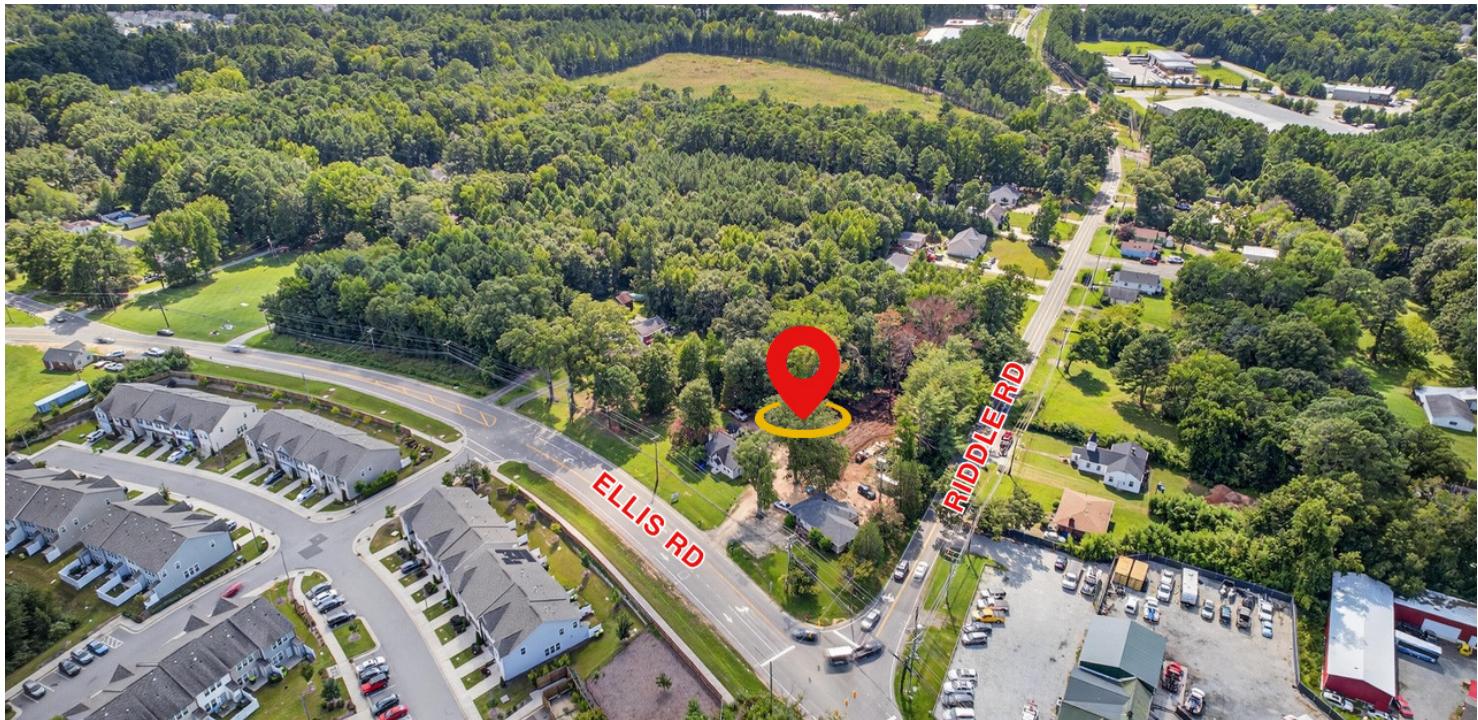


LAND FOR SALE

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM

Commercial Broker

0: 919.475.5769

van.kwcommercial@gmail.com

NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

LAND FOR SALE

DURHAM DEVELOPMENT LAND - 1.25 ACRES, REZONED & READY

1202 & 1206 Ellis Rd, Durham, NC 27703



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM

Commercial Broker

0: 919.475.5769

van.kwcommercial@gmail.com

NC #247850

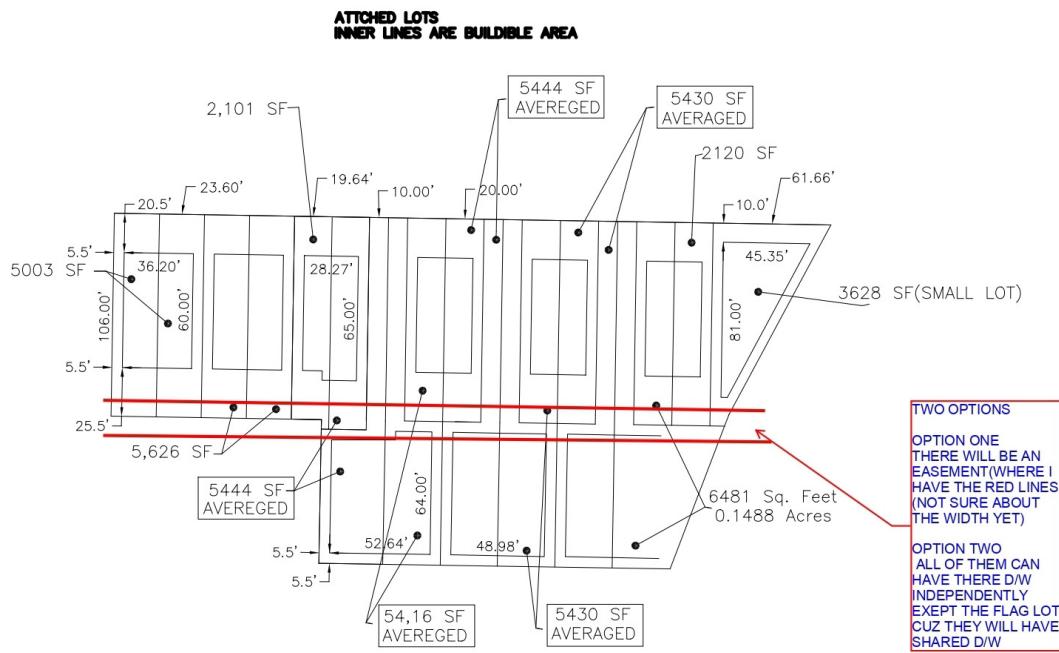
KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

LAND FOR SALE

DURHAM DEVELOPMENT LAND - 1.25 ACRES, REZONED & READY

1202 & 1206 Ellis Rd, Durham, NC 27703



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

LAND FOR SALE

DURHAM DEVELOPMENT LAND - 1.25 ACRES, REZONED & READY

1202 & 1206 Ellis Rd, Durham, NC 27703



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

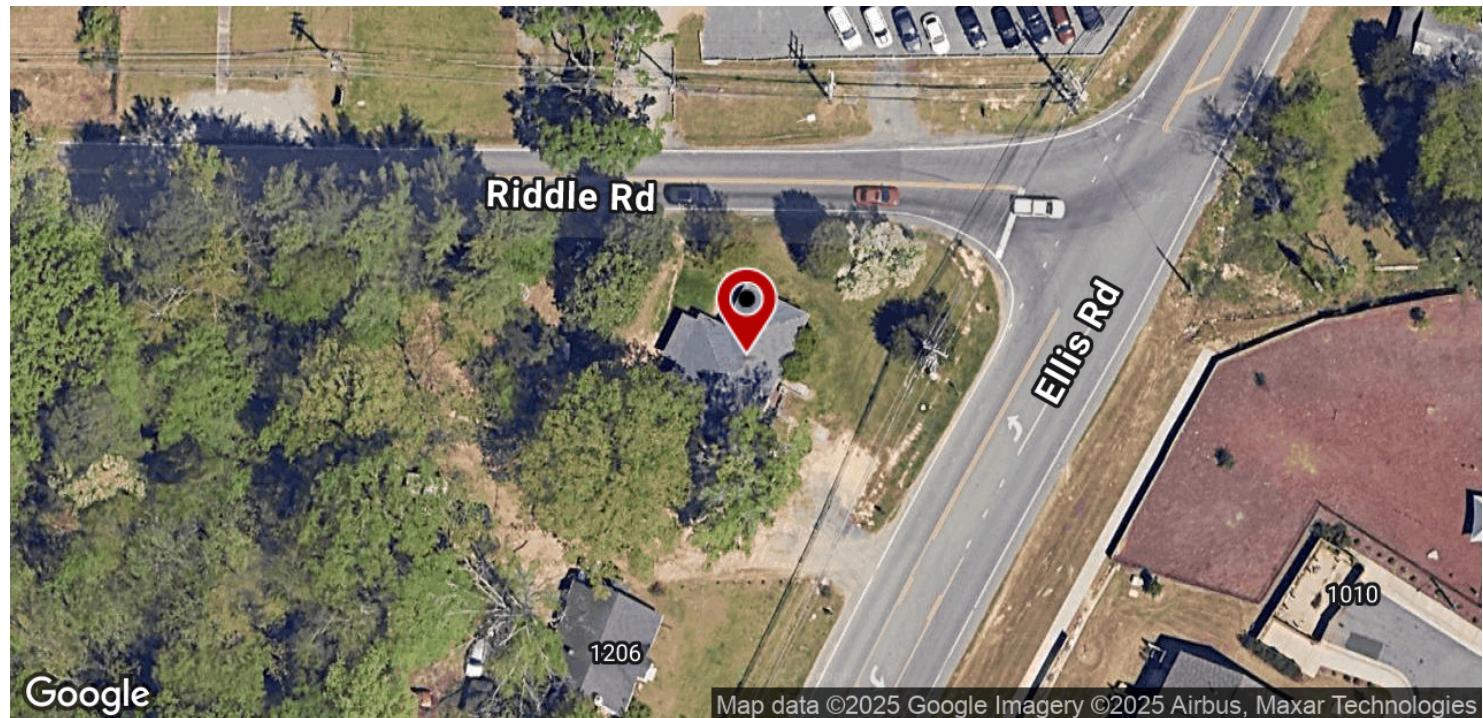
KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

