

23+ Acre Industrial Lot For Sale in Durham

*Hopson Road Extension,
Durham, NC*



1000 HOPSON ROAD EXTENSION, DURHAM, NC 27713

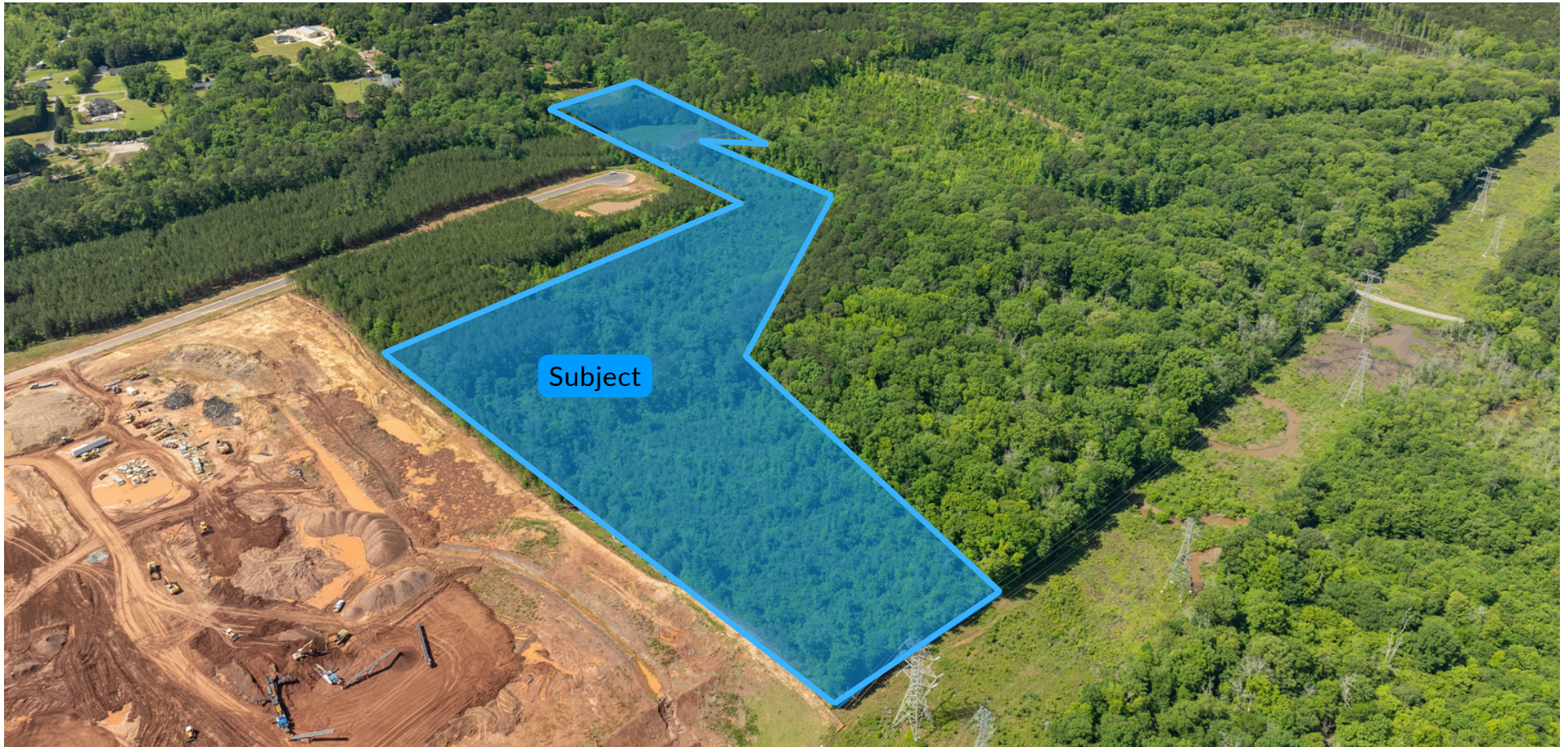
**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



