

7926 Massey Chapel Rd, Durham, NC 27712

FOR SALE

# 5.9 Acres near Streets at Southpoint



## OFFERING SUMMARY

Sale Price:	Accepting Offers
Lot Size:	5.9 Acres
Current Zoning:	RR
PID:	179298
Development Tier:	Suburban
Water Shed:	F/J - B

## PROPERTY OVERVIEW

5.9 Acres in the heart of South Durham with excellent proximity to some of the region's best dining, retail, and recreation; art and culture of Durham and Chapel-Hill a short drive away. Ideal use is assisted living facility. Property is adjacent to commercially-zoned Hendrick Auto Mall to the north; other adjacencies are low-density residential.

## LOCATION OVERVIEW

8/10ths of a mile to Streets at Southpoint, 3/10ths of a mile to American Tobacco Trail, 5 miles to Jordan Lake, 10.5 miles to RDU International, 7 miles to downtown Chapel Hill, 9 miles to downtown Durham

## PROPERTY HIGHLIGHTS

- Adjacent to Durham City limits
- Water and sewer on-site (subject to voluntary annexation)
- Stream shown on GIS may not be present; NCDEQ deliniation pending
- RR zoning in Suburban Development Tier; seller is willing to allow time for rezoning; Office and Institutional zoning with Development plan could yield 20+ units per acre
- Falls of Nuese/ Lake Jordan - B watershed allows up to 70% impervious with engineered stormwater run-off mitigations

### REGGIE OAKLEY

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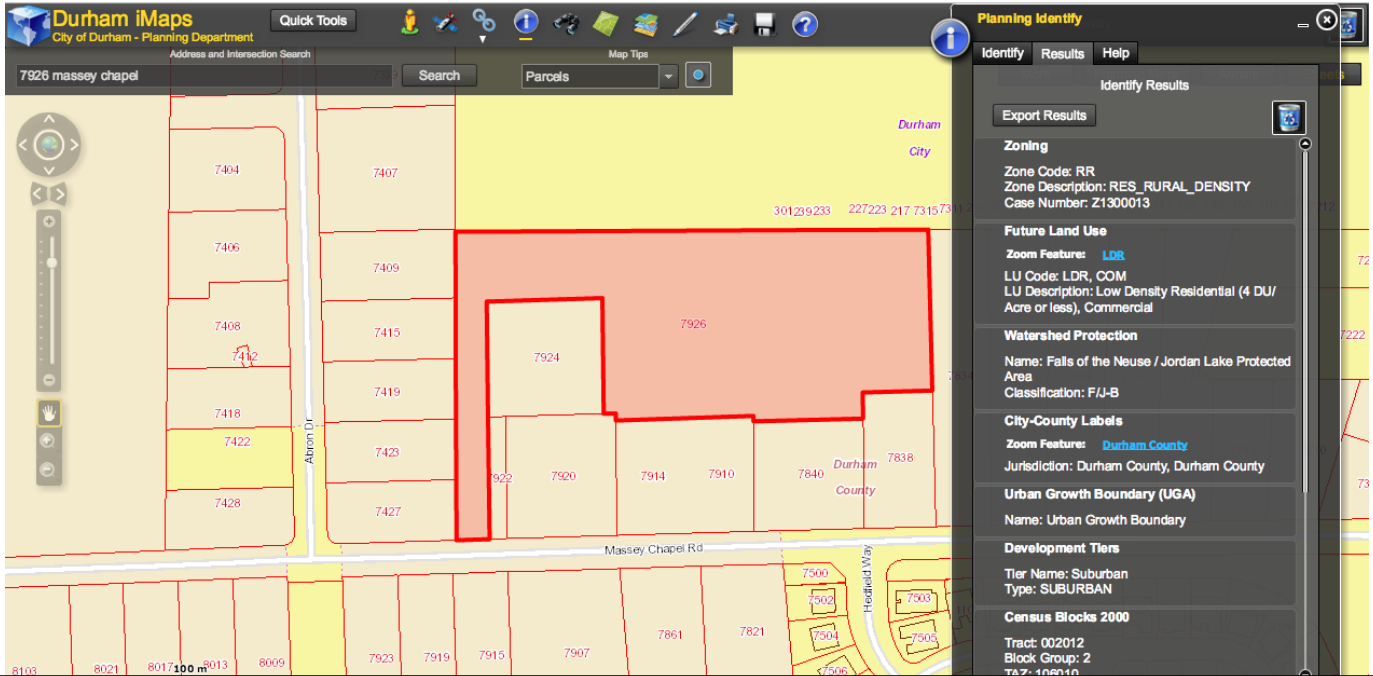


