

4804 North Roxboro St, Durham, NC 27704

FOR SALE

4804 North Roxboro St

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,429,000
Parcel ID:	172630
Lot Size:	57.15 Acres
Zoning:	RS-10
5 Mile Population	119,550
Avg HH Income	\$68,838

PROPERTY OVERVIEW

+57 acre residential infill site in North Durham

LOCATION OVERVIEW

North Durham location with excellent proximity to retail centers including Riverview (< .5 mi), North Duke Crossing (1 mi), Northgate Mall (3 mi), and North Pointe (3.4 mi) as well the best of urban Durham: Brightleaf Square/ 9th St (4.5 mi), Downtown Durham (4.7 mi), Duke Regional Hospital (2.3 mi), Duke Medical Center (5.3 mi).

PROPERTY HIGHLIGHTS

- Zoned for up to 4 homes per acre
- Multifamily potential, subject to rezoning
- Proximity to retail, job centers, urban amenities, and public transportation
- Utilities on site (water along Roxboro St; sewer along perennial stream that bisects property)
- Adjacent +- 19 acres also listed for sale
- 36,000 Annual Average Daily Trips on Roxboro St

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REGIONAL MAP



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RETAILER MAP



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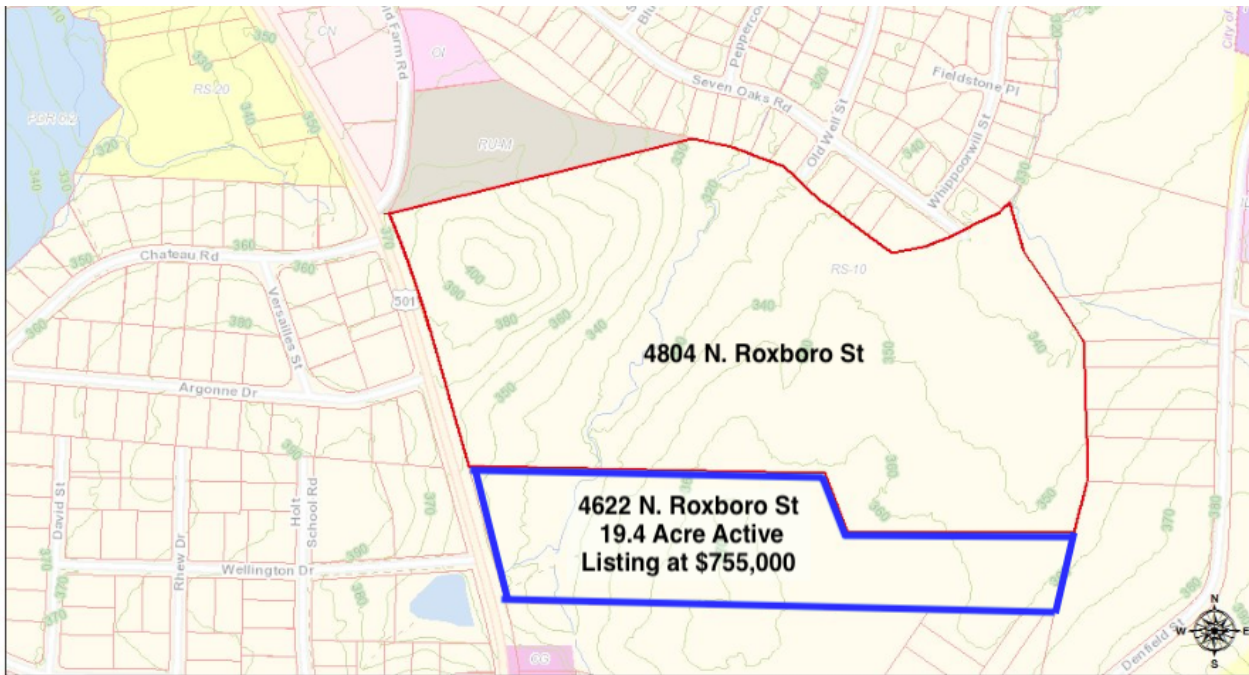
[ADDITIONAL PHOTOS](#)



Utility Infrastructure

- x Fire Hydrant
- Water Lateral Line
- Water Main
- Water Gravity Main
- Sewer Gravity Main
- Sewer Force Main
- Stormwater Channels
- Stormwater Pipes

Parcel boundaries estimated.



