



FOR SALE | ± 5.39 ACRES

US 70 ASSEMBLAGE

DURHAM, NC 27703

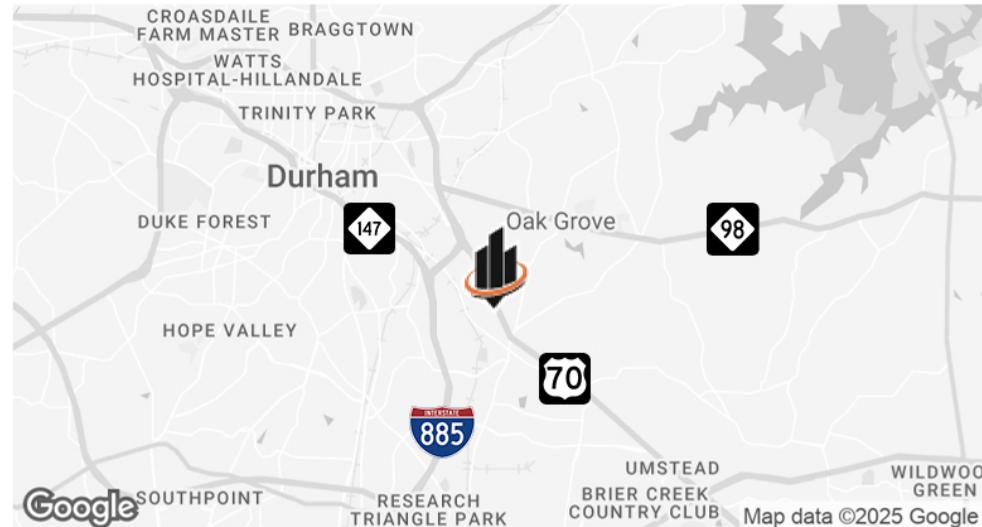
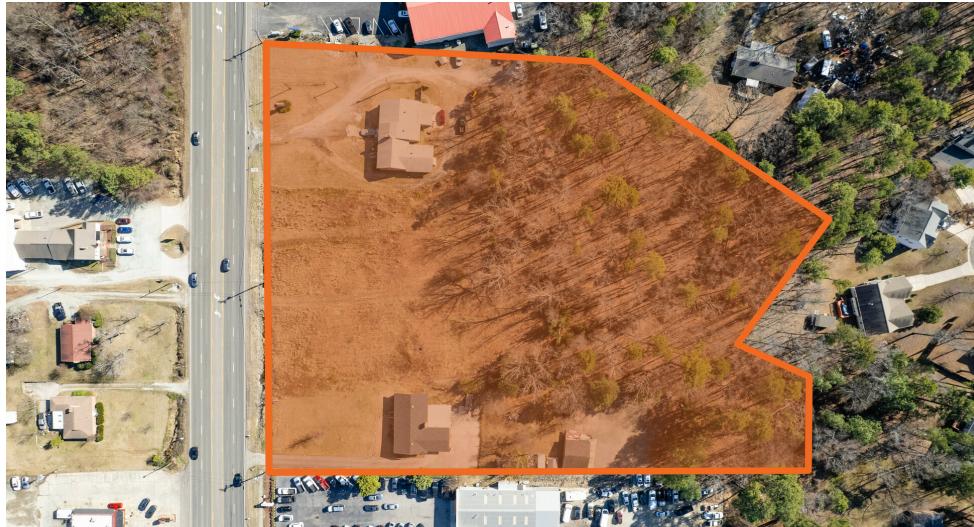
PRESENTED BY:



WHIT BRANNON

919.287.3219 | whit.brannon@svn.com

PROPERTY SUMMARY



ASKING PRICE

\$1,620,000

OFFERING SUMMARY

LOT SIZE:	±5.39 Acres
PARCEL ID:	163086, 163084, 163082, 234197
FUTURE ZONING:	Commercial Heavy (CH)
TRAFFIC COUNTS:	±41,836 VPD (2025)

PROPERTY OVERVIEW

This **±5.39-acre assemblage** presents a premier **infill development opportunity** along the heavily traveled **US 70 corridor in Durham**. The site offers **high visibility, excellent frontage, and easy access to major highways**, making it ideal for commercial, mixed-use, or retail development. With strong surrounding commercial activity and a growing residential base, **this property is positioned for long-term growth and success** in a fast-growing area, just minutes north of Raleigh (±4 miles).

PROPERTY HIGHLIGHTS

- Strong Location:** Frontage along US 70 in a high-traffic area of Durham
- Accessibility:** Direct access to US 70, close proximity to I-85/I-885, connecting to downtown Durham and Research Triangle Park (RTP)
- Surrounding Developments:** Adjacent to established retail centers, restaurants, and service businesses
- Utilities:** Two of the four parcels are currently in the city limits, with the other two parcels in the process of being annexed for sewer and water access

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PROPERTY PHOTOS



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AREA OVERVIEW (NORTH TOWARDS DURHAM)



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AREA OVERVIEW (SOUTH TOWARDS RTP)



