

Development Site For Sale Near Future UNC Health Campus

21.7± ACRES

6353 GRANDALE DRIVE, DURHAM, NC 27713



Exceptional Development Opportunity

Large 21 + acre property located on Grandale Dr.

Currently zoned PDR 3.120 and RS20. Property includes approximately 2 X 1,000 linear feet of frontage on Grandale Drive and is ideally located for fast access to Highway 55, Research Triangle Park, and Raleigh Durham International Airport.



Durham Comprehensive Plan Map

Adopted in October of 2023 by
Durham County Board of Commissioners
and Durham City Council



General Industrial (GI)

General Industrial places include heavy industrial uses like manufacturing and warehousing and are usually located along major roadways or railroad corridors. General Industrial places exist in Durham today and are needed by the community. These uses were predominately placed in communities of color in the past. Any new areas of this kind should seek to be equitably placed in the future, ensuring that communities of color and low-income communities no longer have an inequitable concentration of General Industrial uses. These areas may have negative impacts on people living nearby, such as unpleasant odor and noise, and should be located and designed to minimize those impacts as much as possible.

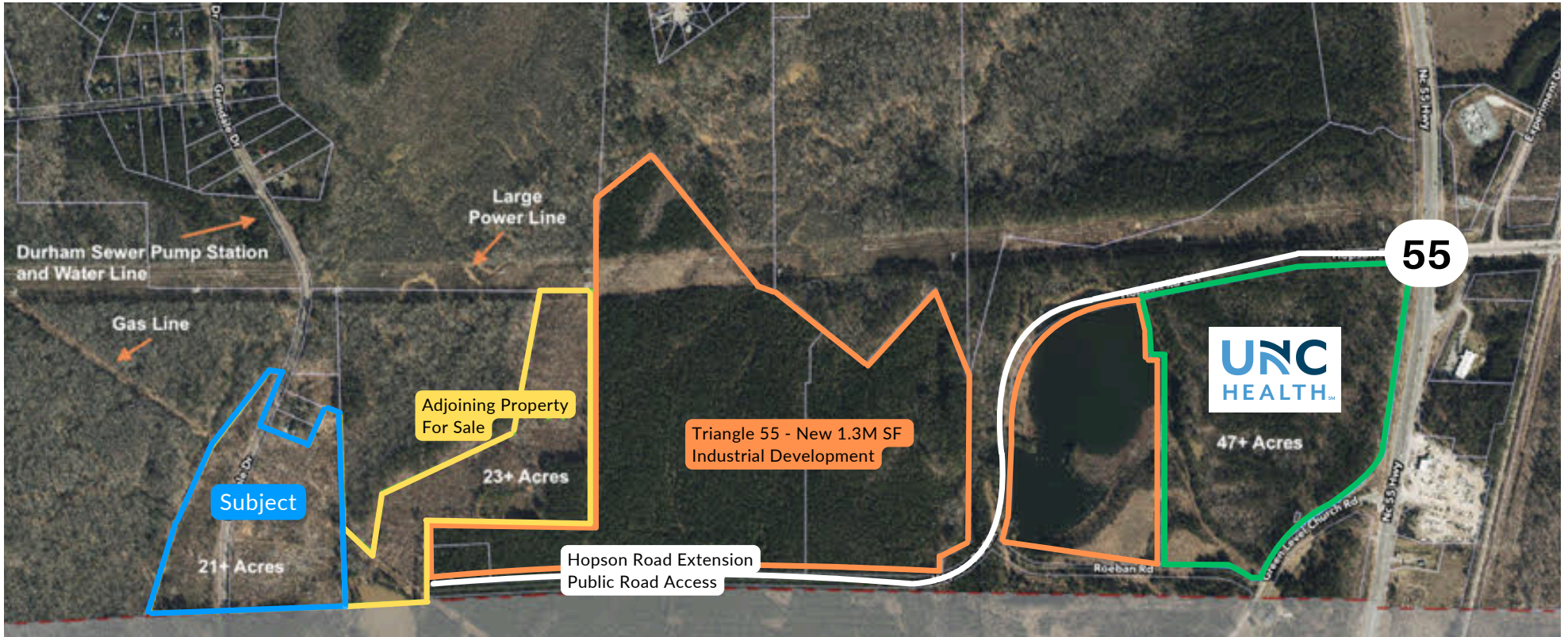
These areas usually require access for larger trucks or railroads to bring goods in and out of the sites. General Industrial sites should include sidewalk connections along street frontages and, if access for workers is needed on site, should provide safe sidewalk connections from transit stops on adjacent larger roadways and into the site. These developments should preserve any remaining environmental resources, preserve existing, healthy trees, plant new trees on site, protect any nearby water sources, and protect nearby property from contamination.