Topo map and adjacent land listing.

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Demo & Income (RDO Refresh)

4804 N Roxboro St, Durham, North Carolina, 27704
Rings: 1, 3, 5 mile radii

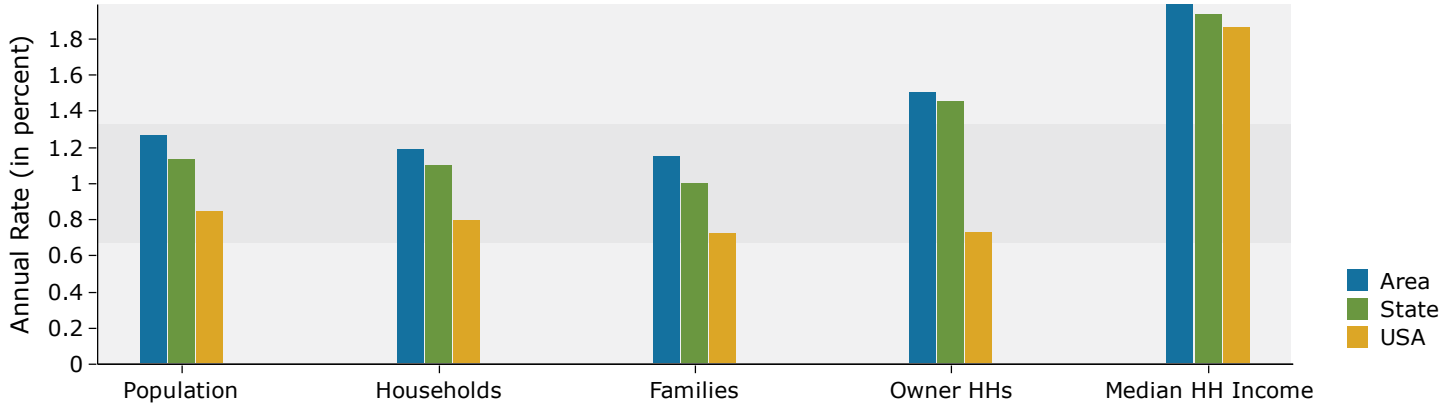
Prepared by Esri
Latitude: 36.06275
Longitude: -78.90408

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	6,744	44,872	104,179
Households	2,724	17,843	40,998
Families	1,764	11,187	23,285
Average Household Size	2.46	2.47	2.38
Owner Occupied Housing Units	1,670	10,061	20,734
Renter Occupied Housing Units	1,054	7,782	20,264
Median Age	34.1	35.9	32.9
2018 Summary			
Population	7,333	50,527	119,550
Households	2,894	19,873	47,383
Families	1,856	12,308	26,065
Average Household Size	2.52	2.50	2.38
Owner Occupied Housing Units	1,755	10,819	22,412
Renter Occupied Housing Units	1,139	9,054	24,971
Median Age	35.2	37.4	34.2
Median Household Income	\$46,804	\$48,705	\$46,557
Average Household Income	\$58,605	\$68,820	\$68,838
2023 Summary			
Population	7,810	54,724	130,972
Households	3,070	21,469	52,037
Families	1,965	13,244	28,269
Average Household Size	2.53	2.51	2.39
Owner Occupied Housing Units	1,891	11,797	24,545
Renter Occupied Housing Units	1,179	9,672	27,492
Median Age	35.1	37.8	34.2
Median Household Income	\$51,658	\$53,395	\$52,087
Average Household Income	\$65,652	\$77,046	\$77,010
Trends: 2018-2023 Annual Rate			
Population	1.27%	1.61%	1.84%
Households	1.19%	1.56%	1.89%
Families	1.15%	1.48%	1.64%
Owner Households	1.50%	1.75%	1.83%
Median Household Income	1.99%	1.86%	2.27%

