



±11.85 ACRES



FOR SALE



# 1502 OLD OXFORD ROAD

DURHAM, NC 27704





# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LOT SIZE:</b>	±11.85 Acres
<b>PARCEL ID:</b>	177741
<b>ZONING:</b>	RS-20 & RR
<b>FUTURE LAND USE MAP DESIGNATION:</b>	Industrial
<b>PRICE/ACRE:</b>	\$150,000
<b>SALE PRICE:</b>	\$1,777,500

## PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for sale this **±11.85-acre land parcel** located in north Durham, NC. **Adjacent to the new Welcome Venture Park**, this site is especially suited for high-density residential or light industrial development.

## PROPERTY HIGHLIGHTS

- **Located at the signalized intersection** of Old Oxford and Hebron Road
- Favorable **gently sloping topography**
- **Public water and sewer service available** adjacent to property
- **Easy access to Hwy 70/I-85**, with direct access to **Old Oxford Rd and the future N. Durham Parkway**
- **120' wide dedication required** for potential expansion of N. Durham Parkway

**GARY W. KRAMLING**

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**CAREY GREENE**

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# LOCATION MAP



**GARY W. KRAMLING**  
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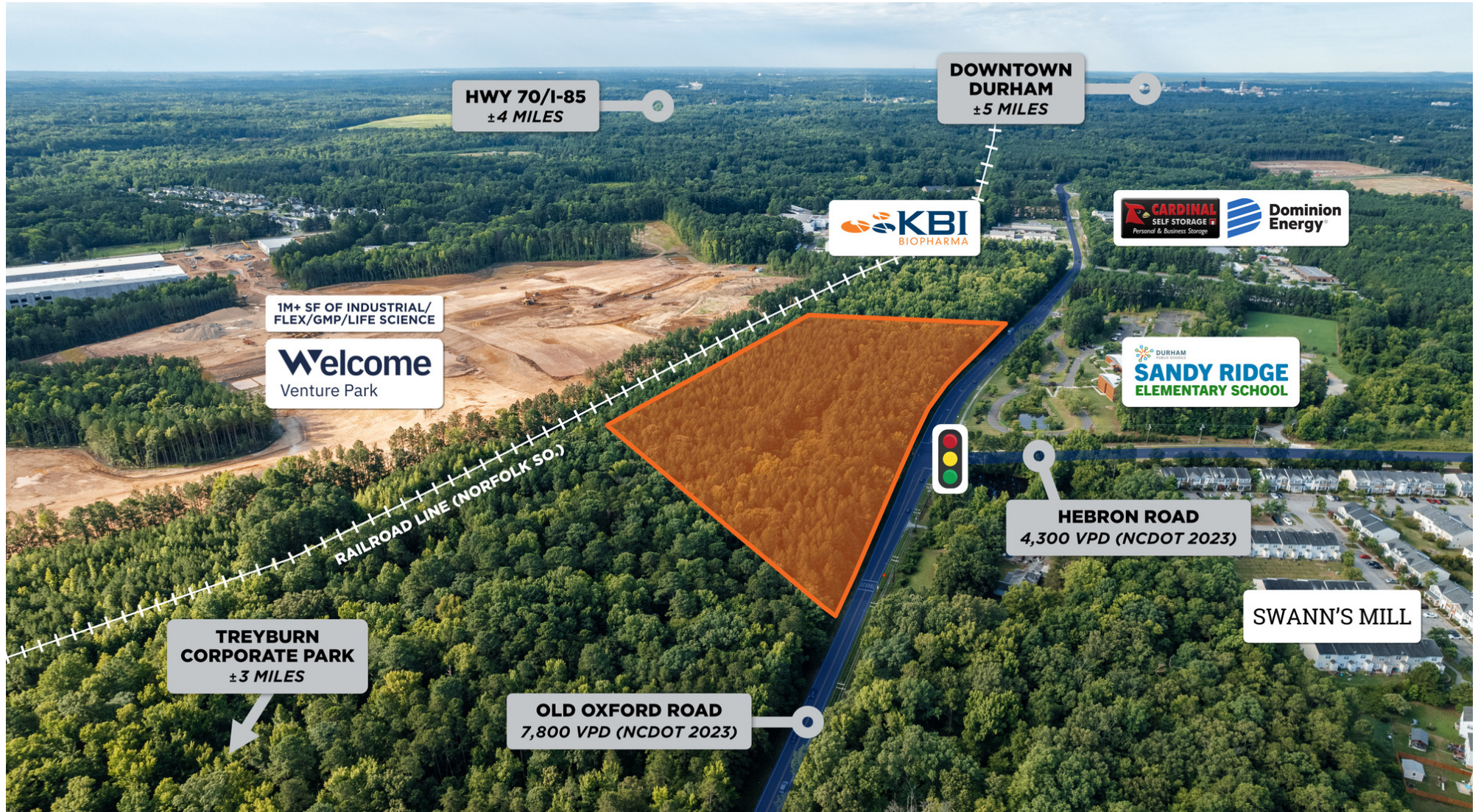
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# SITE OVERVIEW & TRAFFIC COUNTS