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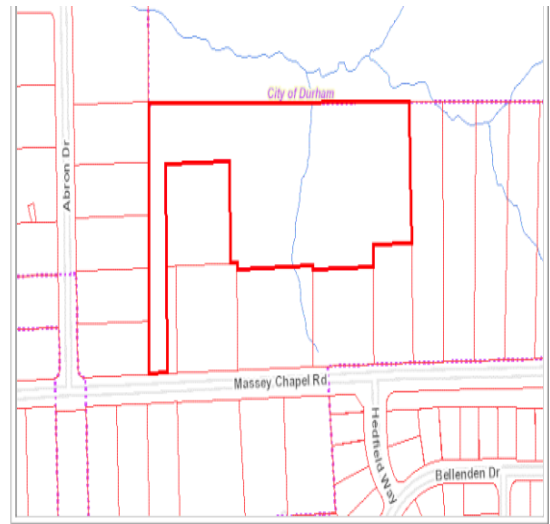
ADDITIONAL PHOTOS



Screen shot of Durham Planning Dept GIS showing zoning, future land use, watershed, and development tier.



Screen shot of utilities nearby; light yellow line = gravity main; blue line = water.



Parcel Information			
PIN	0718-04-51-8223	Parcel ID	179298
Acreage	5.88100000	Land Use	VAC RES/ < 10 ACRES

Screen shot of Durham GIS showing PIN, PID, Acreage, and current use categorization.