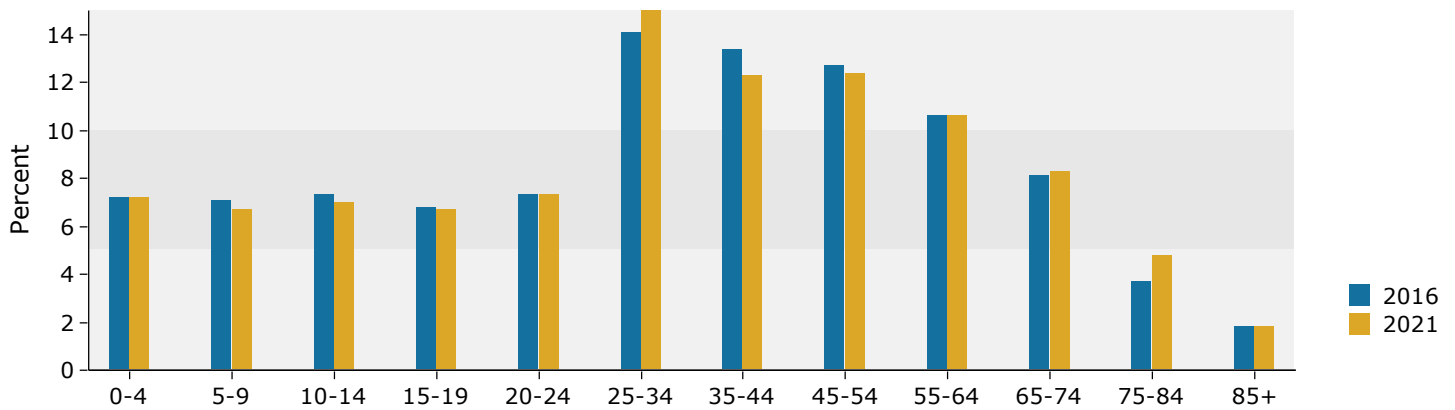
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

