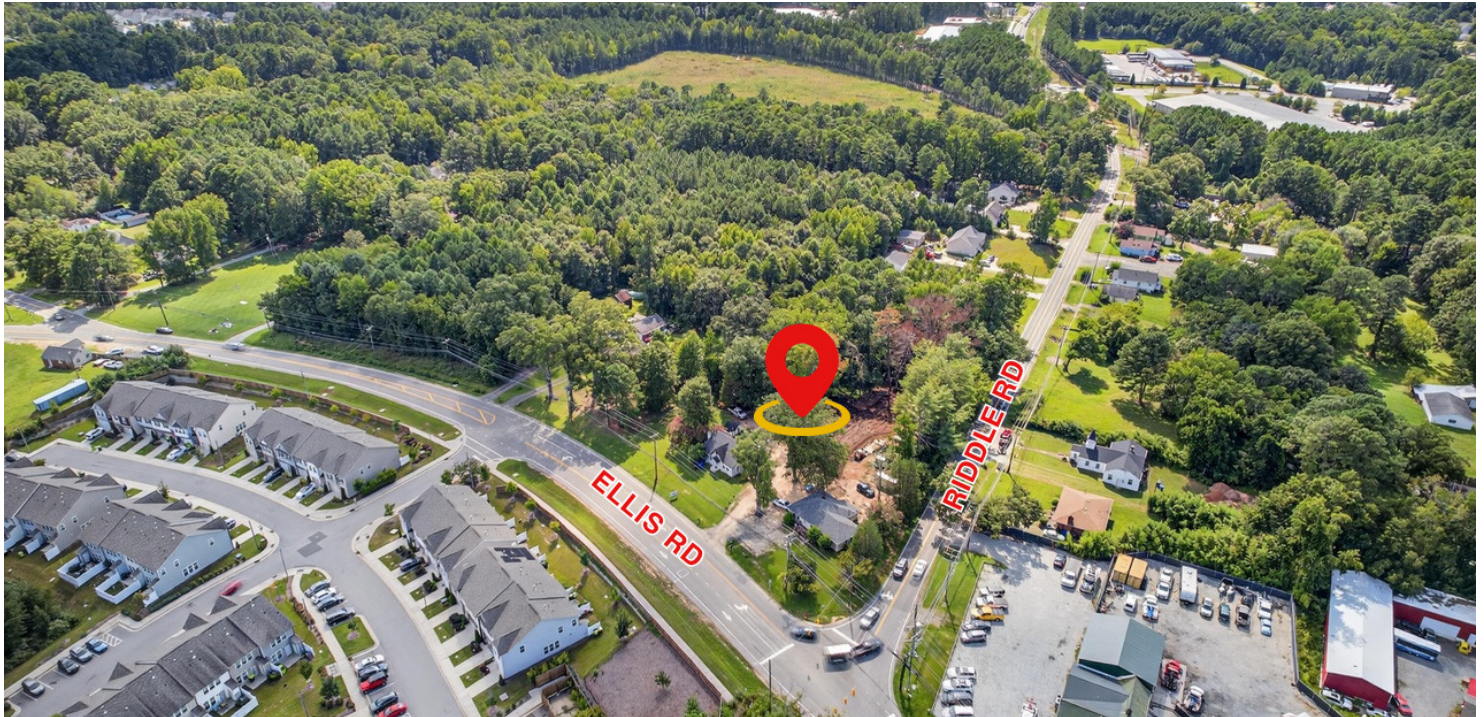


LAND FOR SALE

DURHAM DEVELOPMENT LAND - 1.25 ACRES, REZONED & READY

1202 & 1206 Ellis Rd, Durham, NC 27703



OFFERING SUMMARY

Sale Price:	\$825,000
Lot Size:	1.25 Acres
Price / Acre:	\$660,000
Zoning:	Rezoned
Market:	Durham, NC
Submarket:	South Durham

PROPERTY OVERVIEW

City Council just rezoned this prime 1.25-acre corner at Ellis & Riddle, an explosive for-sale development chance minutes from Downtown Durham and RTP. Engineer confirms duplex builds can launch two at a time every two months.

With approved plans for 20 residences, this site is positioned for rapid output and maximum return. High-demand land like this disappears fast, serious investors must act immediately.