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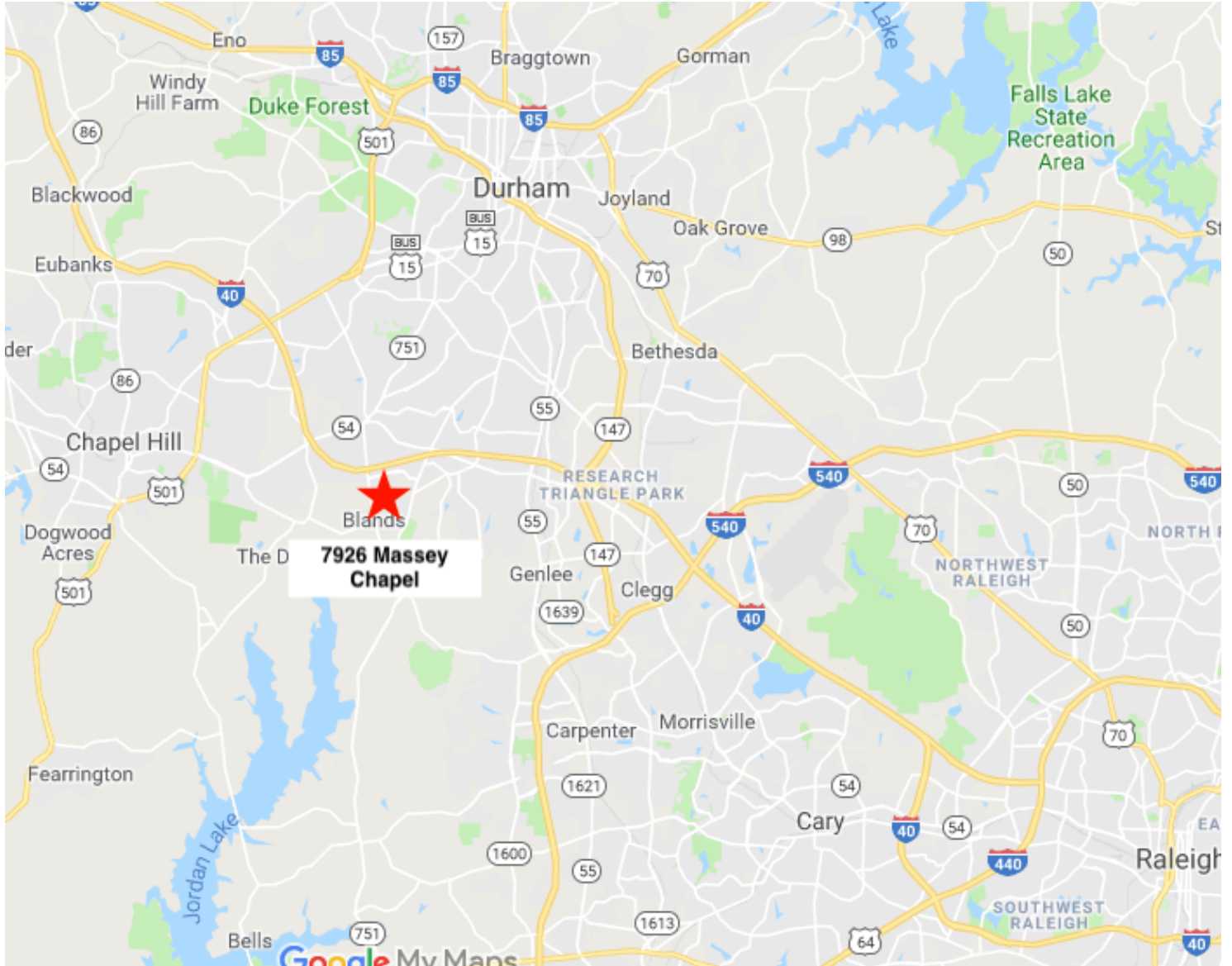
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LOCATION MAPS



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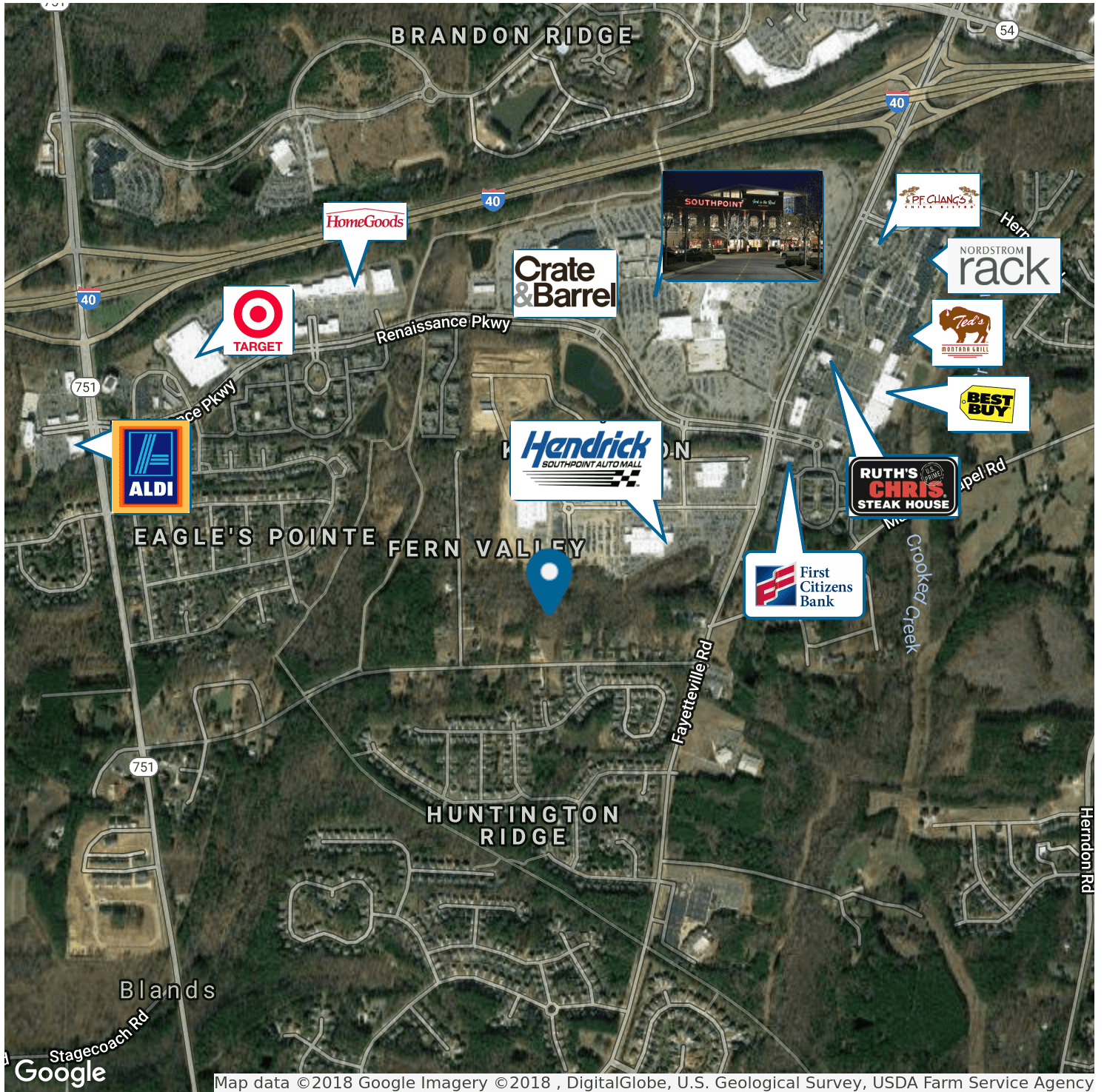
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RETAILER MAP