1 mile

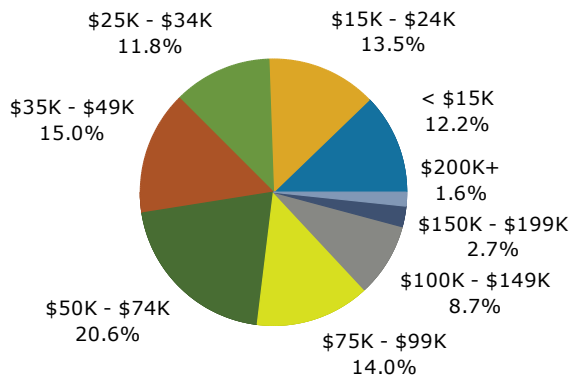
Trends 2018-2023



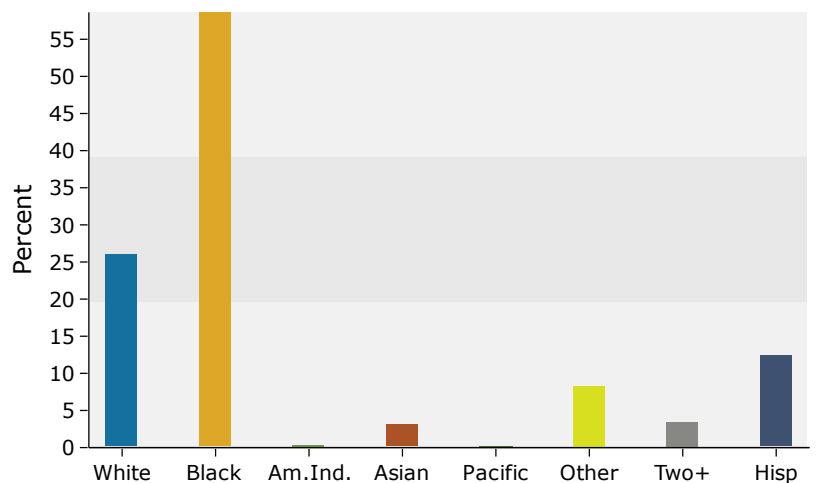
Population by Age



2016 Household Income



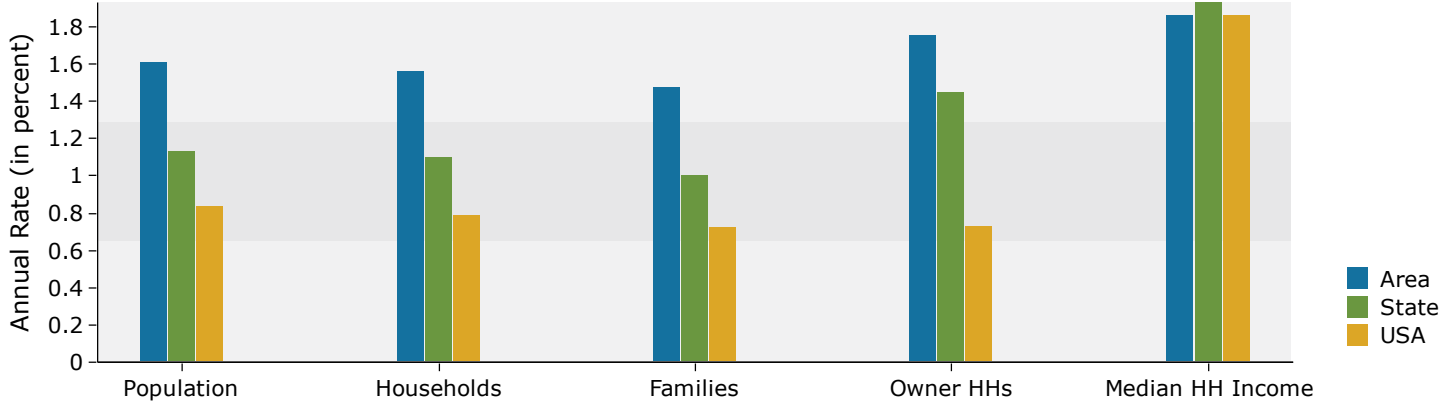
2016 Population by Race



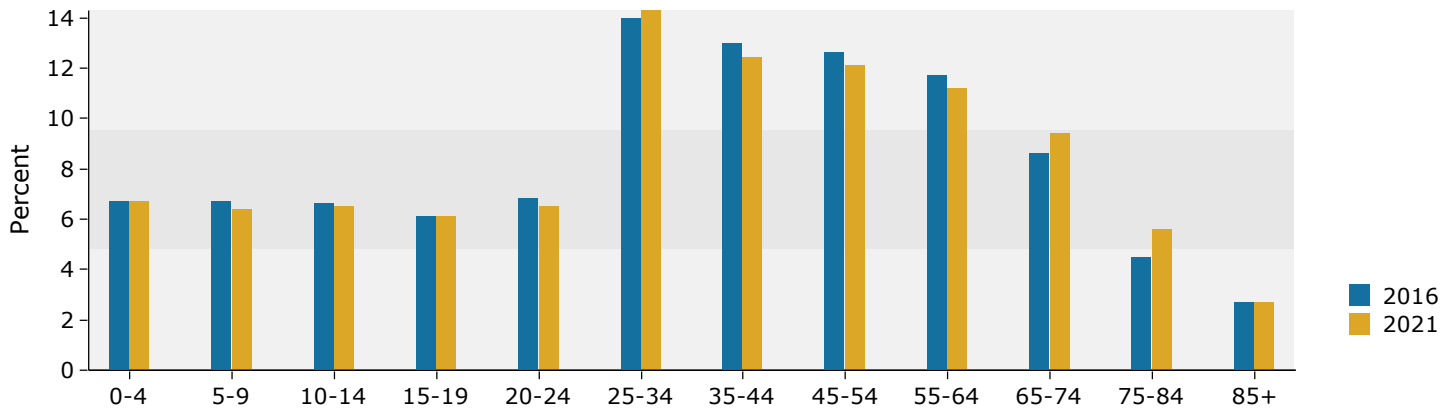
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

