

# Pickett-Sprouse

REAL ESTATE

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## FOR SALE • COMMERCIAL LAND • HWY 55 DURHAM



### 5019 NC 55, East side of NC 55 south of NC 54, SW Durham, NC

**Location:** Durham's fast growing southern area between Research Triangle Park and Chapel Hill. Durham's I-40 corridor is anchored by the 1,300,000 square foot Streets of Southpoint Mall. Interstate 540 in Cary is seven minutes to the south.

**Directions:** Take Exit 278 on I-40, go south on NC 55, site is ½ mile south of NC 54 and ½ mile north of Sedwick Road.

**Land Area:** 7.36 acres ±  
**Tax ID #:** 153792  
**Zoning:** CC(D) - Commercial center

**Possible Uses:** Medical, office, hotel, motel, restaurants, retail sales, drive-thrus, convenience store w/ gas, car wash, vehicle service (Ltd.).

**Physical Features:** Level to gently sloping; site has been piped & graded to allow for greater development potential.

**Utilities are nearby:** Water, sewer, gas, electric & telephone

**Price:** \$1,700,000

For more information, please contact:

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