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# Demo & Income (RDO Refresh)

7926 Massey Chapel Rd, Durham, North Carolina, 27713  
Rings: 1, 3 mile radii

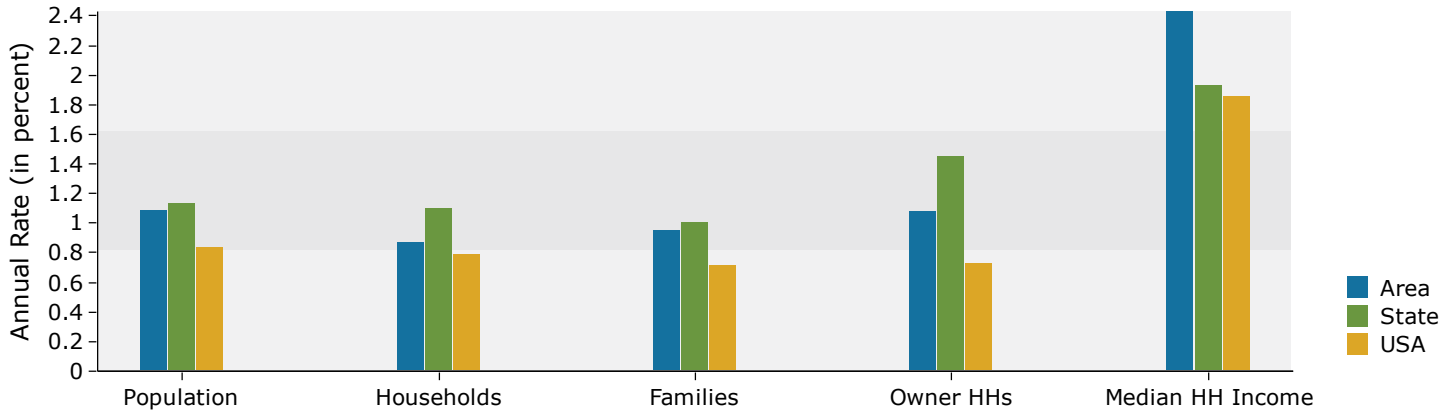
Prepared by Esri  
Latitude: 35.89542  
Longitude: -78.94654