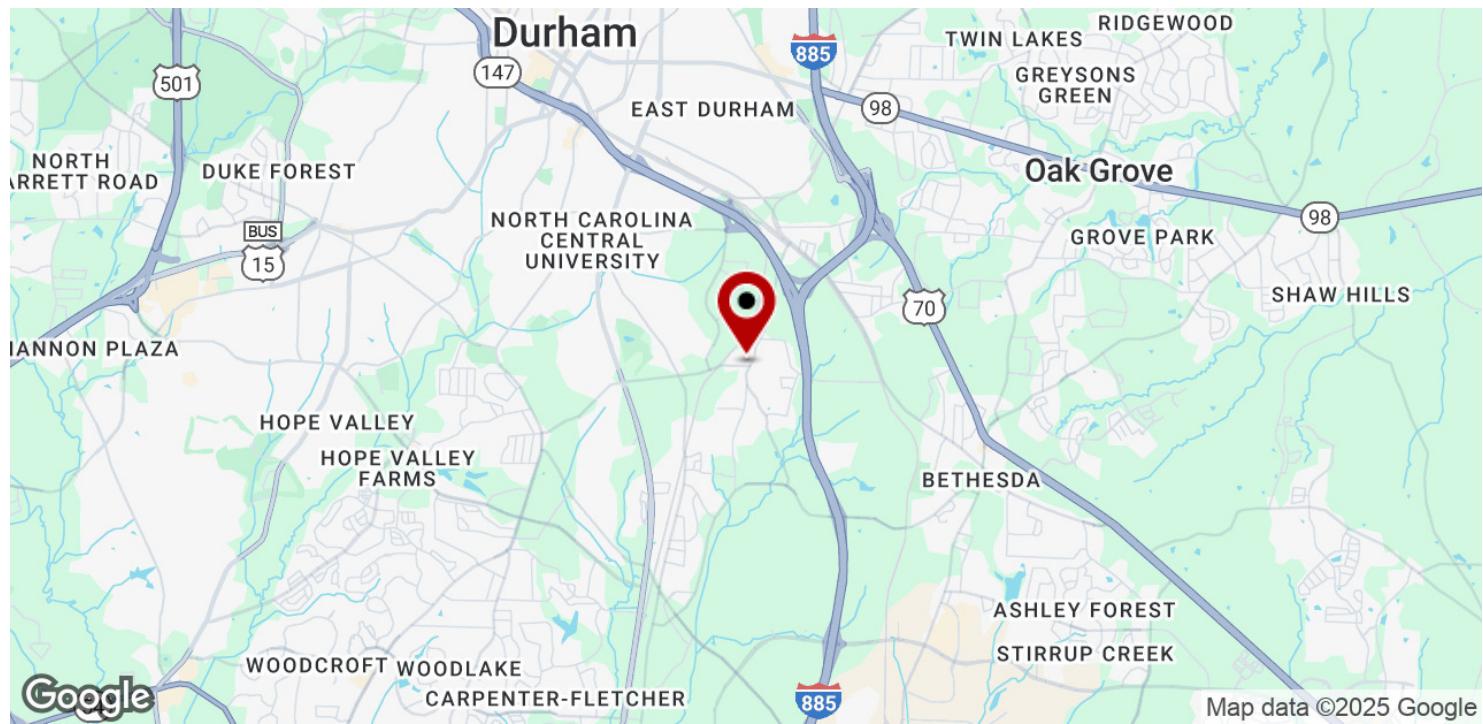
LAND FOR SALE

DURHAM DEVELOPMENT LAND - 1.25 ACRES, REZONED & READY

1202 & 1206 Ellis Rd, Durham, NC 27703



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



Map data ©2025 Google

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM

Commercial Broker

0: 919.475.5769

