

PICKETT
SPROUSE

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

NC HWY 54

0.62 ACRES

Durham Multifamily Development Opportunity

1607 West NC Hwy 54
Durham, NC 27713

A Convenient Setting for Your Next Residential Build

With gentle topography, utilities in place, and walking access to the protected New Hope River lands, this 0.62-acre site is well-suited for a duplex, triplex, or fourplex.



Property Details

PINS	0708989768
ROAD FRONTAGE	100 ft on Hwy 54
ACRES	0.62
UTILITIES (LOCATED IN ROAD RIGHT OF WAY)	Electric, Fiber, Public Water, Public Sewer
PRICE	\$150,000
ZONING	RSM and RS20

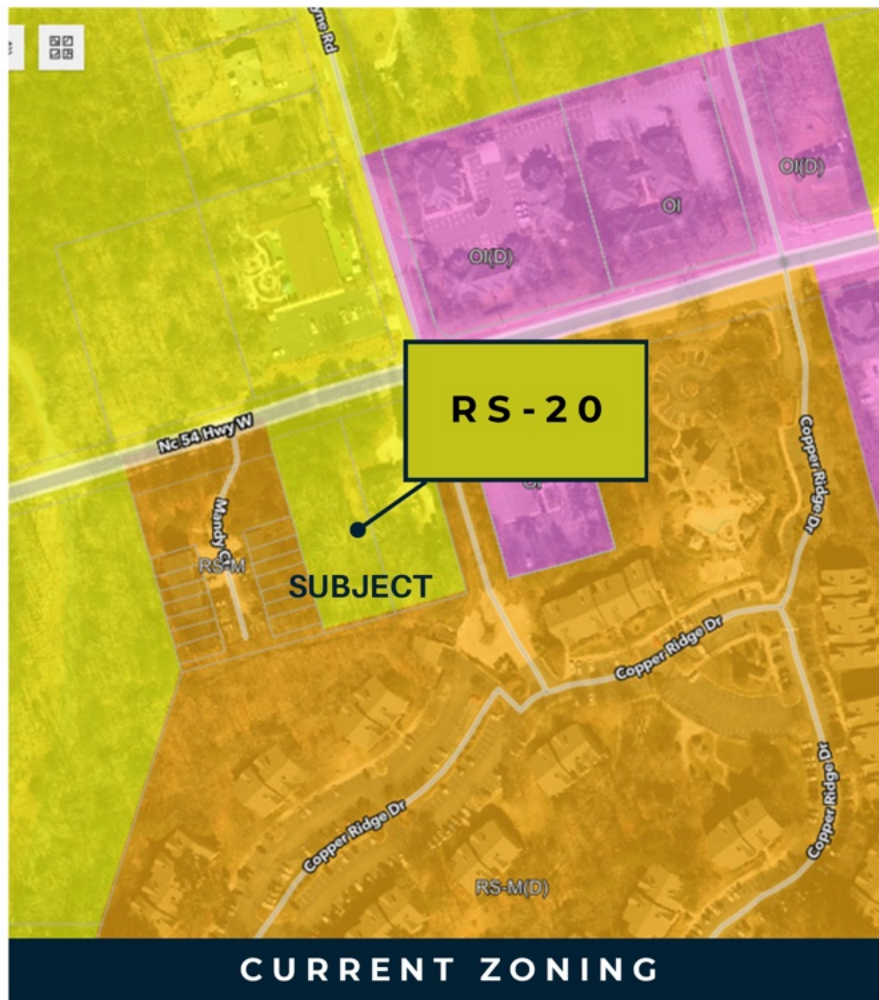
Durham 2023 comprehensive plan shows the property designation as neighborhood service area. Seller will entertain offers on standard form 580L-T. Proof of funds to accompany offers. Contact listing agent with any questions.