PROPERTY HIGHLIGHTS

- Fresh City Council rezoning enabling a 20-unit residential plan
- Prime 1.25-acre corner lot at Ellis & Riddle, high-visibility location
- Minutes to Downtown Durham and RTP employment hubs
- Engineer-verified duplex build schedule: 2 every 2 months
- Shovel-ready development site ideal for rapid investor returns

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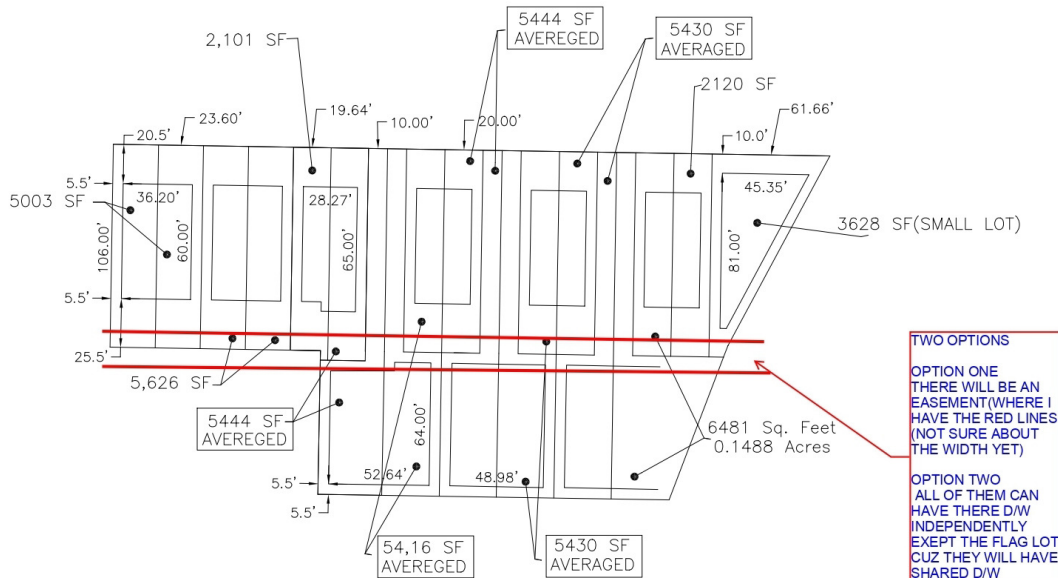
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ATTACHED LOTS INNER LINES ARE BUILDABLE AREA