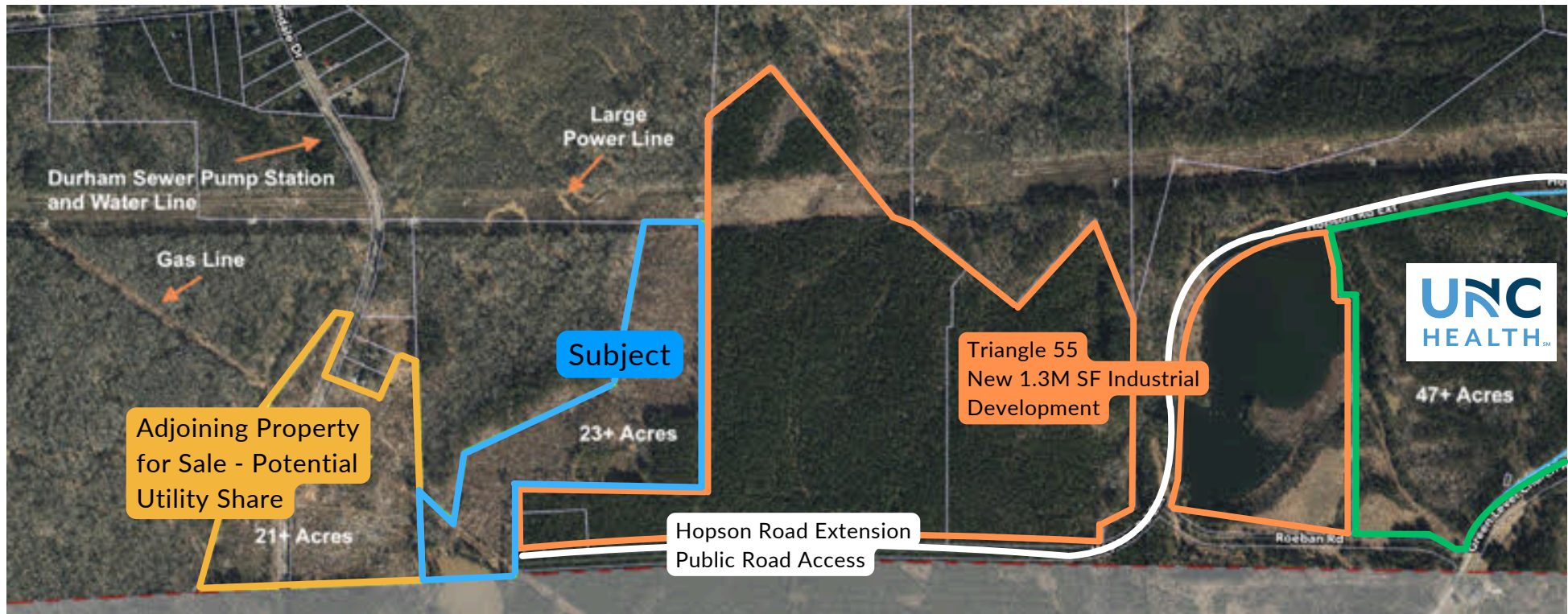
A WEST & WOODALL COMPANY

Exceptional Development Opportunity

This 23 acre property has 68 + feet of frontage on the public right of way for Hopson Road Extension and the property borders the new industrial development on Hopson Road Extension providing large truck access directly to Highway 55, Research Triangle Park and Raleigh Durham International Airport.