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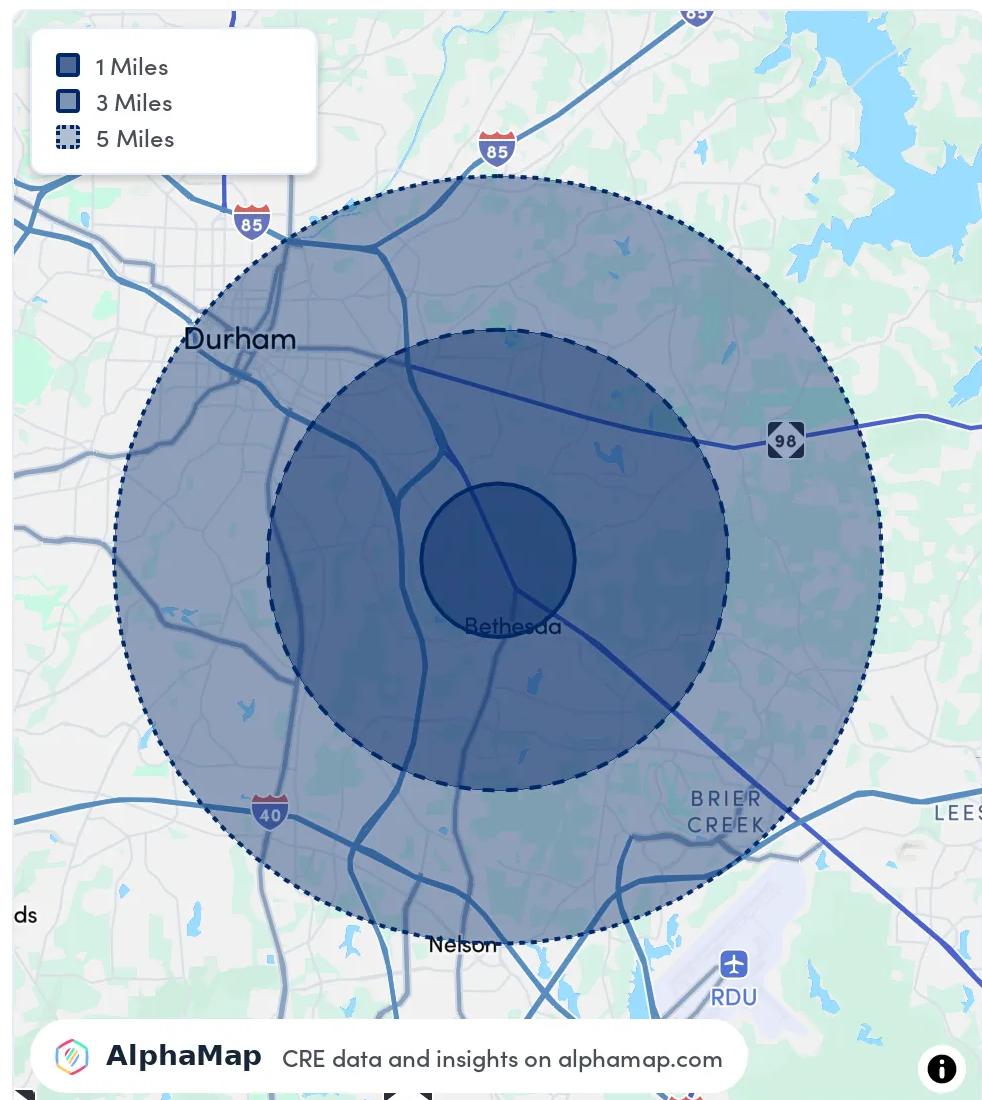
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,296	49,596	153,867
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	39	38	38
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,685	19,689	63,706
PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$138,559	\$111,134	\$103,658
AVERAGE HOUSE VALUE	\$403,330	\$353,072	\$409,582
PER CAPITA INCOME	\$55,423	\$44,453	\$43,190

Map and demographics data derived from AlphaMap



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ADVISOR BIO



WHIT BRANNON

Advisor

whit.brannon@svn.com

Direct: **919.287.3219** | Cell: **919.667.6226**

PROFESSIONAL BACKGROUND

Whit began his real estate career at Morris Commercial in 2016, bringing nearly a decade of experience in commercial brokerage and development. A Chapel Hill native and longtime Durham resident, Whit possesses deep local market knowledge that adds value to his clients at SVN | Real Estate Associates. His expertise is centered on retail infill opportunities and industrial properties, where he helps investors, developers, and business owners navigate strategic acquisitions and dispositions.

Beyond real estate, Whit is an avid runner who enjoys training and competing in local races, including the Tar Heel 10 Miler, Running of the Bulls 8K and Bull City Half Marathon. In the fall of 2024, Whit ran the City of Oaks Marathon and has since had a goal to run two a year. He completed the Eugene Marathon in Oregon in the spring and the Richmond Marathon in the fall of 2025. He also has a passion for poker, regularly traveling to Cherokee and Las Vegas to compete in World Series of Poker (WSOP) tournaments. Whit's won a WSOP ring after outlasting a competitive field of 511 players in the 6-Max tournament at Harrah's Cherokee in 2018.

In his free time, Whit loves spending time with his wife and dogs, making the most of Durham's vibrant community and active lifestyle. Together, they enjoy hiking and rucking on the local trails.

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of Realtors®
- Member, National Association of Realtors®

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