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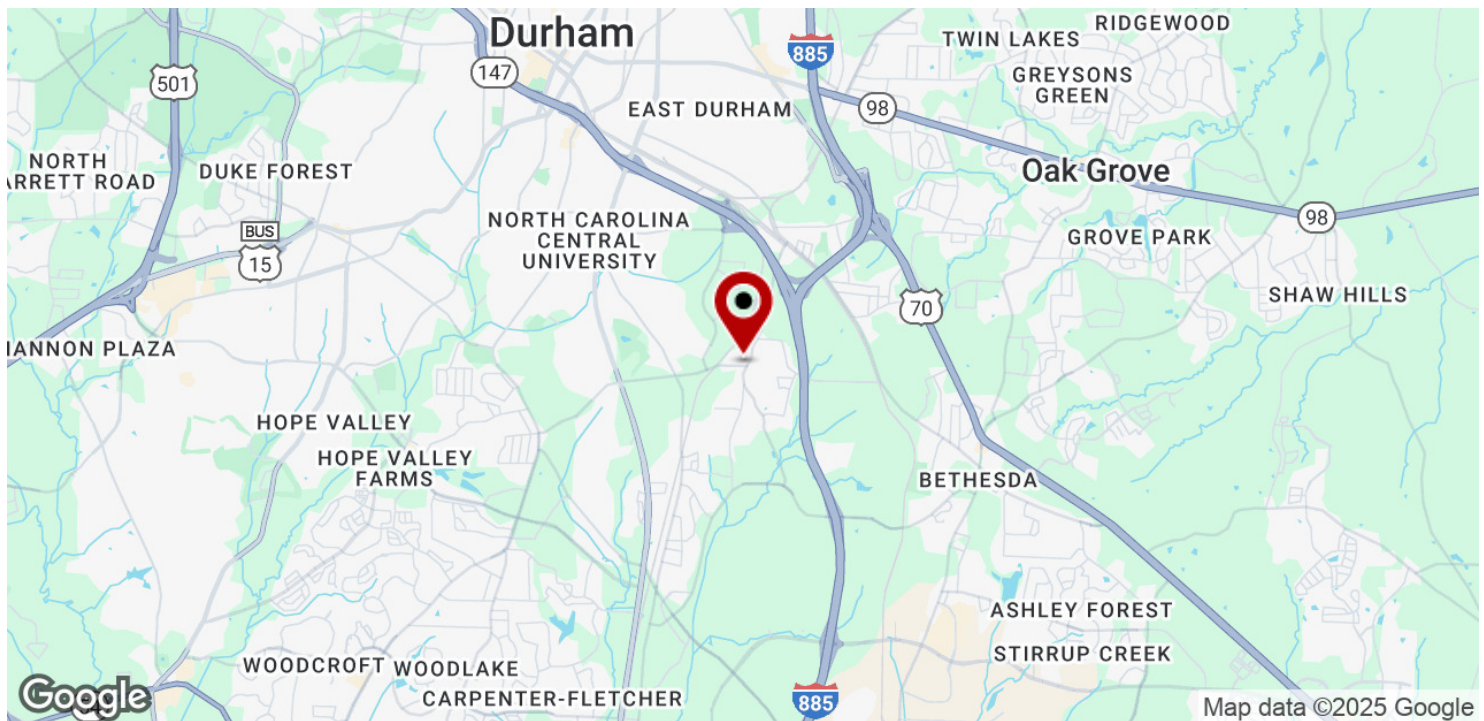
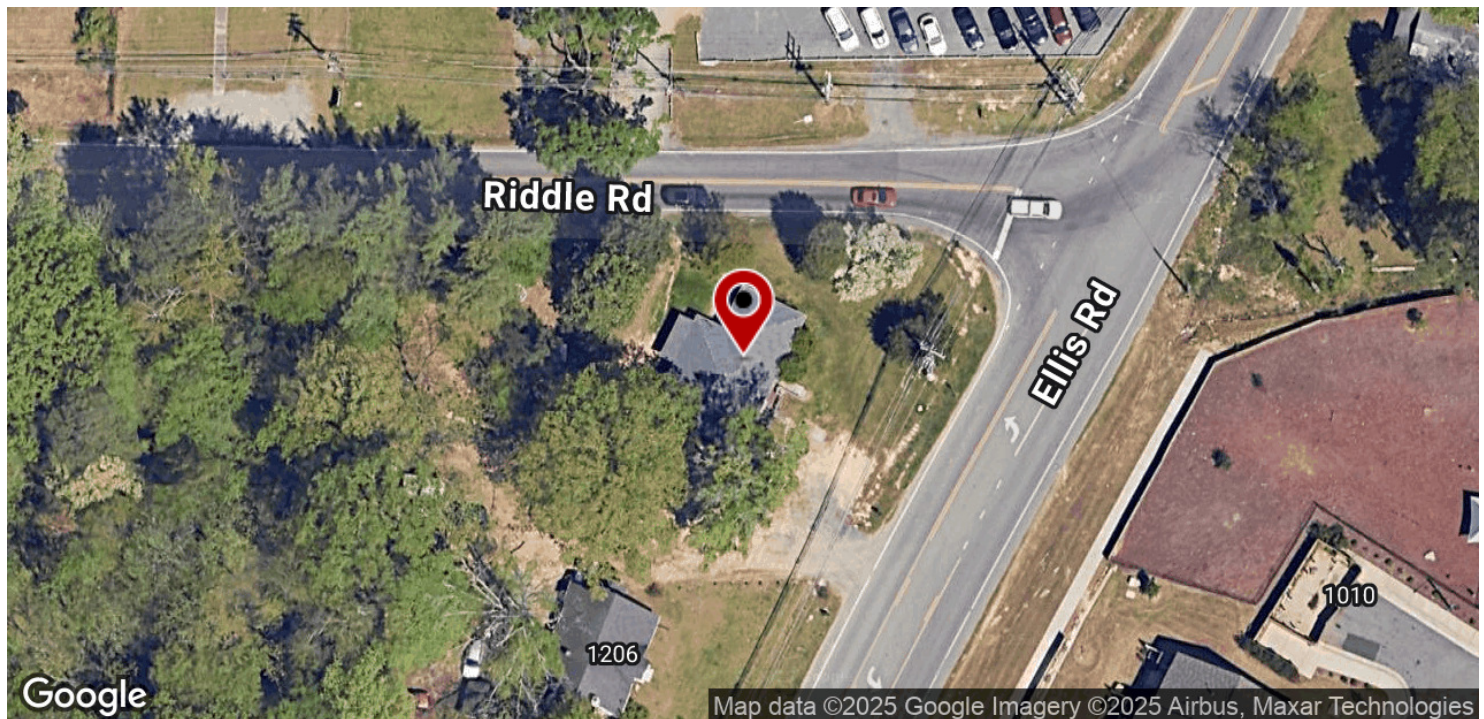