PROPERTY DETAILS



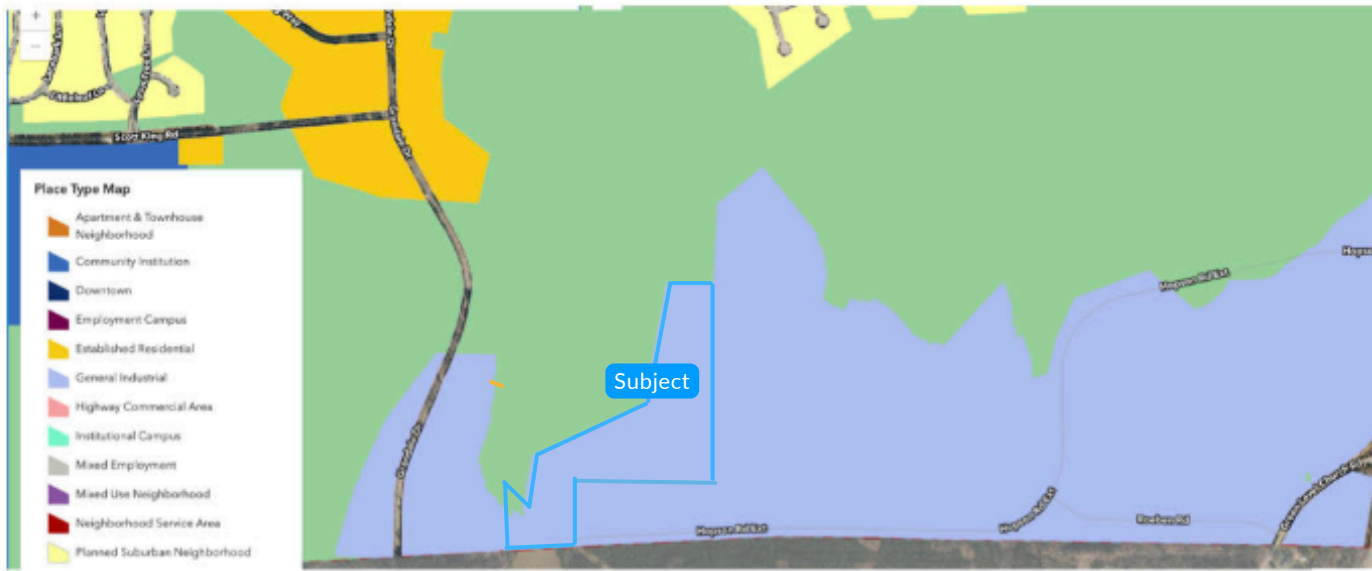
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|----------------|--|
| ACREAGE | 23± |
| ADDRESS | 1000 Hopson Road Extension Durham, NC 27713 |
| CURRENT ZONING | RR |
| BEST USE | Industrial development i.e. Warehouse, Distribution Center, Data Center (note proximity to large power and gas lines) |
| ROAD FRONTAGE | 68+ ft frontage Hopson Road Extension |
| PRICE | \$8,500,000 |

Current zoning RR with adjoining property zoned IL(D). Additional acreage is available providing corridor to Grandale Drive. Public utilities located on Grandale Drive include water and sewer, see aerial photo showing location of electric and gas line corridors. Buyer to confirm utility availability for their intended use.

Contact listing agent for more information.

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.

Ideal Location for Business

This location has seamless access to the entire East, positioning it as the ideal central hub for distributors seeking unparalleled connectivity and efficient distribution networks.

Due to its convenient location, the property offers easy access for the workforce commuting from Durham, Orange, and Alamance counties.

