



4702 FARRINGTON RD

DURHAM, NORTH CAROLINA

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± 7.49 ACRES OF LAND
FOR SALE

ZONED FOR
SINGLE-FAMILY RESIDENTIAL

4702 FARRINGTON RD

± 7.49 Acres of Land For Sale



PROPERTY FEATURES

- Affluent area
- Centrally located
- Highly desirable area
- Large population density
- Strong projected growth area
- High demand for new housing in area
- Easy access to Chapel Hill, I-40, and more

PROPERTY OVERVIEW

This incredible development opportunity for a townhome subdivision or a single-family home community is located minutes from a myriad of upscale shopping centers, renowned medical facilities, and unparalleled entertainment options.

The available land is a prime piece of real estate situated minutes from I-40, downtown Chapel Hill, the University of North Carolina at Chapel Hill, and the Raleigh-Durham International Airport.

SUMMARY

PRICE	\$750,000
ACRES	± 7.49
LOT SIZE	326,221 SF
PARCEL ID	179648

For more information, please contact:

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50051 Governors Drive, Chapel Hill, NC 27517

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DEMOGRAPHICS

1 MILE RADIUS	CENSUS 2018	PROJECTED 2023
POPULATION	5,186	5,859
HOUSEHOLDS	2,393	2,685
MEDIAN H.HOLD INCOME	\$74,830	\$77,438
AVERAGE H.HOLD INCOME	\$107,126	\$113,505

3 MILE RADIUS	CENSUS 2018	PROJECTED 2023
POPULATION	54,744	58,574
HOUSEHOLDS	24,766	26,408
MEDIAN H.HOLD INCOME	\$69,568	\$76,884
AVERAGE H.HOLD INCOME	\$106,947	\$116,606

5 MILE RADIUS	CENSUS 2018	PROJECTED 2023
POPULATION	148,731	158,601
HOUSEHOLDS	60,924	64,784
MEDIAN H.HOLD INCOME	\$65,266	\$73,247
AVERAGE H.HOLD INCOME	\$98,323	\$108,135

