



5444 FAYETTEVILLE ROAD, DURHAM, NC 27713



COMMERCIAL LAND FOR SALE

0.79± ACRES | \$750,000

PROPERTY OVERVIEW

ACREAGE	0.79± Acres
ADDRESS	5444 Fayetteville Road, Durham, NC 27713
CURRENT ZONING	CN Zoning
PROPOSED FUTURE ZONING	CX-3 ZONING
PARCEL NUMBER	0729210750
BEST USE	Retail, Mixed Use, Multifamily
ROAD FRONTAGE	Fayetteville Road
PRICE	\$750,000

City water available. Sewer across the street on Hemmingwood Drive.



EXCELLENT DEVELOPMENT SITE

Exceptional development site on Fayetteville Road located in a densely populated area of South Durham near Southpoint Mall. Quick access to I-40. Current zoning allows up to 18 units with a development plan up to 3 stories. Most recent site plan features a 7,600 sf two story building.





SOUTHPOINT MALL

RENAISSANCE CENTER

I-40
58.4K VPD

HOMESTEAD MARKET

DUKE PRIMARY CARE SOUTH DURHAM

SOUTHPOINT CROSSING

BERKLEY AT SOUTHPOINT APARTMENTS

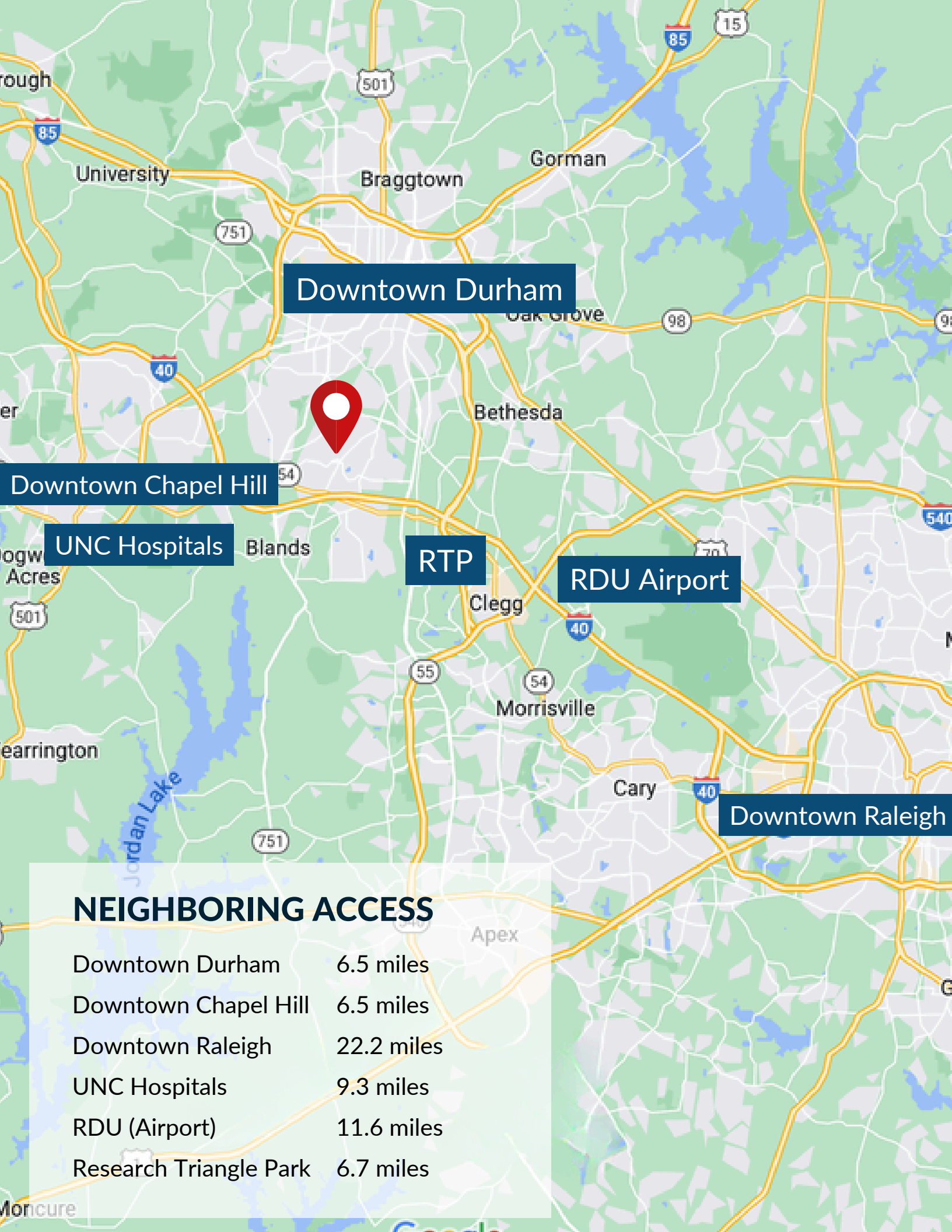
SUTTON STATION APARTMENTS

FAYETTVILLE ROAD
16K VPD

CIRCLE K

SUBJECT

WOODCROFT



Downtown Durham



Downtown Chapel Hill

UNC Hospitals

RTP

RDU Airport

Downtown Raleigh

NEIGHBORING ACCESS	
Downtown Durham	6.5 miles
Downtown Chapel Hill	6.5 miles
Downtown Raleigh	22.2 miles
UNC Hospitals	9.3 miles
RDU (Airport)	11.6 miles
Research Triangle Park	6.7 miles

Population Overview

Population	2 mile	5 mile	10 mile
2020 Population	39,016	143,930	489,407
2024 Population	37,845	150,494	509,524
2029 Population Projection	39,122	157,233	528,781
Annual Growth 2020-2024	-0.8%	1.1%	1.0%
Annual Growth 2024-2029	0.7%	0.9%	0.8%

Household Income	2 mile	5 mile	10 mile
Avg Household Income	\$99,800	\$99,534	\$111,954
Median Household Income	\$78,427	\$72,626	\$82,812
< \$25,000	1,558	8,989	29,308
\$25,000 - 50,000	3,398	13,456	36,984
\$50,000 - 75,000	3,305	11,041	29,012
\$75,000 - 100,000	2,462	7,917	25,009
\$100,000 - 125,000	1,673	6,270	19,617
\$125,000 - 150,000	1,741	5,011	15,447
\$150,000 - 200,000	1,697	5,487	20,204
\$200,000+	1,363	6,844	30,657



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