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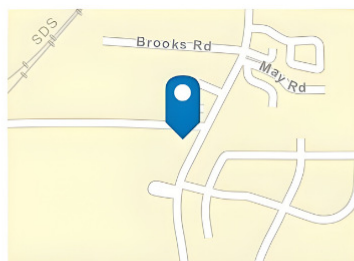
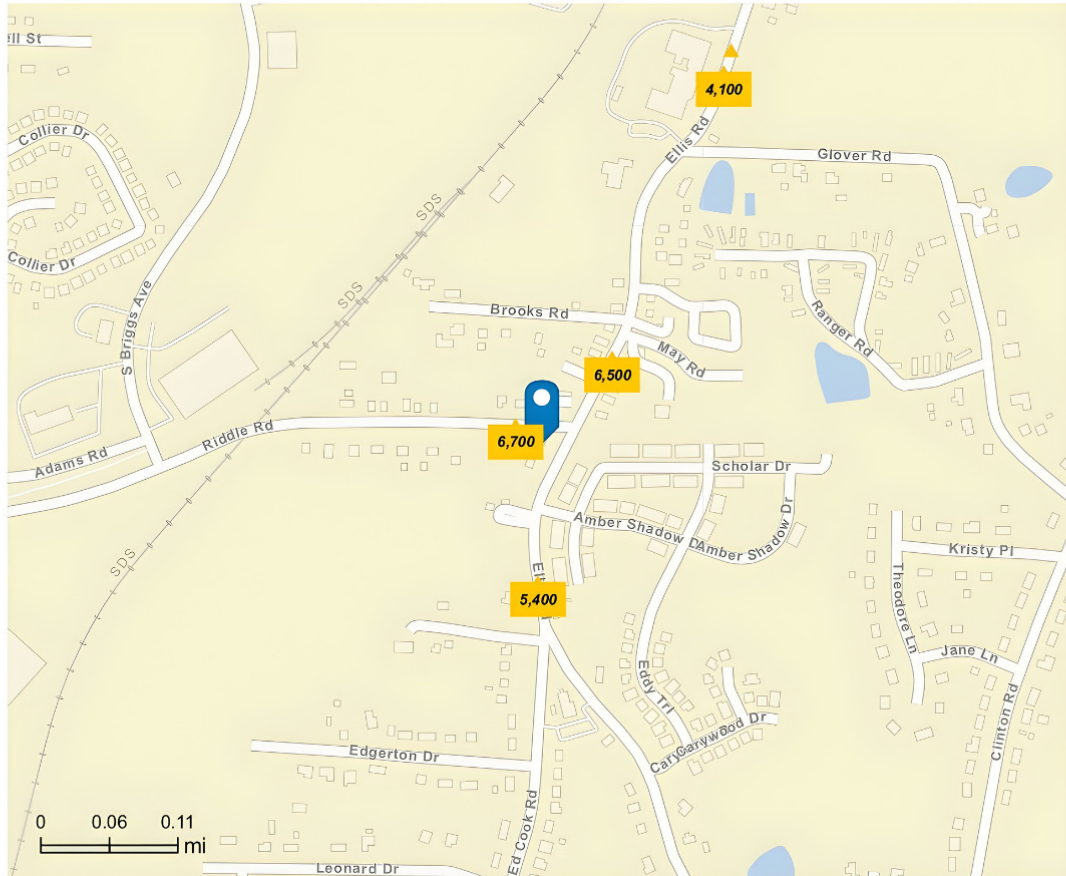