van.kwcommercial@gmail.com

NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

LAND FOR SALE

DURHAM DEVELOPMENT LAND - 1.25 ACRES, REZONED & READY

1202 & 1206 Ellis Rd, Durham, NC 27703

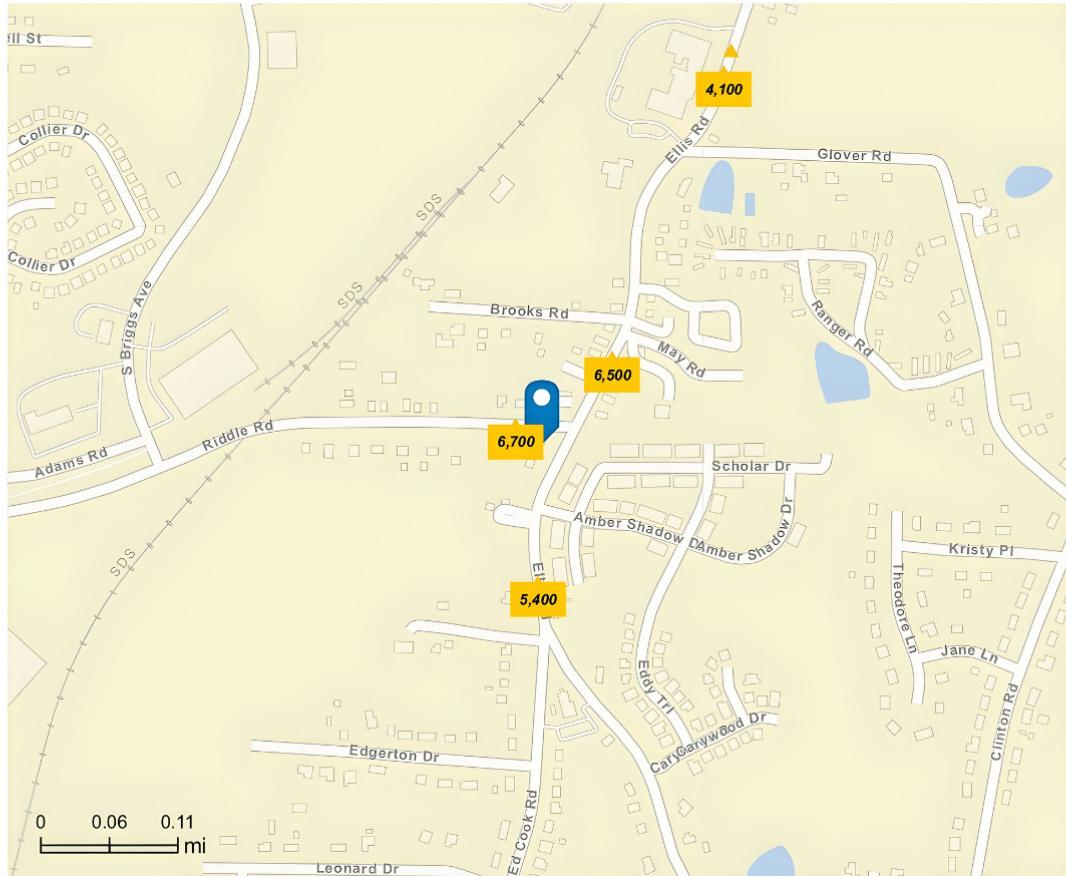


Traffic Count Map - Close Up

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)

