


FOR SALE

# DOWNTOWN DURHAM HIGH-DENSITY DEVELOPMENT OPPORTUNITY

464 & 510 E. PETTIGREW STREET

Durham, NC 27701



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FOR SALE

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Durham, NC 27701



## PROPERTY FEATURES

- + Two vacant parcels in Downtown Durham near the Durham Bulls Athletic Park and the American Tobacco Campus
- + Zoned Downtown Design - Core (DD-C)
- + The Downtown Design district is established to encourage intense development and pedestrian activity through regulations appropriate to the downtown area. It focuses on the form of the private and public realm instead of an use and intensity. The standards encourage a vital downtown economy that enhances Durham's position as a commercial, cultural and entertainment hub of the region while increasing livability. The DD district is intended to work in tandem with the Downtown Durham Master Plan and updates. For more information on the DD-C zoning, click [here](#)
- + The Downtown Durham Master Plan describes the parcels as being located in the Government Services District. The Plan calls for the lots to be developed as mixed use - office, residential and retail. For more information on the Downtown Durham Master Plan, click [here](#)
- + City of Durham water and sewer service available
- + The parcels are located in Downtown Durham, just east of the American Tobacco Campus and the Durham Bulls Athletic Park. Adjacent developments include Woodfield Investments' 305-unit multifamily development, the new Venable Center, a 90,000 square foot office building, the new Durham County Judicial Center and the new Durham County Human and Health Services Building. The properties have excellent access onto NC Highway 147 and US Highway 15/501.
- + For due diligence information, click [here](#)

Address	PIN#	Size	Zoning	Pricing
464 E. Pettigrew Street	0831-09-05-0593	1.762 Acres	Downtown Design - Core (DD-C)	\$4,757,400
510 E. Pettigrew Street	0831-13-04-2968	2.166 Acres	Downtown Design - Core (DD-C)	\$5,848,200



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2017 POPULATION</b>	14,280	92,619	195,197
<b>EST. POPULATION GROWTH RATE (2017-2022)</b>	2.30%	1.64%	1.85%
<b>2017 AVERAGE HOUSEHOLD INCOME</b>	\$39,484	\$53,303	\$64,016

## TRAFFIC COUNTS

<b>NC HIGHWAY 147 @ FAYETTEVILLE ROAD</b>	78,000 VPD
<b>ROXBORO ROAD @ E. DILLARD STREET</b>	11,070 VPD

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## ECONOMIC CENTER FOR THE FUTURE

Durham is at the center of our nation's new high-tech job growth.

The parcels are just two miles from the Duke University/Duke Medical "Eds and Meds" Corridor.

The Property is just one block from American Tobacco Campus, home to the Durham Bulls AAA baseball team, the Durham Performing Arts Center, restaurants, shops, and night spots.

#4

**CITY WITH THE HIGHEST  
CONCENTRATION OF TECH  
JOBS IN THE U.S**

#5

**BEST PLACE FOR STEM (SCIENCE,  
TECHNOLOGY, ENGINEERING,  
AND MATH) GRADUATES**

#3

**METRO FOR ECONOMIC  
GROWTH**

#4

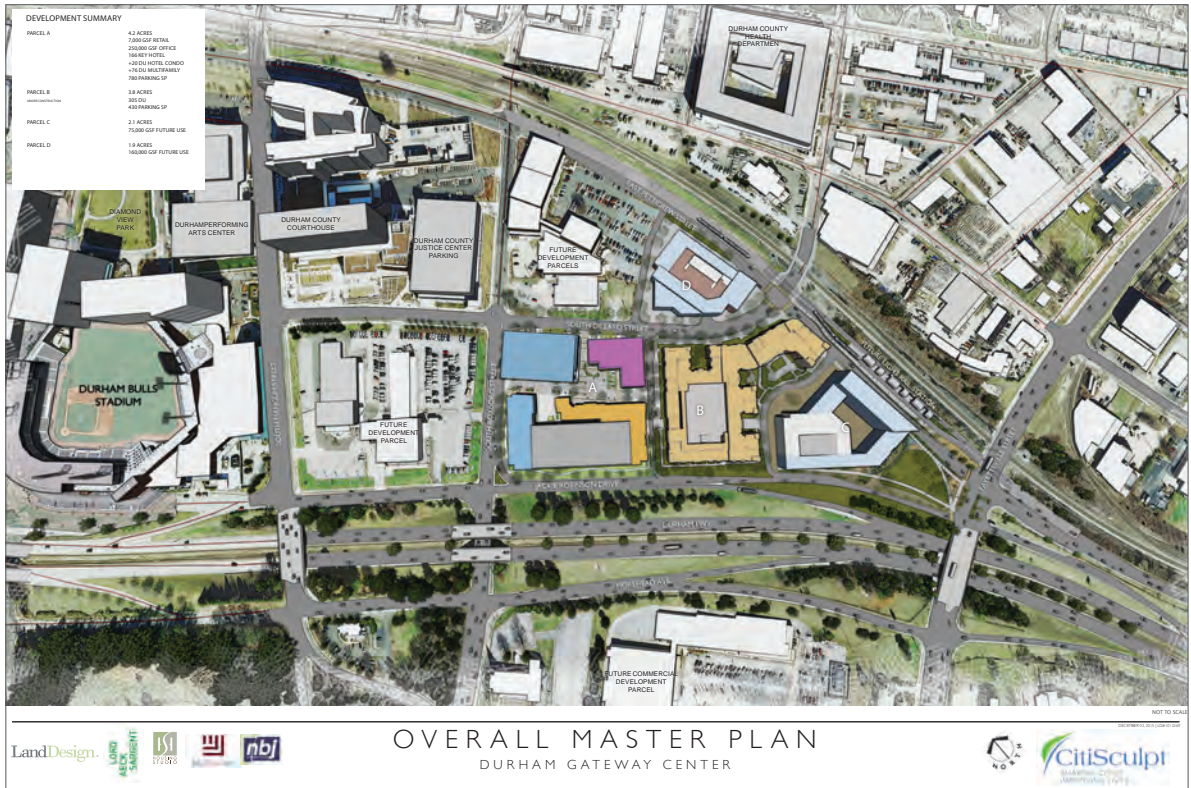
**METRO FOR VENTURE CAPITAL  
INVESTMENT PER CAPITA**