3 miles

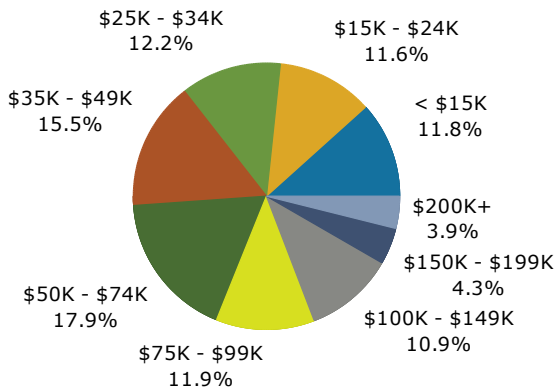
Trends 2018-2023



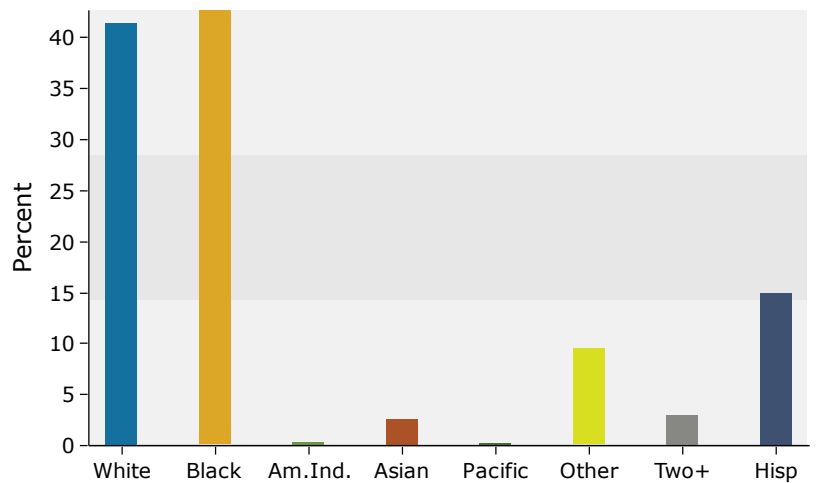
Population by Age



2016 Household Income



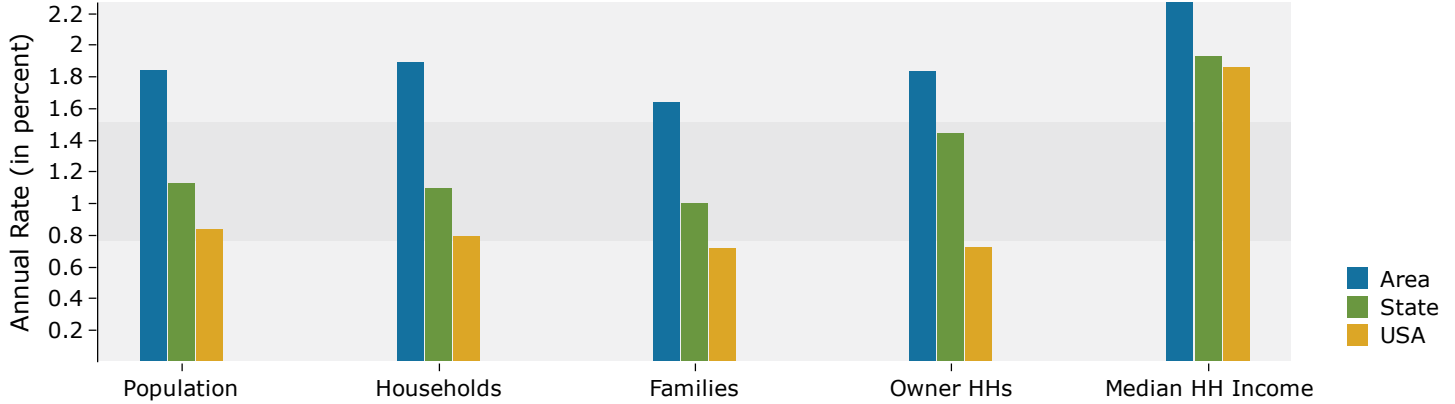
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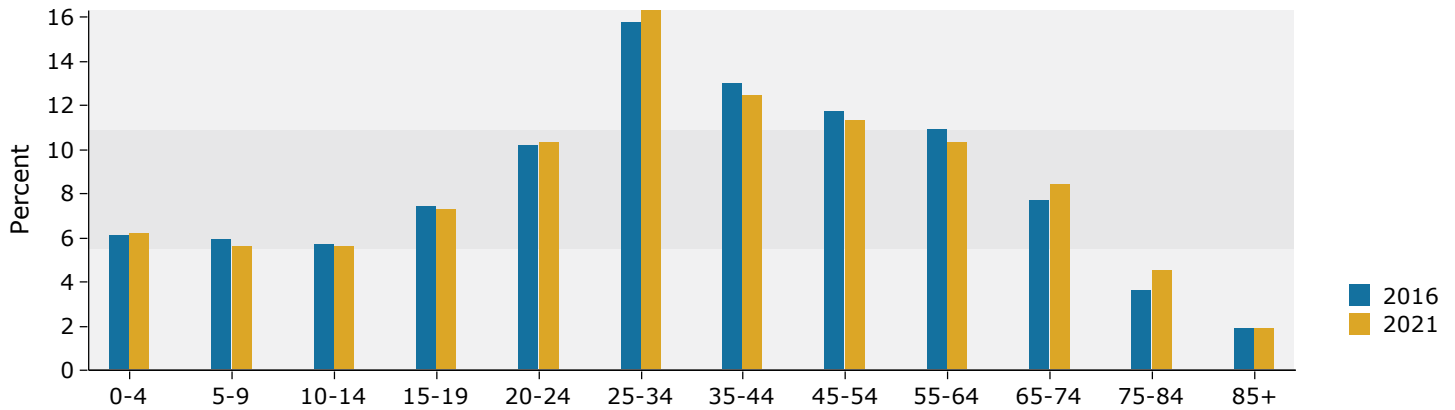
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