© 2025 Esri

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM

Commercial Broker

0: 919.475.5769

van.kwcommercial@gmail.com

NC #247850

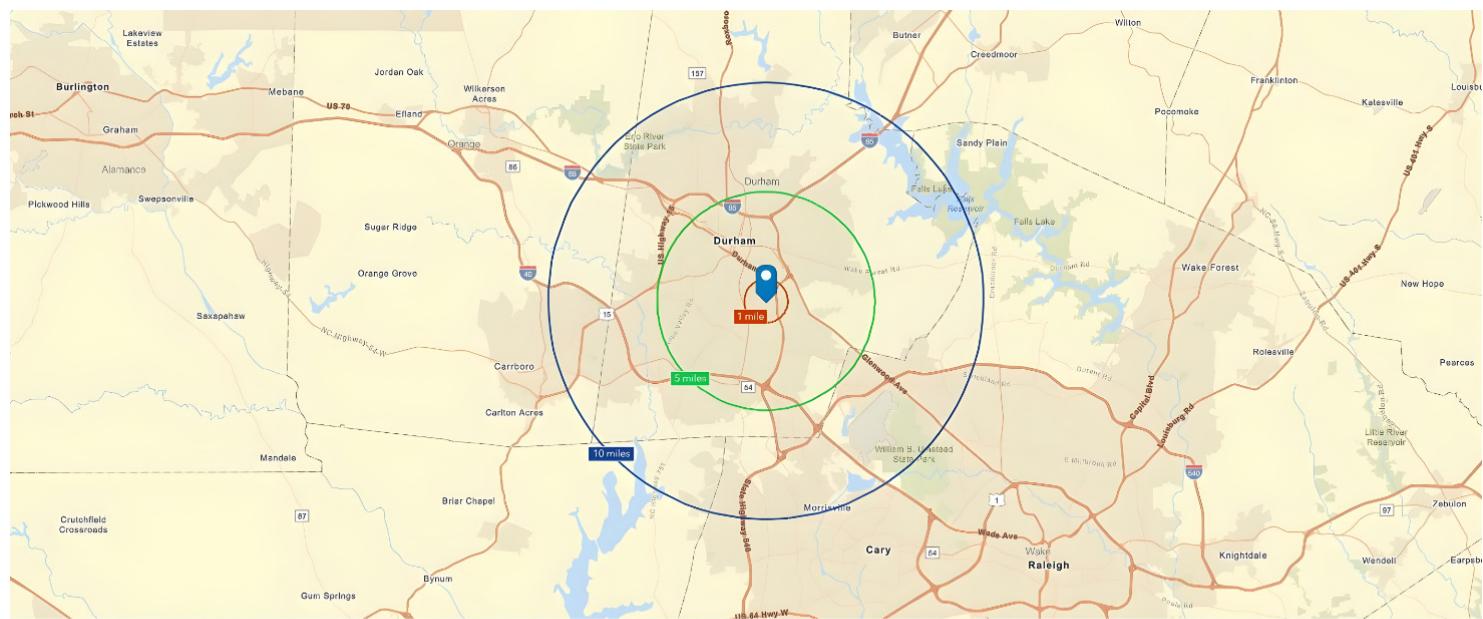
KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated

LAND FOR SALE

DURHAM DEVELOPMENT LAND - 1.25 ACRES, REZONED & READY

1202 & 1206 Ellis Rd, Durham, NC 27703



1 MILE

5 MILES

10 MILES

	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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

VANDAN GANDHI, CCIM

Commercial Broker

0: 919.475.5769

van.kwcommercial@gmail.com

NC #247850

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

Each Office Independently Owned and Operated