2023 Comprehensive Plan

THE NEW DURHAM COMPREHENSIVE PLAN IS ADOPTED!

After four years of detailed collaboration among community members, Planning staff, and elected officials, with the common goal of producing an equitable final product, the 2023 Comprehensive Plan has been adopted. This plan will be used by elected officials to guide important decisions around zoning and other planning issues for the next 15 to 20 years. The plan guides where and how private development should occur and how public facilities and services will support future growth. It also contains a roadmap of tasks and interventions for City and County staff to meet Community Goals and Objectives. We would like to extend a special thanks to the ambassadors who brought to the planning process those residents most affected by the plan. And many thanks to the thousands of residents who provided input in some form, whether through focus groups, working groups, community meetings, virtual sessions, interviews, or surveys.

PROPERTY DETAILS



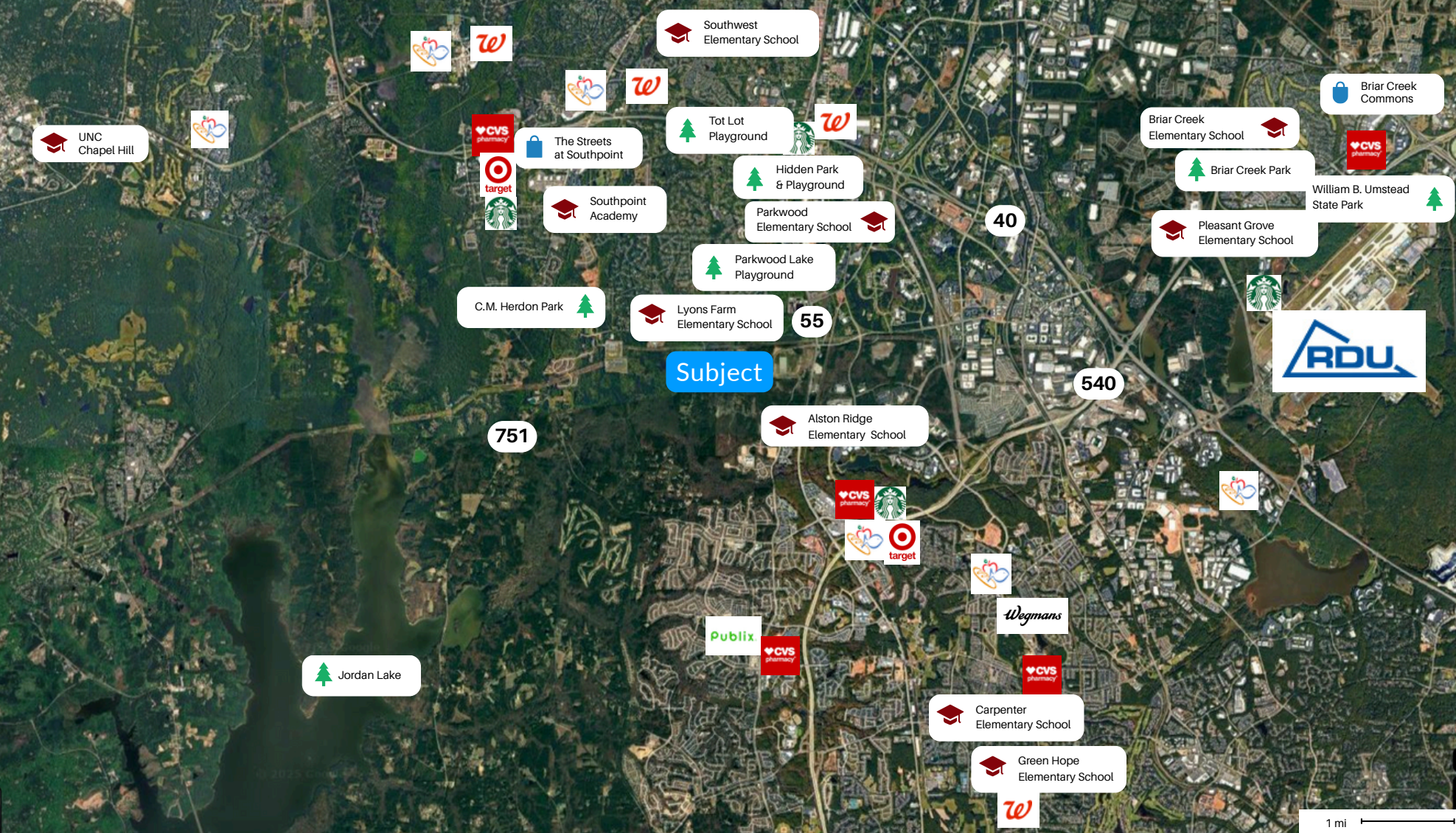
ACREAGE	21±
ADDRESS	6353 Grandale Drive Durham, NC 27713
CURRENT ZONING	PDR 3.120 and RS20
BEST USE	Industrial development i.e. Warehouse, Distribution Center, Data Center (note proximity to large power and gas lines)
ROAD FRONTAGE	1,000+ ft of frontage on Grandale Dr.
PRICE	\$8,000,000