AIRPORTS

RDU - 10 miles

TDF - 38 miles

GSO - 56.5 miles

FAY - 108 miles

PGV - 124 miles

CLT - 138 miles

OAJ - 143 miles

EWN - 153 miles

ILM - 164 miles

AVL - 225 miles

SEAPORTS

Wilmington - 100 miles

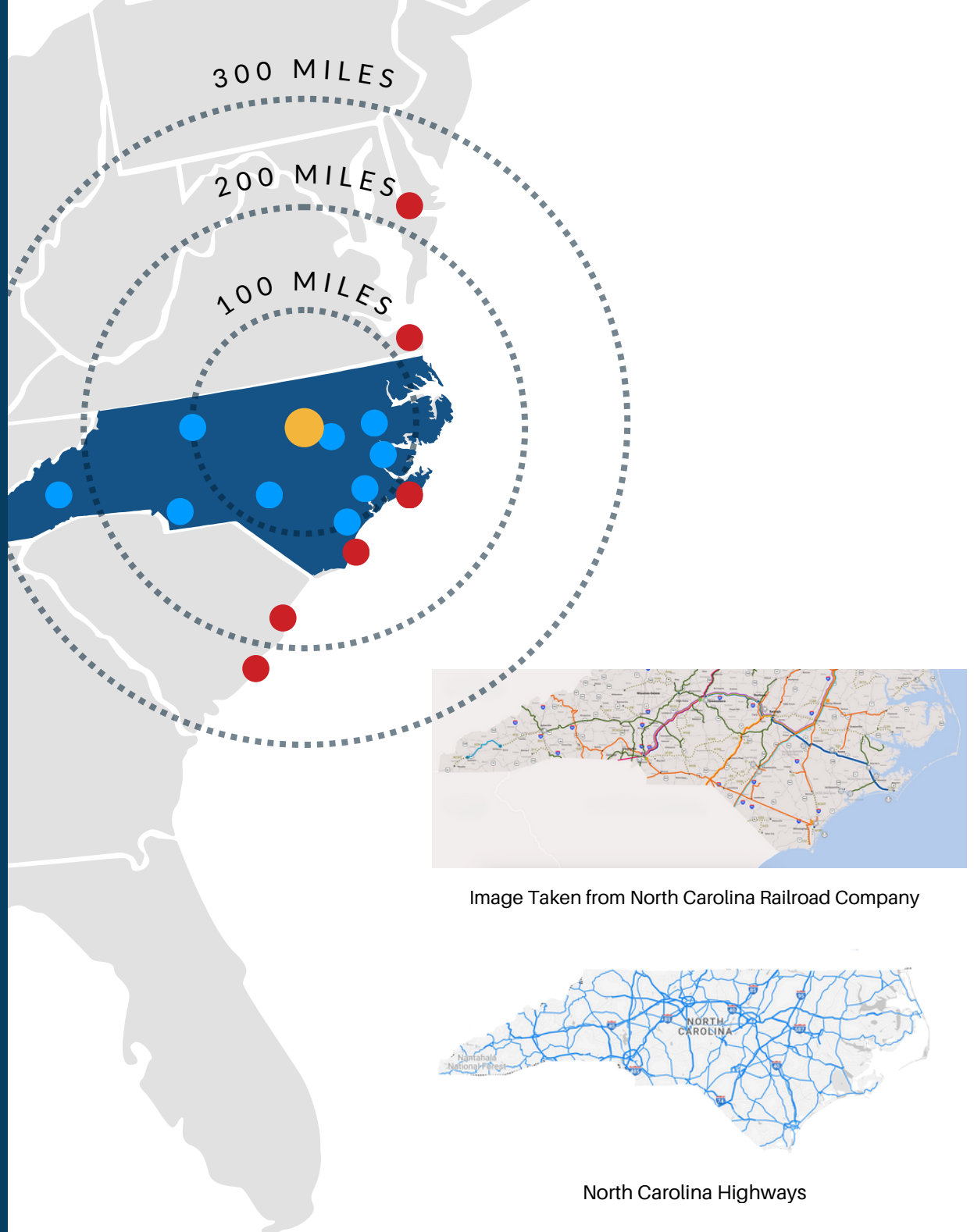
Morehead - 100 miles

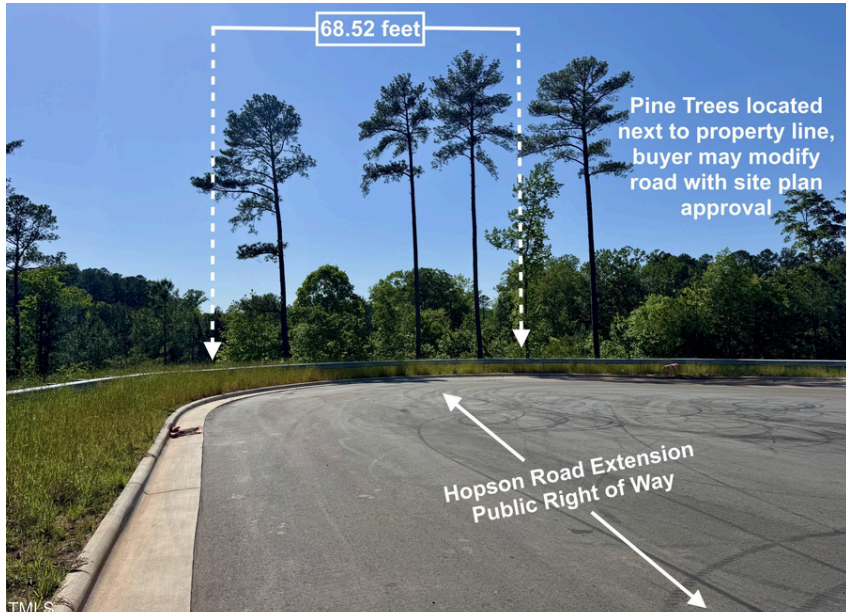
Virginia - 198.5 miles

Georgetown - 247 miles

Baltimore - 307.7 miles

Charleston - 319 miles







Contact Us

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