

AVAILABLE FOR SALE **\$585,000**

0.353 acres

On the southern edge of Downtown Durham, just off of the Durham Freeway (147) at the Duke St exit, these two parcels offer a rare infill development site.

Mostly cleared and level, the Yancey St parcels are across the street from 3 planned redevelopment projects. The Gordon St Townes project (see the attached rendering) is directly across the street, while the redevelopment of the former hotel and the master planned redevelopment of the University Ford site, both on the other side of Duke Street, are all pending projects which will improve the surrounding area in the very near future.

This unique opportunity will not last long.

For more information or to schedule a tour, please contact:

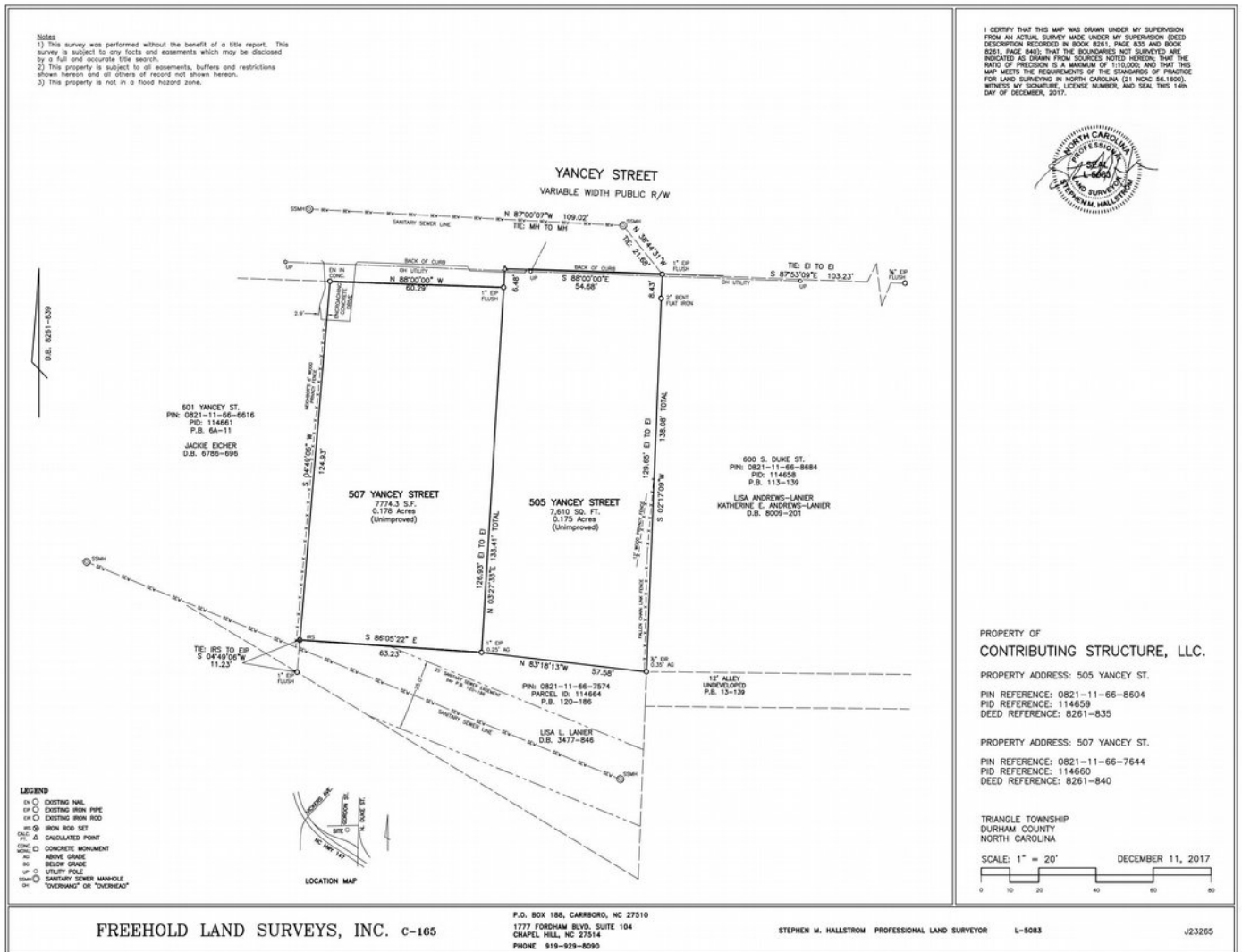
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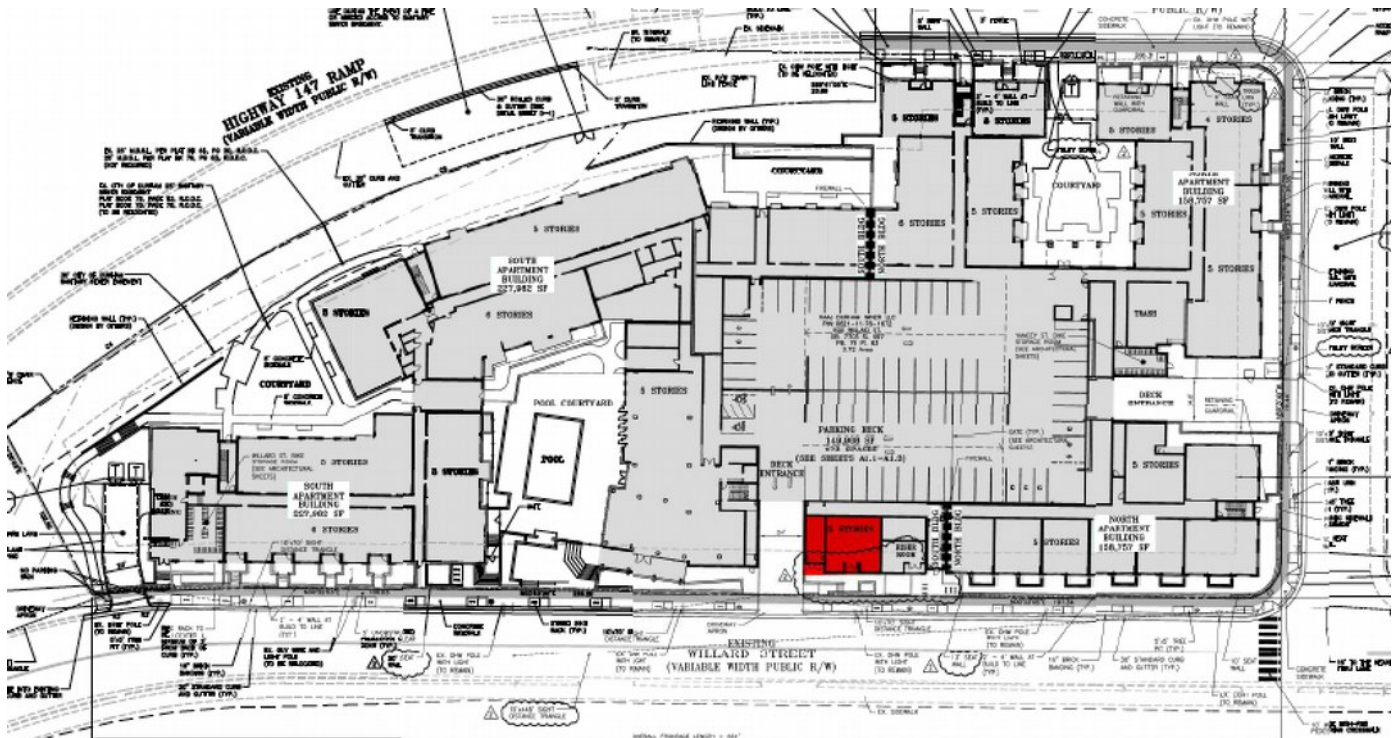
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Rendering of Approved Gordon St Townes project



This project was recently approved by the City of Durham.
It will include over 60 for sale residential units and is directly across the street from the subject property being offered for sale.

Possible Site plan for Willard St Development



The former Ramada Inn will be torn down and replaced by a 5 building multi-family development
Directly across Duke St. from Yancey St and the subject property.