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# DEMOGRAPHICS MAP & REPORT

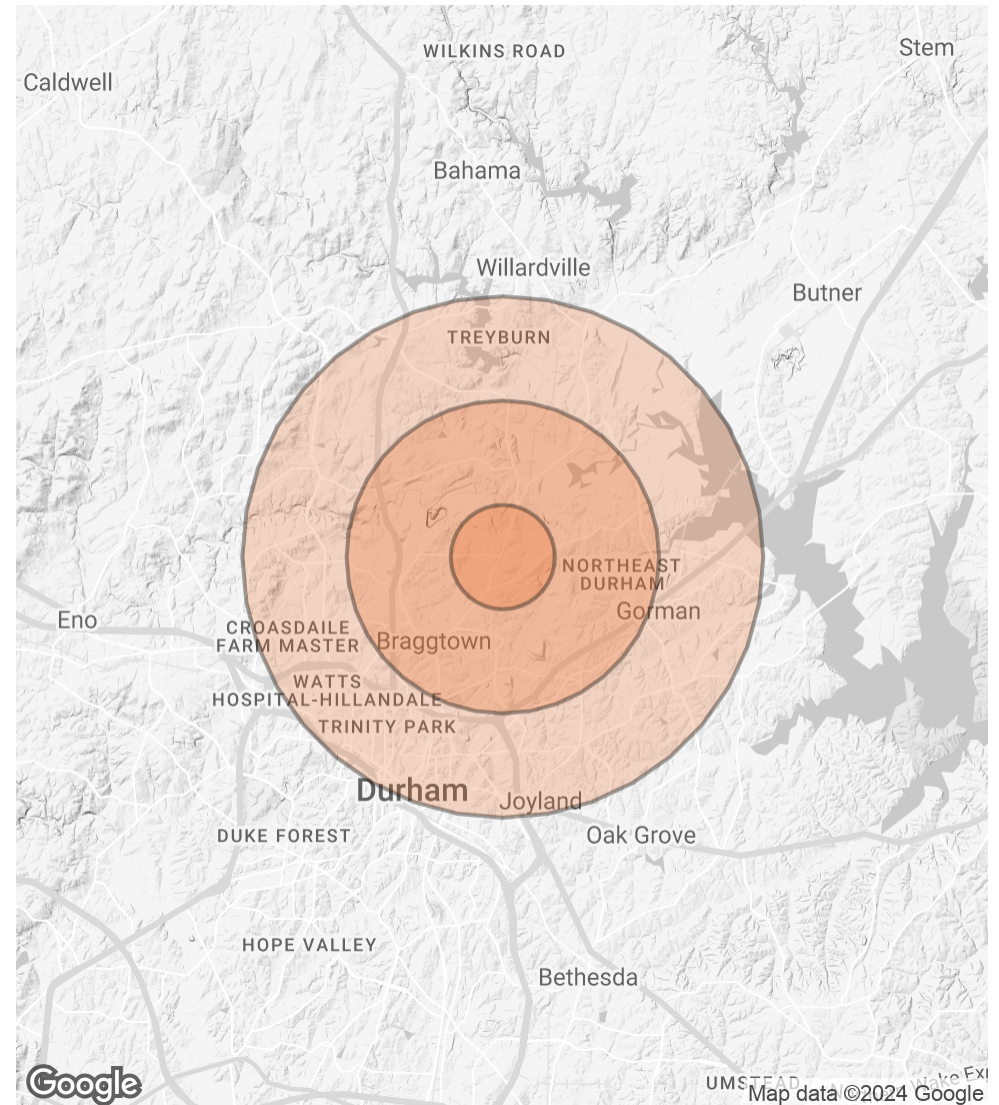
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,967	34,000	113,879
<b>AVERAGE AGE</b>	36	38	38
<b>AVERAGE AGE (MALE)</b>	34	36	37
<b>AVERAGE AGE (FEMALE)</b>	37	40	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	960	12,749	44,074
<b># OF PERSONS PER HH</b>	3.1	2.7	2.6
<b>AVERAGE HH INCOME</b>	\$86,109	\$78,628	\$88,234
<b>AVERAGE HOUSE VALUE</b>	\$261,844	\$288,023	\$383,850

Demographics data derived from AlphaMap



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