5 miles

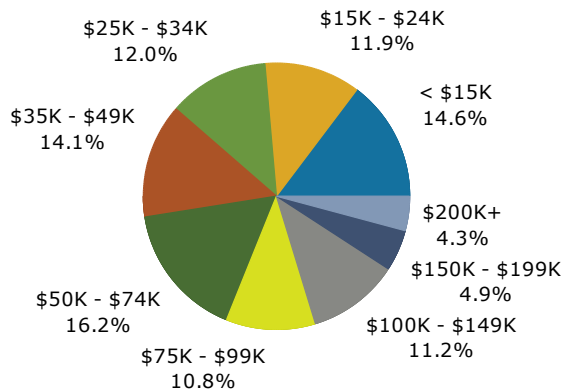
Trends 2018-2023



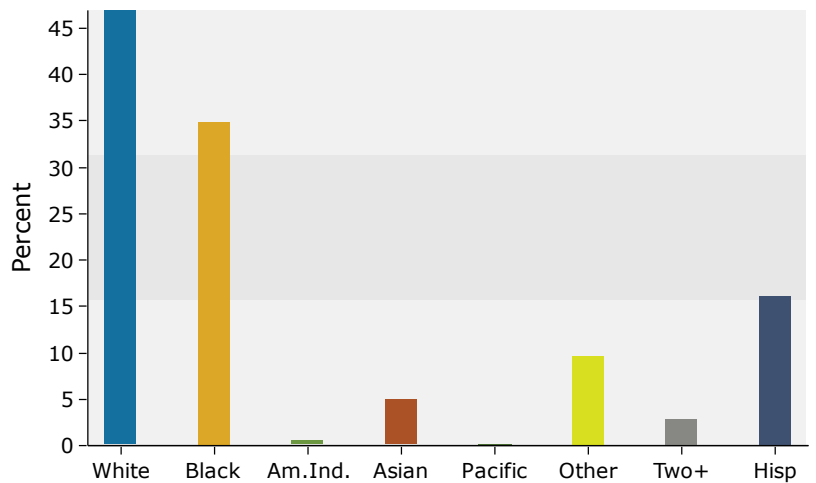
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.