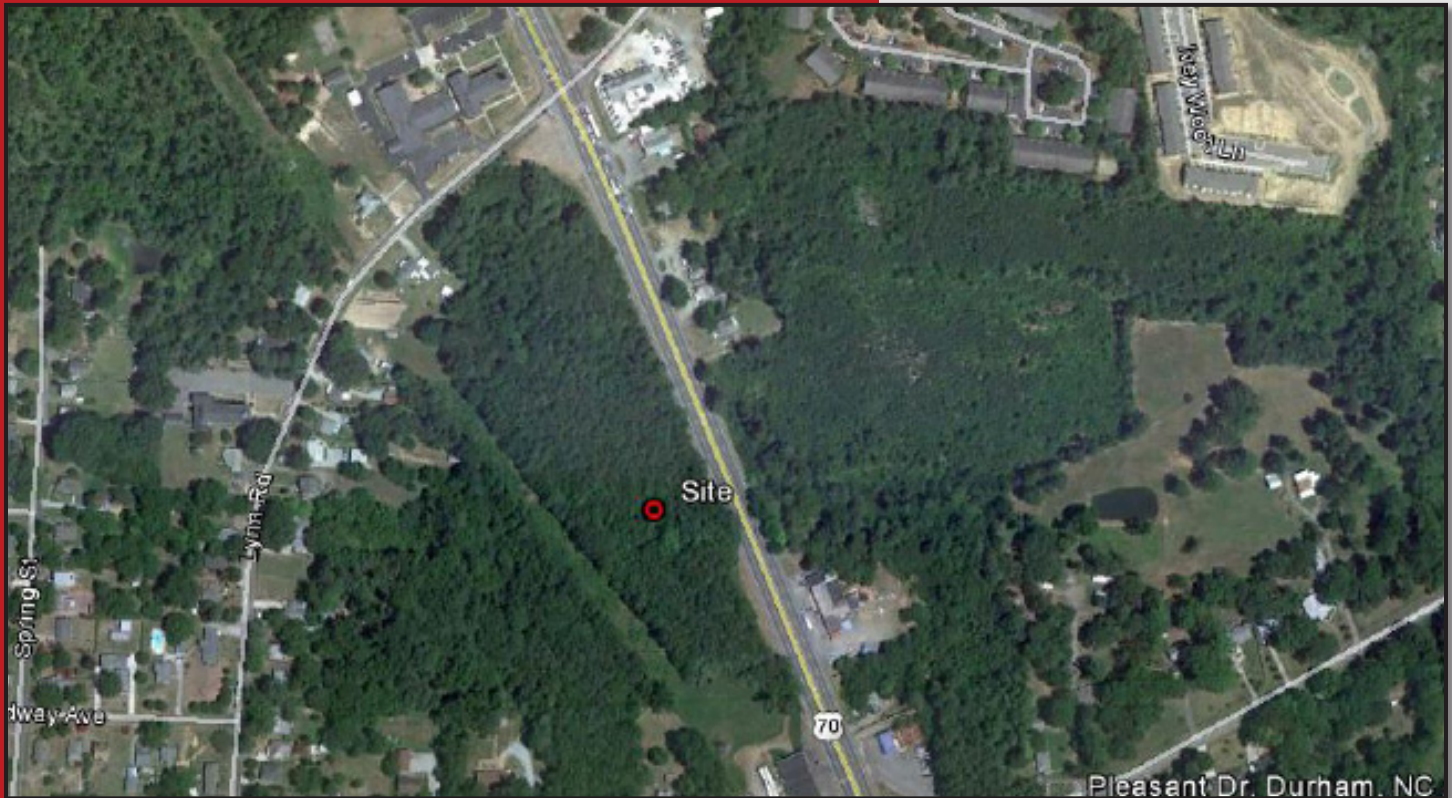


PROPERTY AVAILABLE FOR SALE
US 70 at Pleasant Drive, Durham, North Carolina



PHOENIX
COMMERCIAL PROPERTIES



FOR SALE:

- ◆ **Size:** Approximately 11.29 acres of undeveloped land:
PIN: 0840-10-46-6557
PIN: 0840-10-46-7557
PIN: 0840-10-47-6087.SPL
- ◆ **Zoning:** Commercial Center (CC).
- ◆ **Access:** Via Pleasant Drive.
- ◆ **Topography:** Rolling topography
- ◆ **Frontage:** Approximately 1,200 feet of frontage on US 70/Miami Boulevard.
- ◆ **Amenities:** Close to all major transportation corridors. Easy access to the new East End Connector to NC 147 and RDU International Airport.
- ◆ **Price:** \$55,000 per acre (PRICE REDUCED!)



LOCATION



FOR MORE INFORMATION CONTACT:

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RALEIGH, NORTH CAROLINA 27609

Mailing address:
POST OFFICE BOX 99565
RALEIGH, NORTH CAROLINA 27624

www.phoenixcommercialinc.com

US 70 at Pleasant Drive, Durham, North Carolina



ADDITIONAL PROPERTY DETAILS:

Zoned Commercial Center, the property is well suited for the development of schools, places of worship, multi-family, vehicle sales and service, recreational facilities as well as other traditional retail uses. Other possible uses include hospitality, medical centers, garden centers, nurseries, day care facilities, health clubs, athletic training facilities and any type of light industrial or transportation.



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