Information obtained from Esri

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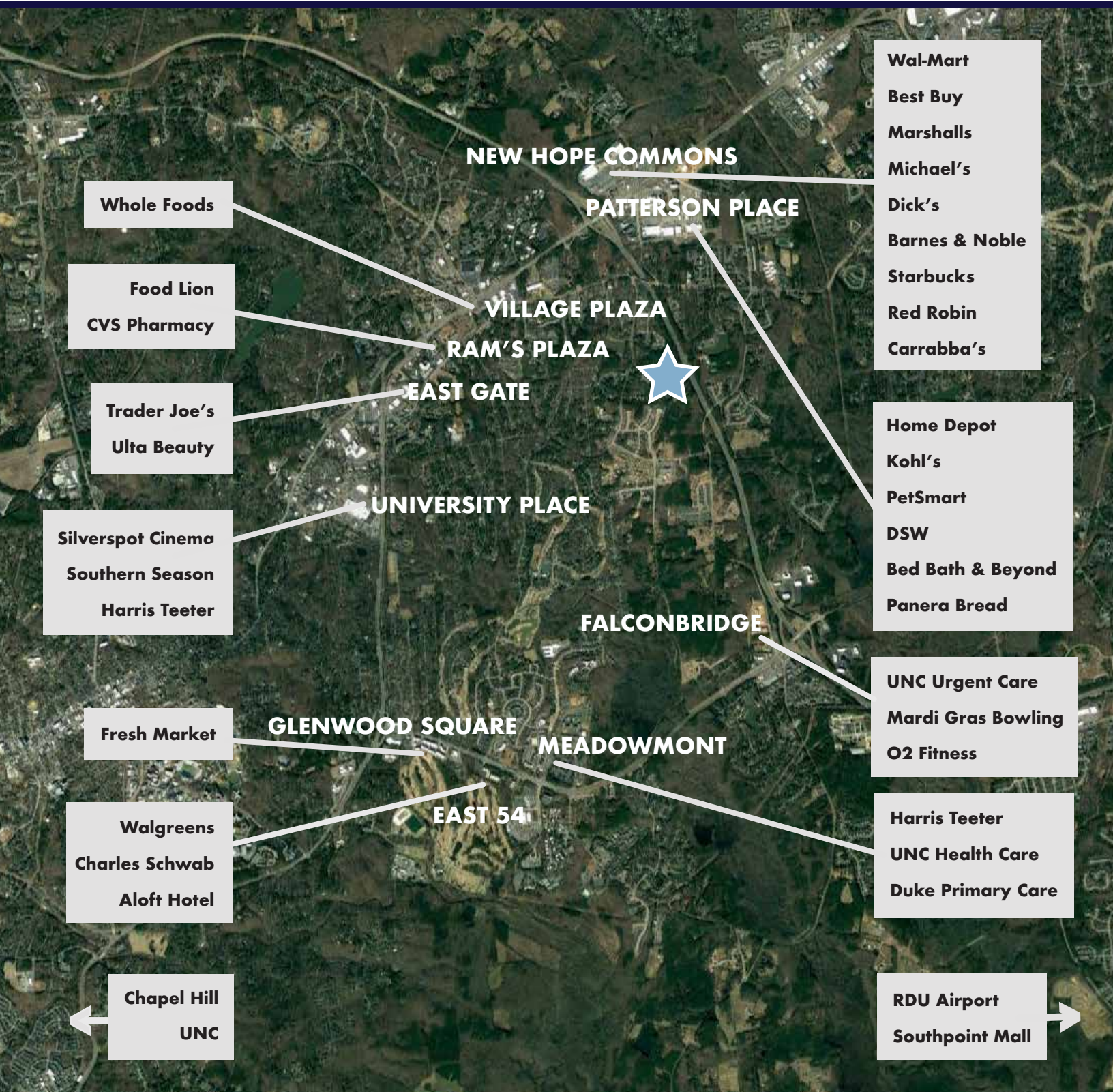
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- Wal-Mart
- Best Buy
- Marshalls
- Michael's
- Dick's
- Barnes & Noble
- Starbucks
- Red Robin
- Carrabba's