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## MASTER PLAN

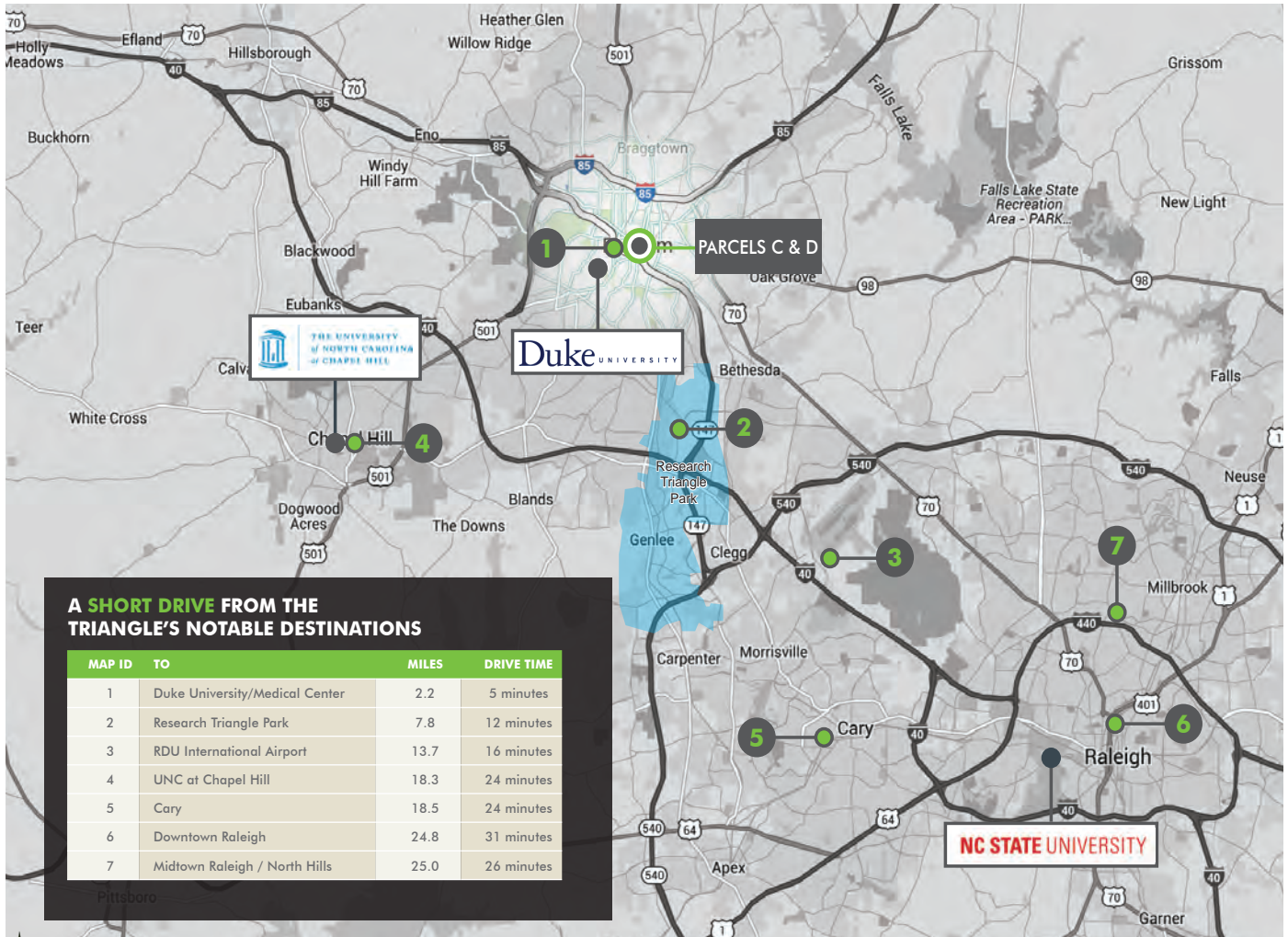


## POTENTIAL RENDERING



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Durham, NC 27701



## CONTACT US

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