



6+ ACRES

# Durham Commercial & Residential Development Opportunity

1817 Old Oxford Road,  
Durham, NC 27704

# Flexible Site with Strong Visibility

*With over 6 acres at a lighted intersection, this corner property offers excellent frontage, utilities, and access, making it well-suited for a range of future residential, commercial, or light industrial uses.*



# Property Details

<b>PIN</b>	0834807875
<b>ROAD FRONTAGE</b>	1,000 ft on Old Oxford Road and Hebron Road (excellent sight distance)
<b>ACRES</b>	6+
<b>UTILITIES (LOCATED IN ROAD RIGHT OF WAY)</b>	Electric and natural gas located on site with public water and sewer lines located nearby
<b>PRICE</b>	\$599,000
<b>ZONING</b>	RS-20

*Future zoning under Durham's new UDO is expected to be R-B (Residential Rural), while the site's size and visibility offer potential for commercial or light industrial uses, subject to approvals.*

*Seller will entertain offers on standard form 580L-T. Proof of funds to accompany offers. Contact listing agent with questions.*

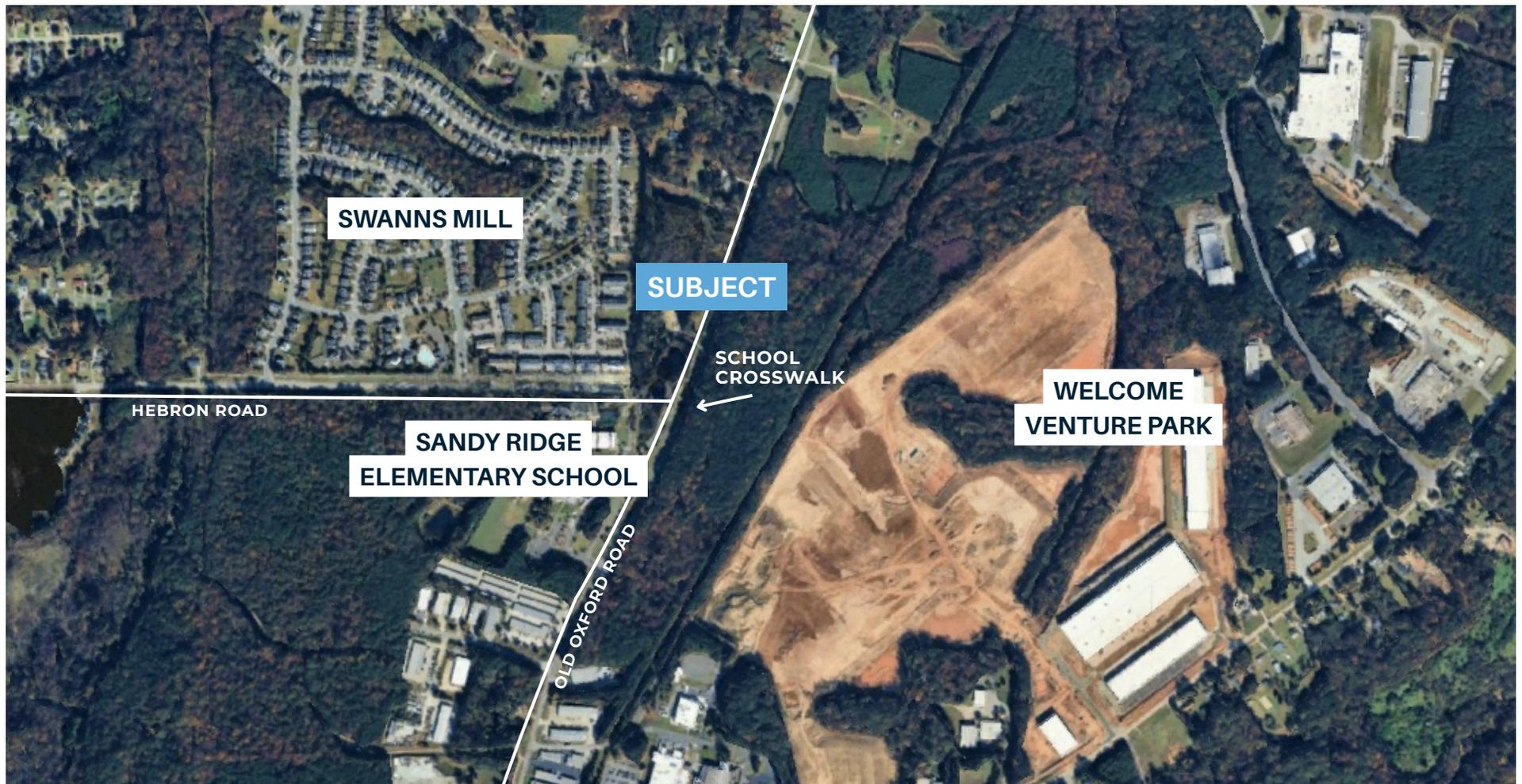


## LOCATION

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*Strategically located near key developments including Welcome Venture Park, Sandy Ridge Elementary, and ongoing revitalization projects.*