- Home Depot
- Kohl's
- PetSmart
- DSW
- Bed Bath & Beyond
- Panera Bread

- UNC Urgent Care
- Mardi Gras Bowling
- O2 Fitness

- Harris Teeter
- UNC Health Care
- Duke Primary Care

- RDU Airport
- Southpoint Mall

- Whole Foods

- Food Lion
- CVS Pharmacy

- Trader Joe's
- Ultra Beauty

- Silverspot Cinema
- Southern Season
- Harris Teeter

- Fresh Market

- Walgreens
- Charles Schwab
- Aloft Hotel

- Chapel Hill
- UNC

NEW HOPE COMMONS

PATTERSON PLACE

VILLAGE PLAZA

RAM'S PLAZA

EAST GATE

UNIVERSITY PLACE

FALCONBRIDGE

GLENWOOD SQUARE

MEADOWMONT

EAST 54

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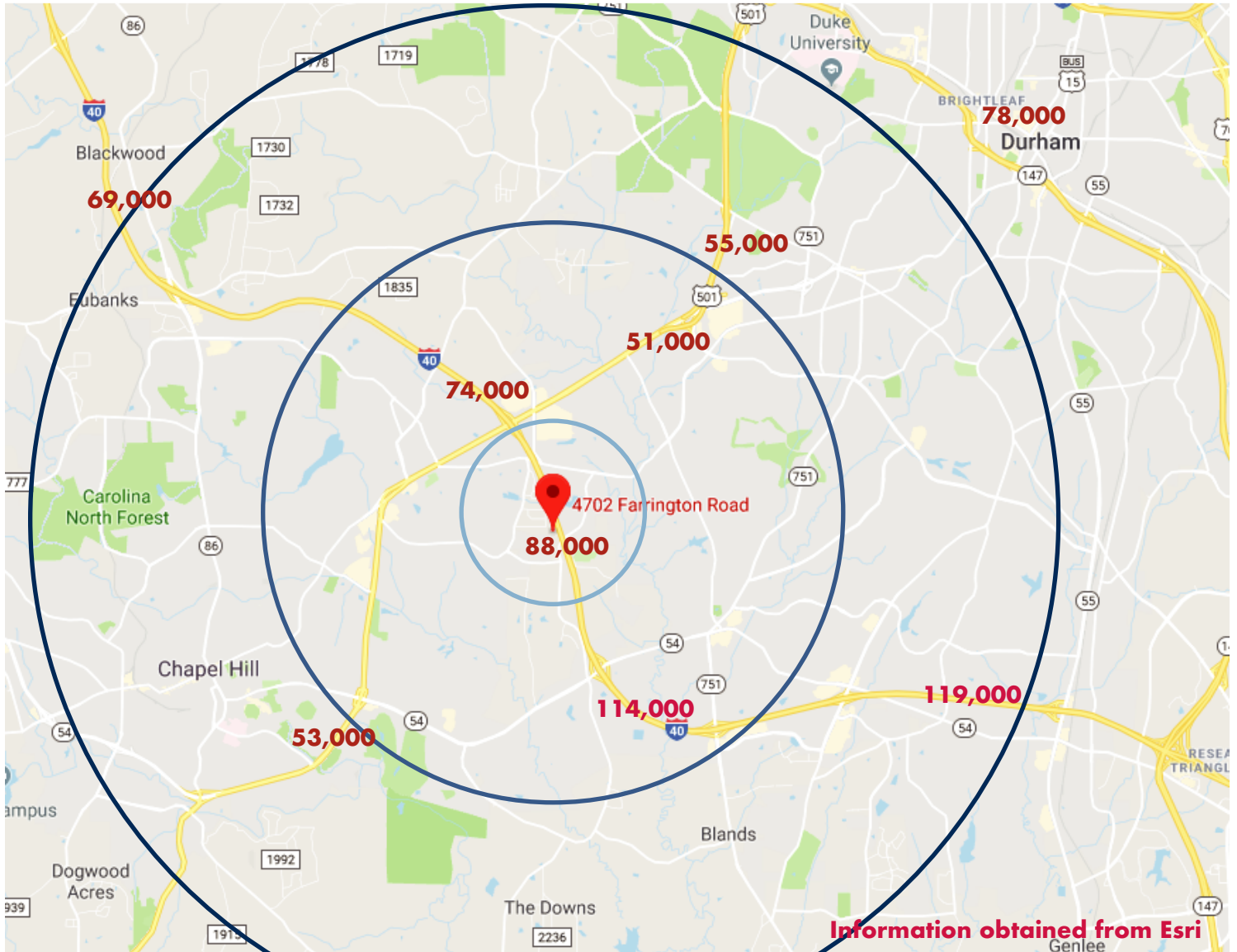
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2018 TRAFFIC COUNTS

1 mile, 3 mile, and 5 mile radius



COLLECTION ST // CROSS ST

- I-40 // Farrington Rd
- Ephesus Church Rd // Farrington Rd
- Farrington Rd // Ephesus Church Rd

