

N. HOOVER & CHEEK ROAD

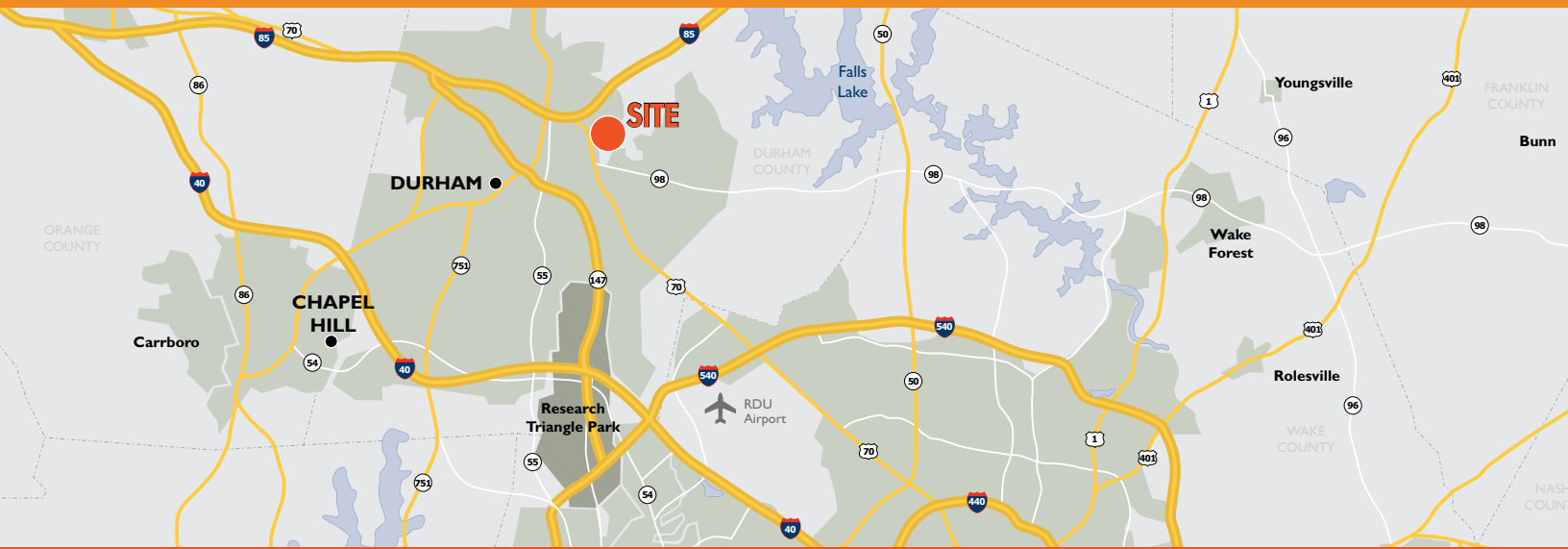
DURHAM, NORTH CAROLINA

COMMERCIAL LAND FOR SALE

±50.17 ACRES

N. HOOVER & CHEEK ROAD

COMMERCIAL LAND FOR SALE



Foundry Commercial is pleased to present two parcels totaling approximately 50.17 acres of commercial land located within the North Durham submarket. The Property is accessible off N Hoover Rd, conveniently located approximately 0.4 miles from US 70, 1 mile from I-85 and 1.2 miles from NC 98. The site features a (IL) Light Industrial zoning designation within the City of Durham, which allows for a wide range of light manufacturing, warehousing, and wholesaling activities as well as offices and some support services. The Property is partially cleared, features a gently sloping topography, and is served by municipal water and sewer.