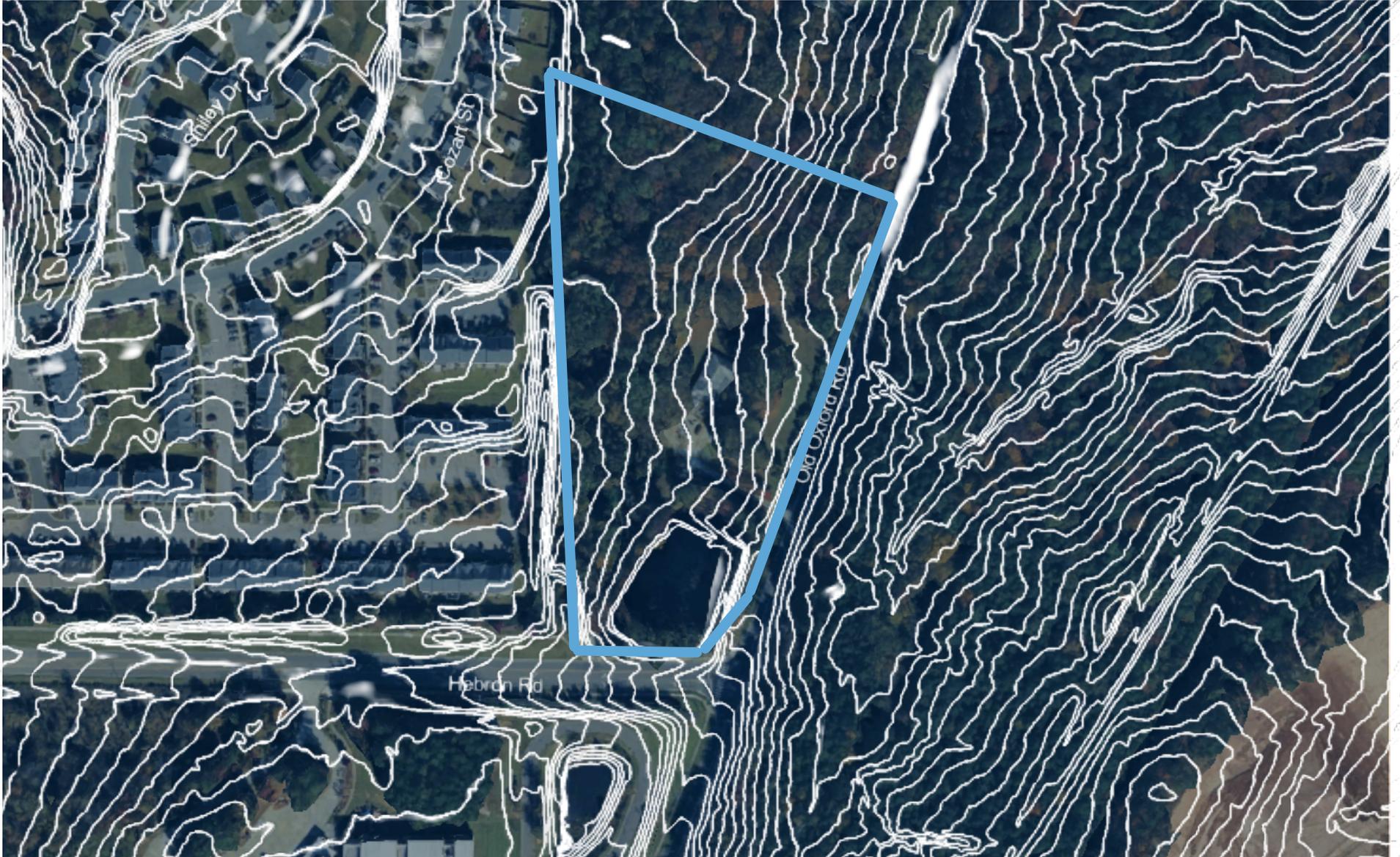
*Durham's 2023 Comprehensive Plan designates the property across the street for apartment and townhome neighborhoods, supporting the potential for similar residential development on this site.*



