

**PICKETT  
SPROUSE**  
COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

**RESIDENTIAL ACREAGE  
FOR SALE  
\$763,000**



**3111 PAGE ROAD, DURHAM**

- ±13.88 Acres of Residential Development Land for Sale
- ±1.88 Acres in Wake County zoned R-4, ±12 acres in Durham County zoned Rural Residential (RR)
- Easy access to US-70, I-540, I-40 and Highway 147
- In close proximity to numerous new developments including the Beth Page PDU
- Wake Counties future land use map shows low density residential. Water and sewer are nearby

**Please contact:**

**Graham Storey | [graham@westandwoodall.com](mailto:graham@westandwoodall.com) | 919-698-8799**

or

**Vernon Averett | [vaverett@aol.com](mailto:vaverett@aol.com) | 919-287-3053**

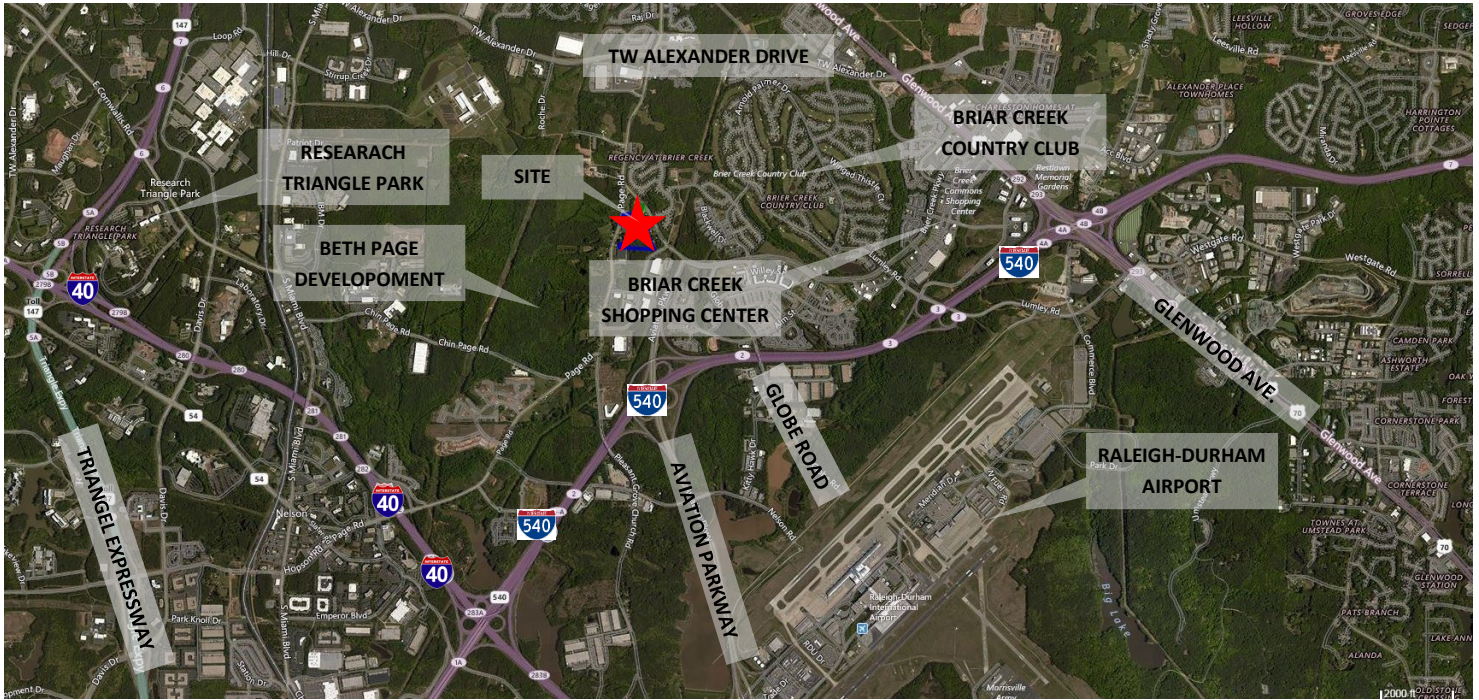
Visit us at [pickett-sprouse.com](http://pickett-sprouse.com)

INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.

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## NOTABLE DESTINATION DRIVE TIMES

TO	MILES	DRIVE TIME
Research Triangle Park	3.9	8 Minutes
Beth Page Development	0.5	1 Minute
Briar Creek Commons	2.5	6 Minutes
RDU Airport	5.2	9 Minutes

## TRAFFIC COUNT

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Globe Rd	Page Rd	0.10 NW	2017	9,600	MPSI	.15
2	Page Rd	Globe Rd	0.09 S	2017	13,000	MPSI	.27
3	Globe Rd	Aviation Pkwy	0.06 SE	2013	10,350	Converte	.39
4	Page Rd	Longistics Way	0.04 N	2017	8,000	MPSI	.46
5	Aviation Pkwy	Globe Rd	0.05 NE	2013	16,960	Converte	.46
6	Globe Rd	Aviation Pkwy	0.06 W	2013	18,730	Converte	.51
7	Aviation Pkwy	Globe Rd	0.19 NE	2017	15,000	MPSI	.52
8	Page Rd	Wind River Pkwy	0.21 N	2017	14,510	MPSI	.63
9	Page Rd	Airport Rd	0.13 NE	2017	6,700	MPSI	.85
10	T W Alexander Dr	Roche Dr	0.25 W	2017	22,000	MPSI	.89

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