

**PICKETT  
SPROUSE**

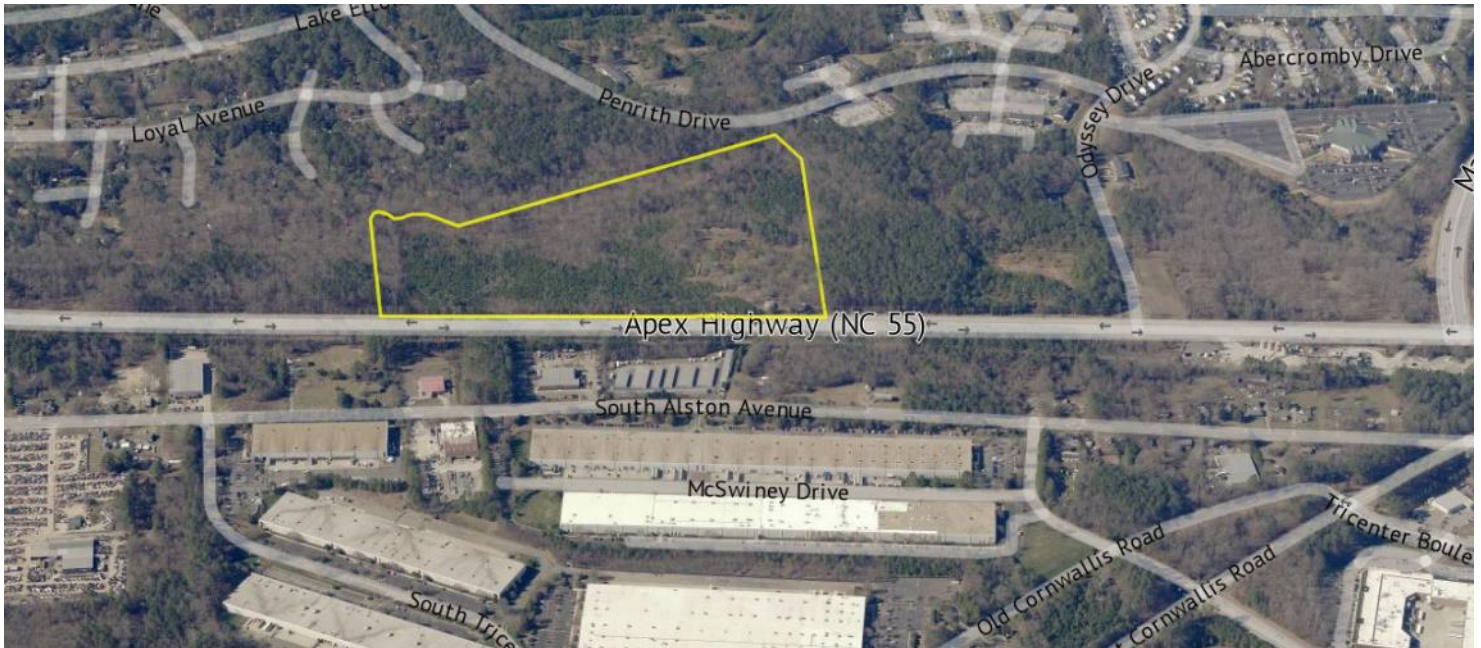
COMMERCIAL  
REAL ESTATE



# DEVELOPMENT LAND FOR SALE

A WEST & WOODALL COMPANY

**3700 - 3706 APEX HWY (NC HWY 55), DURHAM, NC**



**Location:** South Durham, North Carolina is an easy 10 minute drive to Downtown Durham, Research Triangle Park, RDU International Airport, and Streets of Southpoint Mall. (see map on reverse side)

**Land Area:** 35 Acres

**Road Frontage:** 1,600 Feet on west side of NC 55, a four lane boulevard.

**Zoning:** Office Industrial (OI) and RS-20 Residential; Durham's Future Land and Use is "Office" which includes apartments, townhomes, office complexes, worship facilities, and financial service centers, among others.

**Durham Tax Parcels:** 155355 & 155353

**Improvements:** Two rental houses

**Utilities and Services:** Electricity, telephone, Durham City services, water in NC 55 and sewer nearby.

**Best Use:** Apartments, flex, office, townhomes, and mixed use.

**Remarks:** Call for maps showing topography, zoning, flood plain, land use, utilities, and GIS data.

**Price:** \$2,200,000

For more information, please contact:

