

# LAND FOR SALE

923 ELLIS ROAD  
DURHAM, NC 27703



⊗ **PRICE:**  
**\$525,000.00**  
\$78,475/ACRE - \$1.80 SF

## PROPERTY HIGHLIGHTS

⊗ **AVAILABLE ACREAGE:** +/- 6.692 ACRES

⊗ **UTILITIES:** ALL UTILITIES TO THE SITE INCLUDING:

- WATER - AVAILABLE IN EXISTING 12" WATER MAIN ON ELLIS ROAD.
- SEWER - AVAILABLE IN EXISTING 8" SEWER LINES AT ELLIS ROAD.

⊗ **ZONING:** IL (INDUSTRIAL LIGHT)

⊗ **USE/HISTORY:** IDEAL FOR OFFICE, RESEARCH & DEVELOPMENT (R&D), MANUFACTURING, AND/OR DISTRIBUTION

⊗ **ADDITIONAL INFO:** DUE DILIGENCE AND PRELIMINARY SITE PLAN COMPLETED MAY 2018. (AVAILABLE UPON REQUEST)

WETLANDS REPORT (2018) CONFIRMS NO POTENTIAL JURISDICTIONAL WETLANDS AND, IN CONCURRENCE WITH THE CITY OF DURHAM, DETERMINED THE MAPPED STREAM ON PROPERTY TO BE EPHEMERAL, AND THUS NON-JURISDICTIONAL.

## BROKER CONTACT

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📍 309 WEST MILLBROOK ROAD, SUITE 141 | RALEIGH NC 27609

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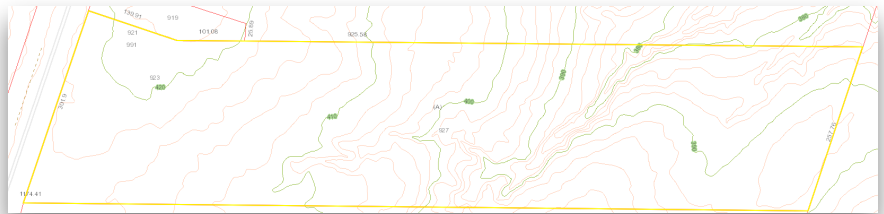
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**PHOENIX**  
COMMERCIAL PROPERTIES



## TOPOGRAPHY

SLOPES EAST TO WEST WITH HIGHEST PART AT ELLIS ROAD AND LOWEST POINT NEAR THE BACK OF THE PROPERTY WHERE POTENTIAL DETENTION POND COULD BE LOCATED.



### LOCATION

### DISTANCE/MILES

### DRIVE TIME

NC-HWY 147/Durham Freeway

~1.3

3 Min.

US 70

~2.2

5 Min.

I-40

~4.9

6 Min.

Downtown Durham

~3.6

6 Min.

Duke Campus

~5.2

9 Min.

RDU Airport

~10.8

13 Min.