TRAFFIC VOLUME

- 88,000
- 6,400
- 11,000

DISTANCE

- 0.17 miles
- 0.27 miles
- 0.43 miles

Information obtained from Loopnet

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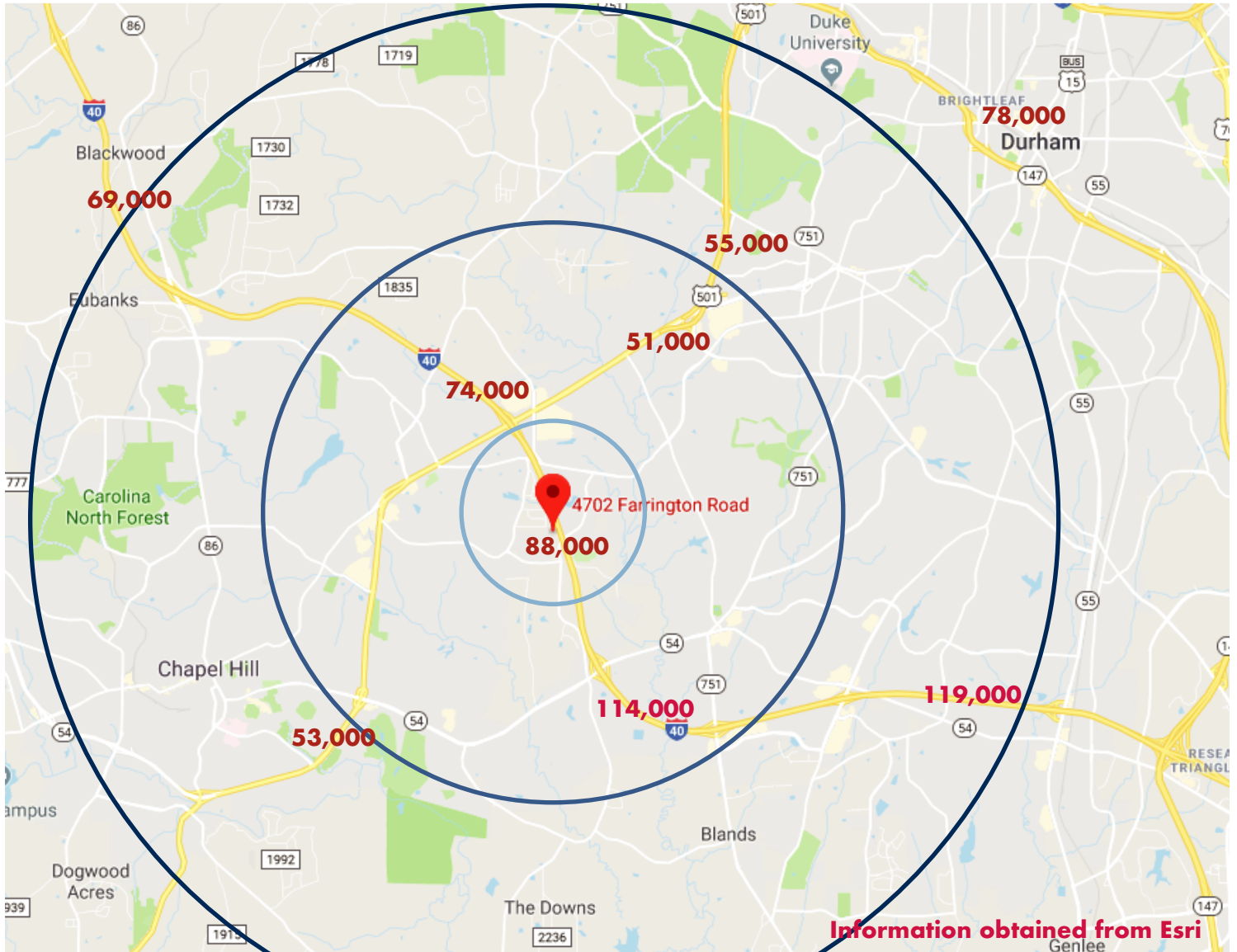
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PROPERTY OVERVIEW

- Currently zoned for residential as RS-20 with the ability to increase density to R-8 to accommodate 4 to 8 units per acre for townhome properties.
- Preliminary site plan potential for development of approximately 35 townhome units.
- Preliminary site plan potential for development of single-family homes on 12 lots of approximately 0.25 acres per lot can be provided upon request.
- Permanent road access from adjacent subdivision currently under construction on Ephesus Church Road.
- Water and sewer connections are nearby.

Preliminary site plan potential for development of approximately 35 townhome units:



*Preliminary site plans are presented only as potentially possible options. Thorough due diligence and appropriate approvals have not and will not be conducted by Seller.

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