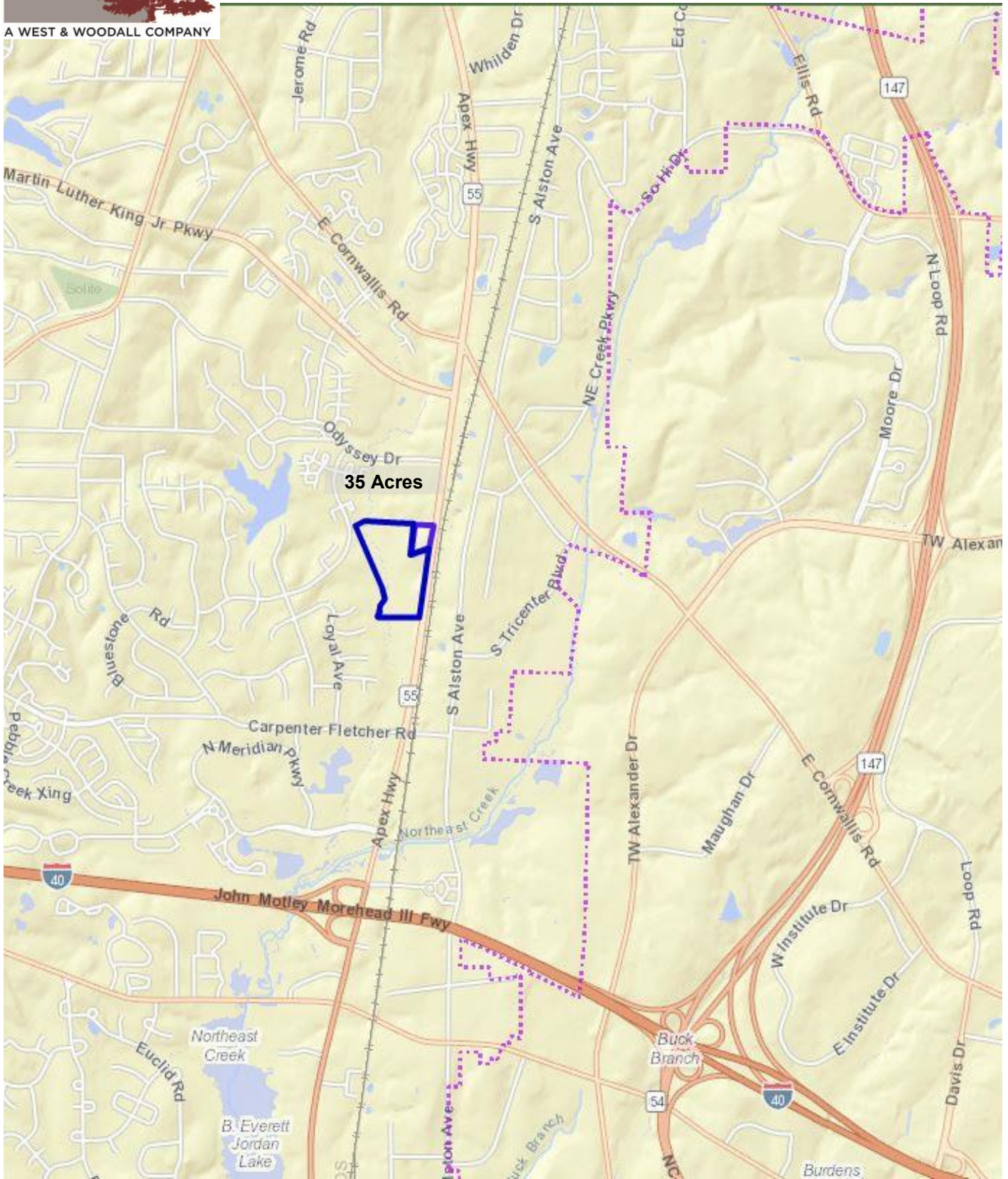
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## 3700 Map 2



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35 Acres

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## 3700-3706 APEX HWY(NC 55) DEMOGRAPHICS

POPULATION - 2017	< 1 Mile	< 3 Miles	< 5 Miles
<b>Total Estimated Population</b>	4,561	50,106	142,223
<b>Total Estimated Population -2022 PROJECTION</b>	4,943	54,484	155,523
<b>Medial Age</b>	35.4	35.6	35.2
<b>Total Estimated Households</b>	1,848	21,940	59,203
<b>Total Estimated Households-2022 PROJECTION</b>	2,00.3	23,869	64,848
<b>Average Household Income</b>	\$70,847	\$78,520	\$82,364
<b>Med Household Income</b>	\$55,735	\$59,160	\$58,614

## TRAFFIC COUNT REPORT

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Odyssey Dr	Apex Hwy	2016	4,126	MPSI	.36
2	S Alston Ave	NE Creek Pkwy	2016	5,100	MPSI	.41
3	Apex Hwy	Carpenter Fletcher Rd	2016	25,130	MPSI	.47
4	Carpenter Fletcher Rd	Loyal Ave	2016	9,913	MPSI	.56
5	Carpenter Fletcher Rd	S Alston Ave	2016	7,203	MPSI	.56
6	E Cornwallis Rd	S Tricenter Blvd	2016	3,069	MPSI	.57
7	Martin Luther King Jr Pkwy	Nc 55	2016	12,000	MPSI	.59
8	Nc 55	Martin Luther King Jr Pkwy	2016	22,000	MPSI	.62
9	E Cornwallis Rd	Apex Hwy	2016	13,000	MPSI	.70
10	Martin Luther King Jr Pkwy	Yorktown Ave	2013	11,400	Converte	.75