TOPOGRAPHY

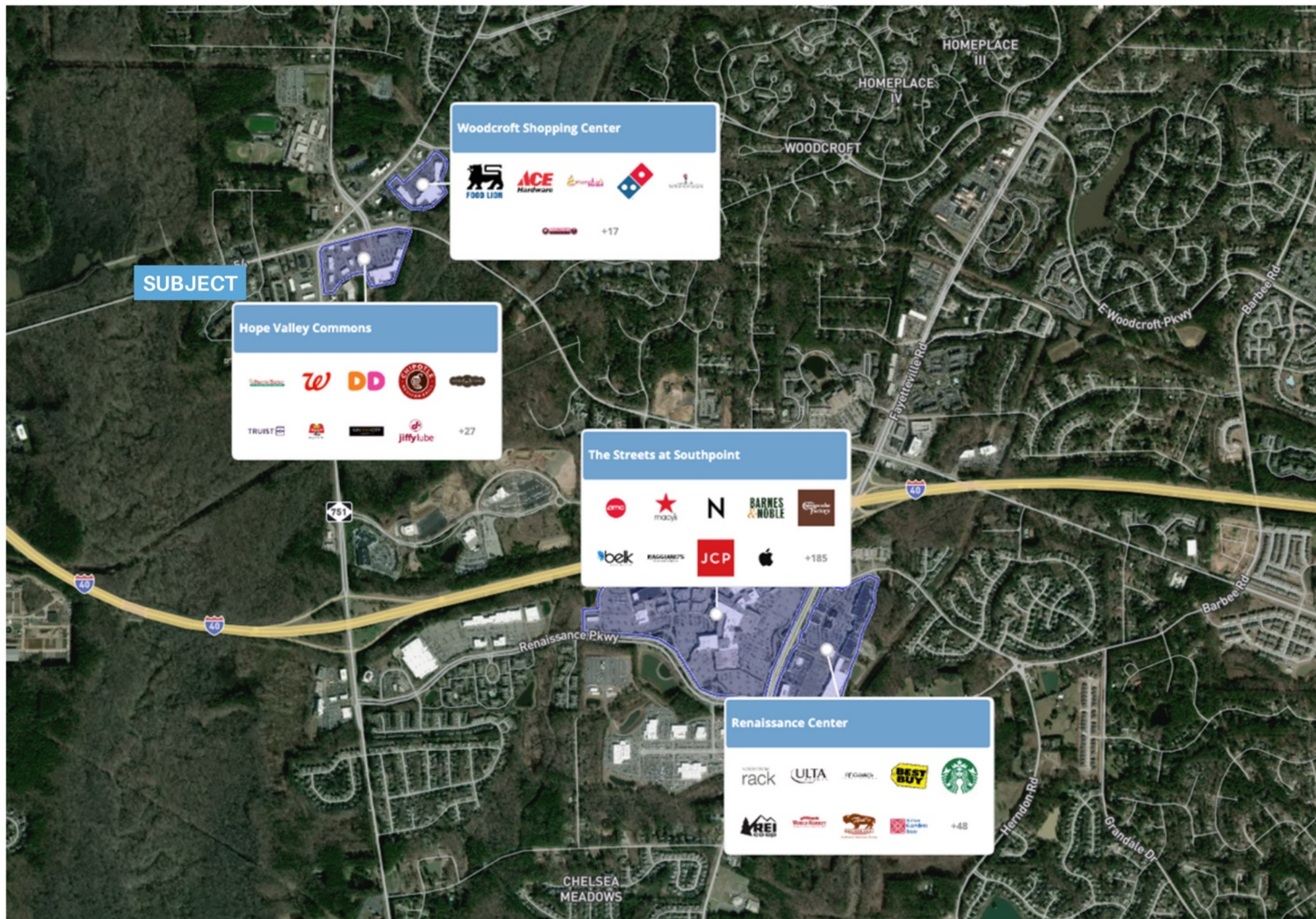


NEW UDO ZONING COMPARISON

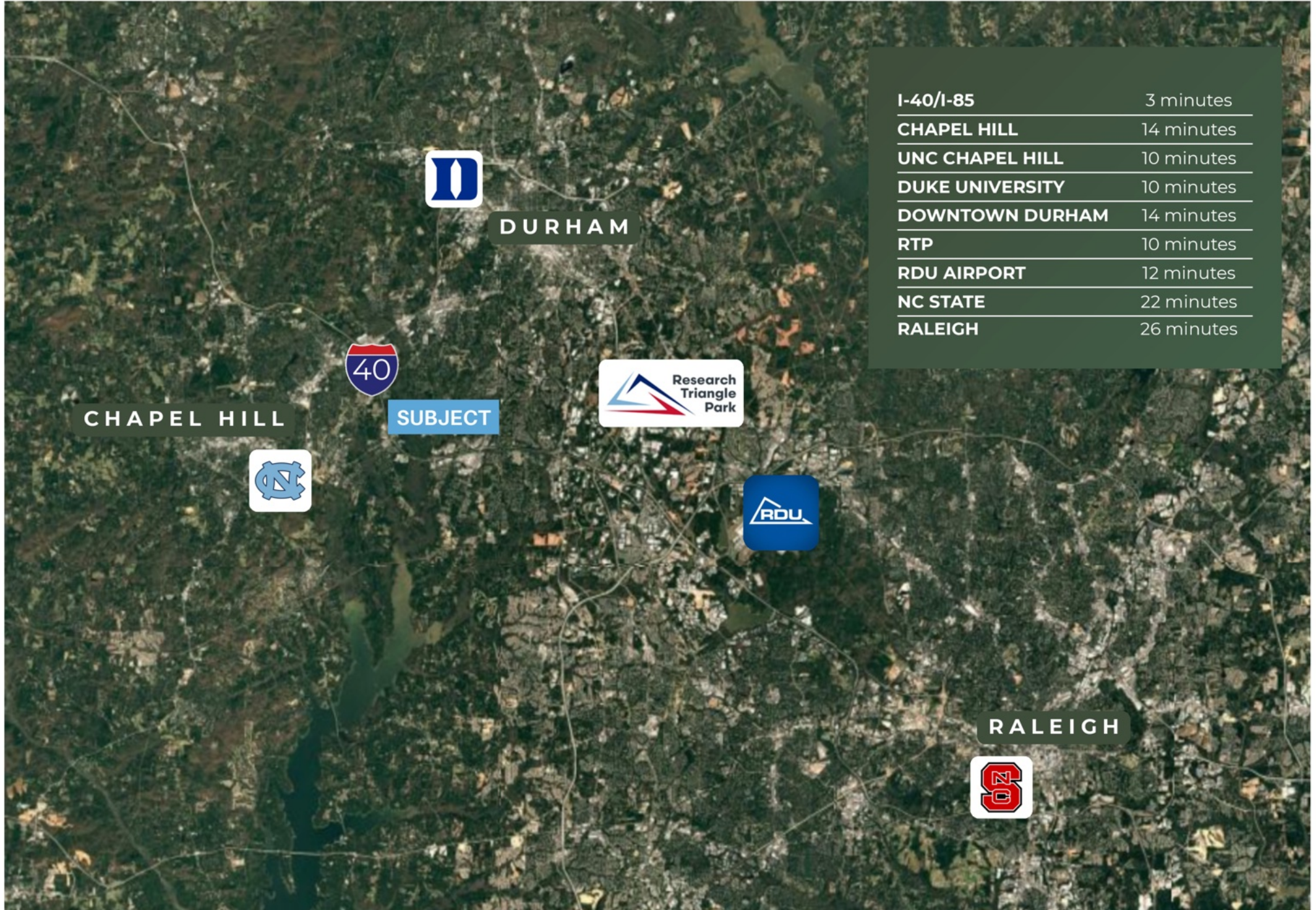


Currently zoned RSM and RS-20, the site is identified in Durham's Comprehensive Plan for future CX-3 mixed-use, offering flexibility for residential development today with commercial potential over time.

LOCATION



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Contact Us

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