PROPERTY FEATURES

LAND SIZE	±50.17 ACRES
PIN #S	0841-05-19-6705 & 0841-17-29-7429
TIMING	IMMEDIATELY
ZONING	IL (LIGHT INDUSTRIAL)
UTILITIES	MUNICIPAL WATER AND SEWER
PRICING	\$1,500,000 (\$30,000 / ACRE)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2014 ESTIMATED POPULATION	7,934	65,240	142,996
2019 ESTIMATED POPULATION	8,675	71,168	155,603
2014 EST HOUSEHOLD INCOME	\$40,843	\$47,369	\$52,276
DAYTIME POPULATION	1,214	29,089	74,723

TRAFFIC COUNTS

I-85	37,200 VPD
US HIGHWAY 70	34,000 VPD

For more information, please contact:

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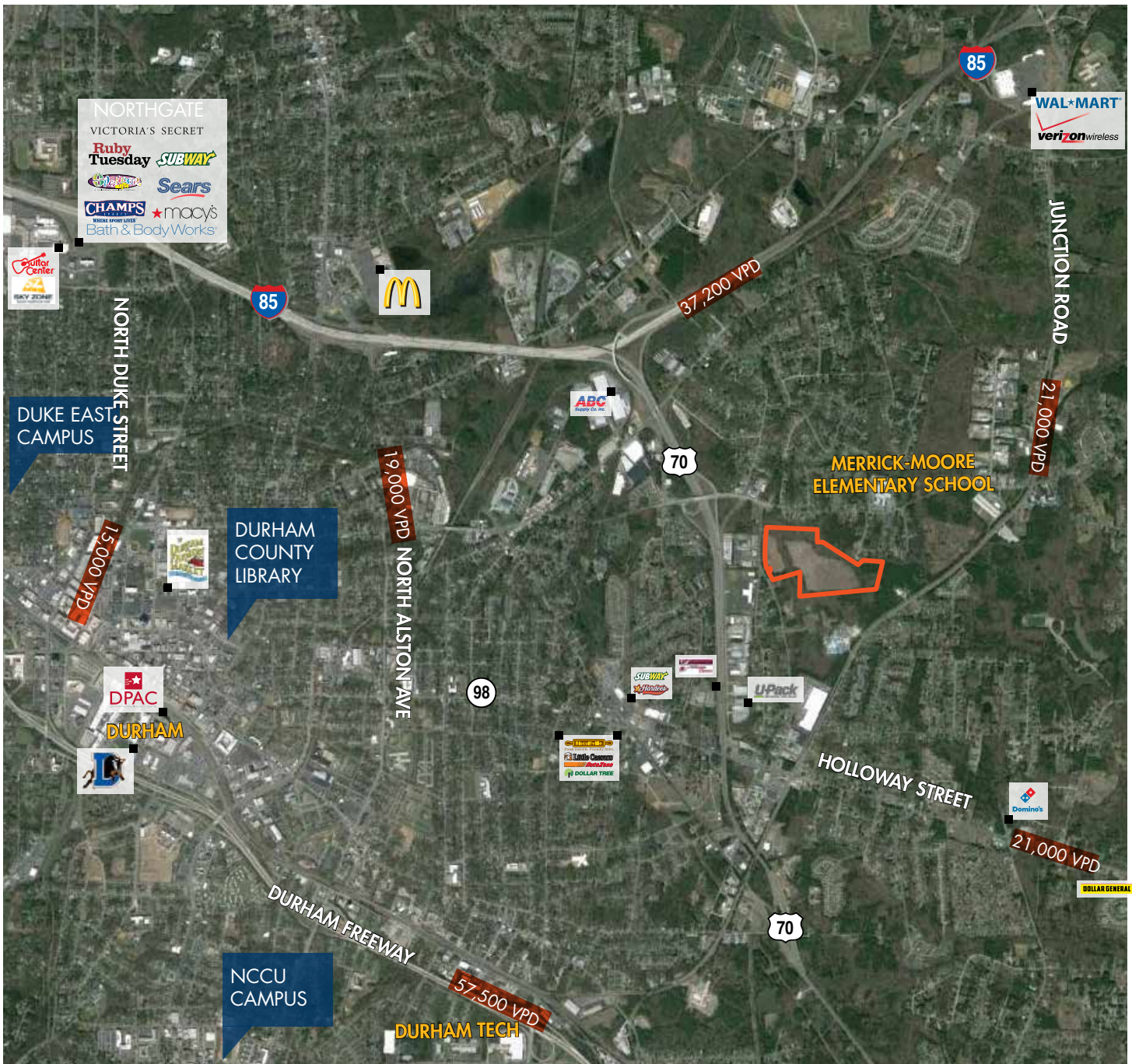
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LOCATION



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