Public utilities located nearby on Grandale Drive include water and sewer, see aerial photo showing power and gas line locations. Additional acreage available with connection to public right of way for Hopson Road Extension. Buyer to confirm utility availability for their intended use.

Seller will entertain offers on standard form offer to purchase 580L-T.

Contact listing agent for more information.

Local Points Of Interest



DEMOGRAPHIC OVERVIEW

POPULATION

	1 Mile	3 Mile	5 Mile
2020 POPULATION	2,240	39,231	117,679
2024 POPULATION	2,275	42,067	128,296
2029 POPULATION PROJECTION	2,495	47,544	146,183
ANNUAL GROWTH 2020-2024	0.4%	1.8%	2.3%
ANNUAL GROWTH 2024-2029	1.9%	2.6%	2.8%
MEDIAN AGE	41.9	39	38.1
BACHELOR'S DEGREE OR HIGHER	78%	67%	68%
U.S. ARMED FORCES	5	47	95

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2020 HOUSEHOLDS	823	16,316	47,475
2024 HOUSEHOLDS	833	17,405	51,343
2029 HOUSEHOLD PROJECTION	916	19,715	58,387
ANNUAL GROWTH 2020-2024	1.8%	3.1%	3.3%
ANNUAL GROWTH 2024-2029	2.0%	2.7%	2.7%
OWNER OCCUPIED HOUSEHOLDS	789	11,040	33,056
RENTER OCCUPIED HOUSEHOLDS	127	8,674	25,332
AVG HOUSEHOLD SIZE	2.7	2.4	2.5
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$38.1M	\$645.2M	\$1.9B

AVERAGE HOUSEHOLD INCOME

\$166,121
1 MILE

\$134,993
3 MILE

\$138,284
5 MILE



Contact Us

Will Yeager

(828) 450-0140

William.Yeager@PickettSprouse.com

pickettsprouse.com



Pickett Sprouse Commercial Real Estate

info@westandwoodall.com

(919) 493-0395