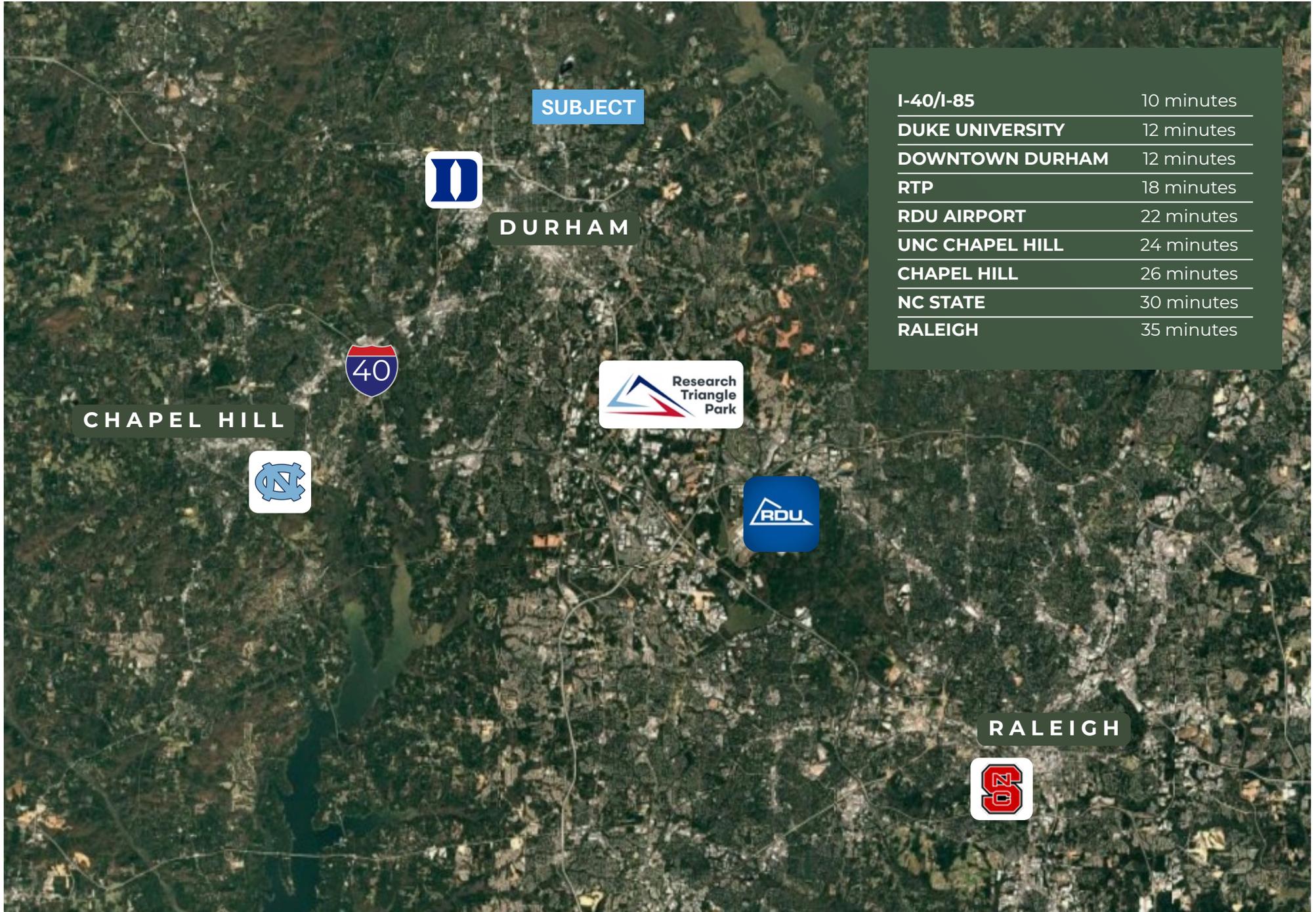
## TOPOGRAPHY

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*The property features gentle topography, minimizing grading and foundation costs for future development.*



# LOCATION





# Contact Us

**Will Yeager**

(828) 450-0140

[william.yeager@pickettsprouse.com](mailto:william.yeager@pickettsprouse.com)

[pickettsprouse.com](http://pickettsprouse.com)