	1 mile	3 miles
<b>Census 2010 Summary</b>		
Population	4,365	38,767
Households	1,962	17,570
Families	1,034	9,707
Average Household Size	2.22	2.19
Owner Occupied Housing Units	1,003	10,462
Renter Occupied Housing Units	959	7,108
Median Age	33.0	34.3
<b>2018 Summary</b>		
Population	5,056	44,561
Households	2,189	19,792
Families	1,182	10,914
Average Household Size	2.31	2.24
Owner Occupied Housing Units	1,194	11,645
Renter Occupied Housing Units	995	8,148
Median Age	34.1	36.1
Median Household Income	\$92,778	\$80,277
Average Household Income	\$111,829	\$103,992
<b>2023 Summary</b>		
Population	5,337	48,068
Households	2,286	21,174
Families	1,239	11,709
Average Household Size	2.33	2.26
Owner Occupied Housing Units	1,260	12,928
Renter Occupied Housing Units	1,025	8,246
Median Age	34.8	37.1
Median Household Income	\$104,607	\$86,801
Average Household Income	\$126,575	\$114,476
<b>Trends: 2018-2023 Annual Rate</b>		
Population	1.09%	1.53%
Households	0.87%	1.36%
Families	0.95%	1.42%
Owner Households	1.08%	2.11%
Median Household Income	2.43%	1.57%

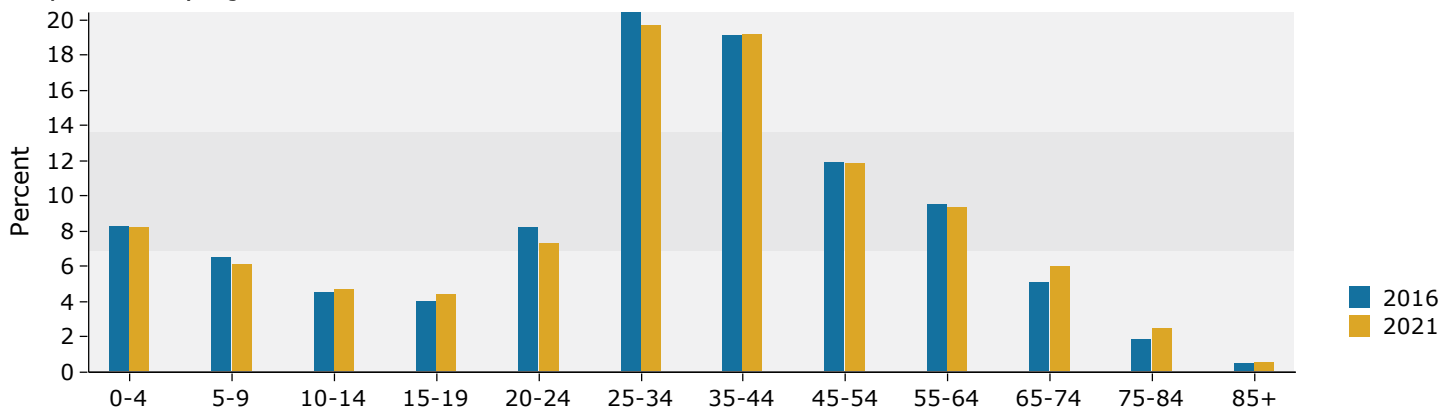
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