Traffic Count Map - Close Up

1202 Ellis Rd, Durham, North Carolina, 27703

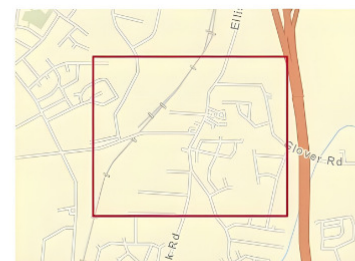


Rings: 1, 5, 10 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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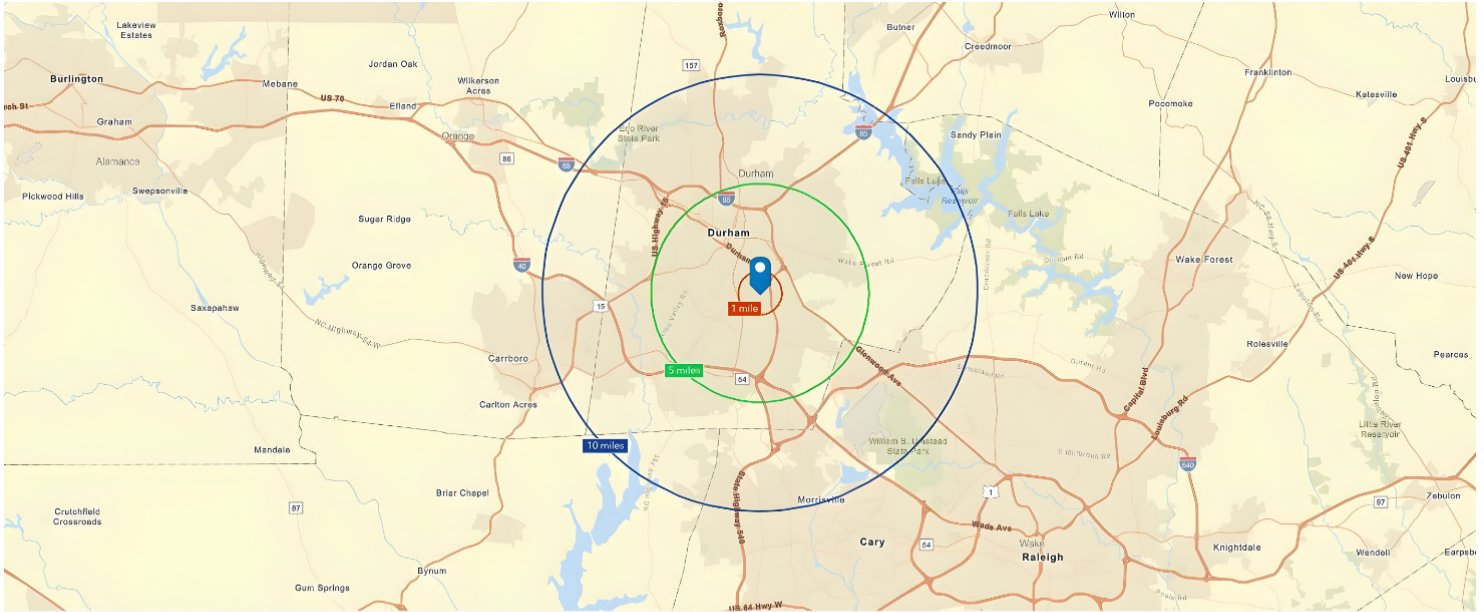
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	1 MILE	5 MILES	10 MILES	
2025 Estimated Population	5,350	189,546	472,682	POPULATION
2030 Projected Population	5,750	189,546	472,682	
2025 Estimated Household	2,236	78,353	198,648	HOUSEHOLD
2030 Projected Household	2,437	84,569	213,942	
2030 Estimated Owner Occupied Housing	1,626	41,737	110,718	HOUSING
2030 Estimated Renter Occupied Housing	811	42,832	103,718	
2025 Estimated Total Business	179	7,821	18,386	BUSINESS
2025 Estimated Total Employees	2,158	108,033	241,105	EMPLOYEES

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