## 1 mile

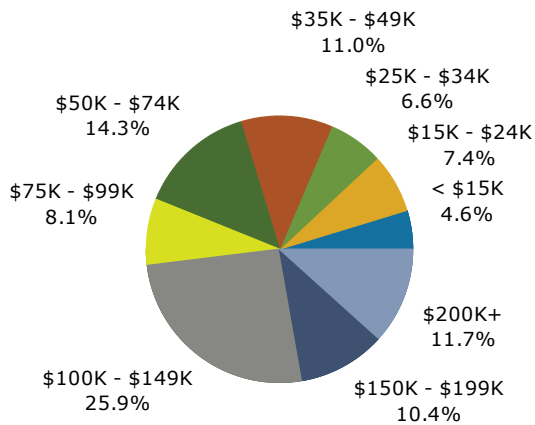
### Trends 2018-2023



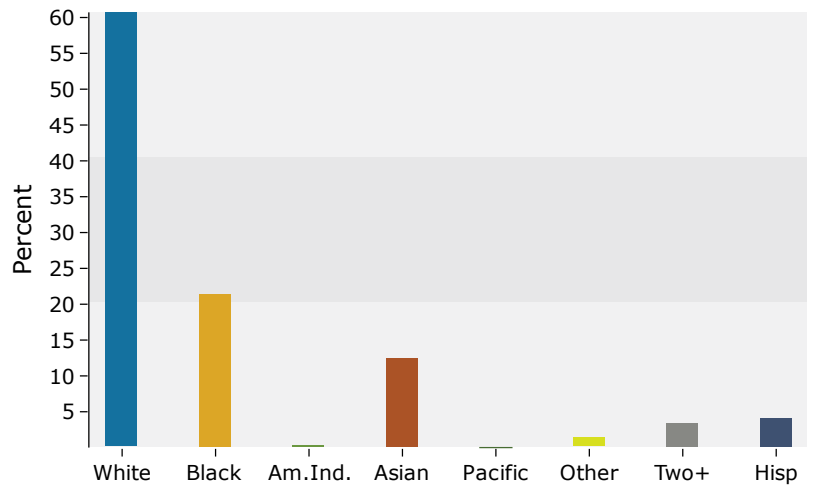
### Population by Age



### 2016 Household Income



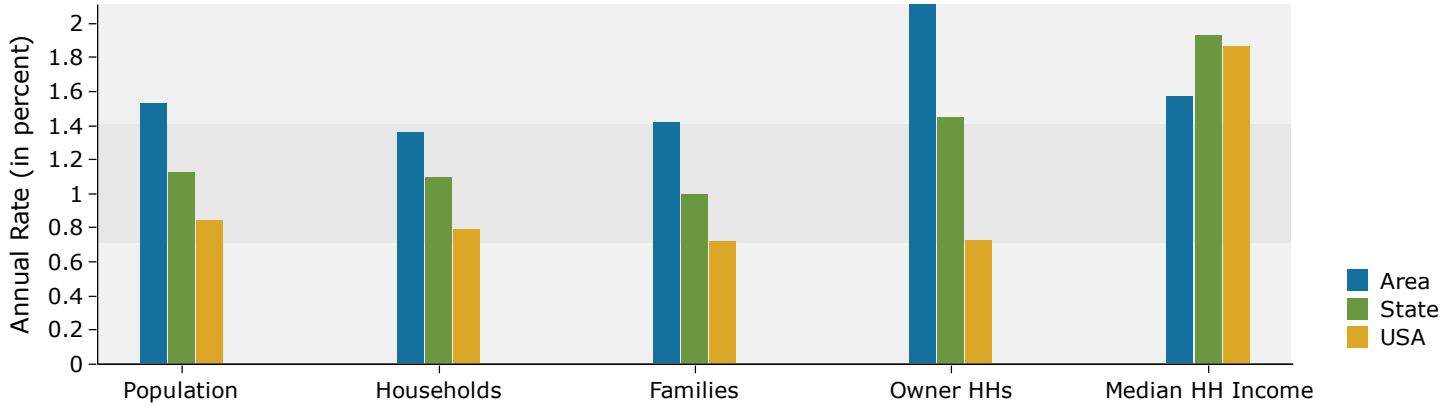
### 2016 Population by Race



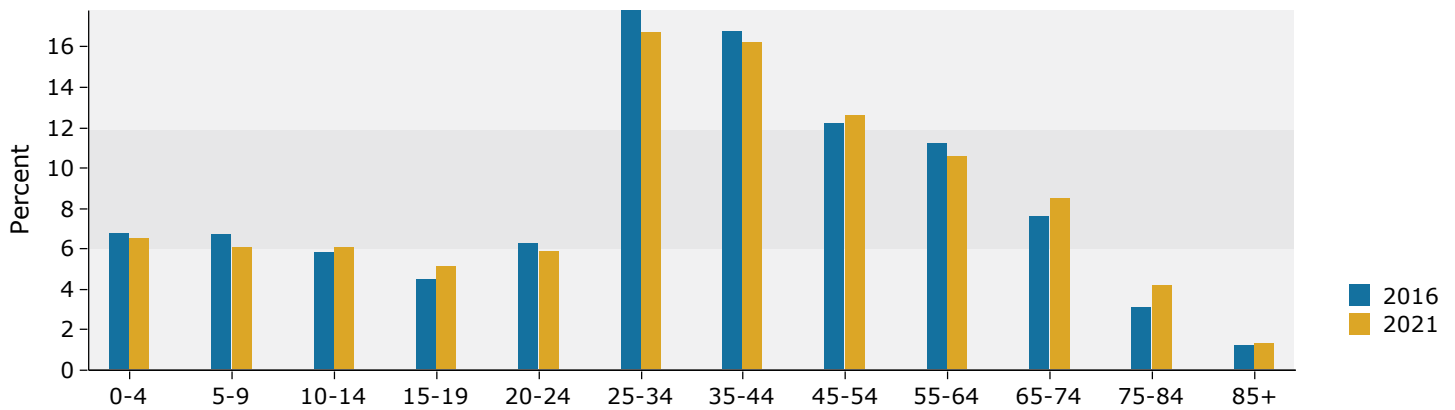
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

## 3 miles

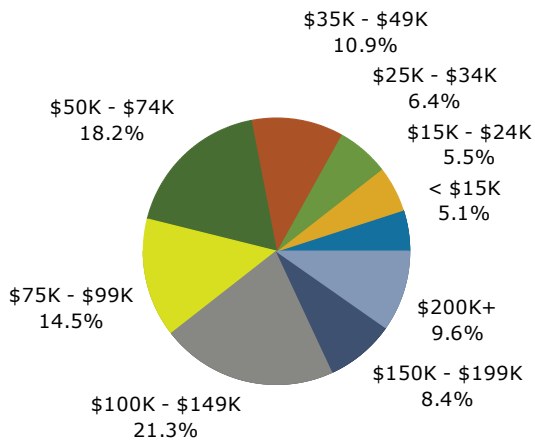
### Trends 2018-2023



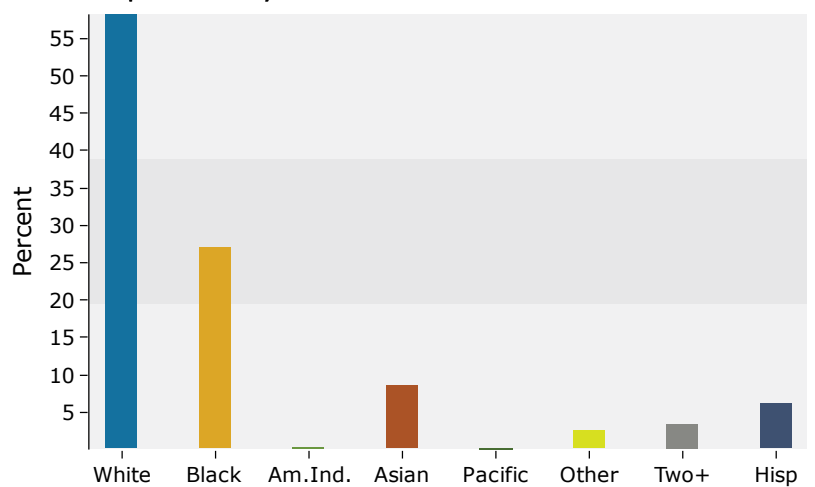
### Population by Age



### 2016 Household Income



### 2016 Population by Race



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