



±3.05-ACRE PARCEL



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FOR SALE

2322 SO-HI DRIVE

DURHAM, NC 27703

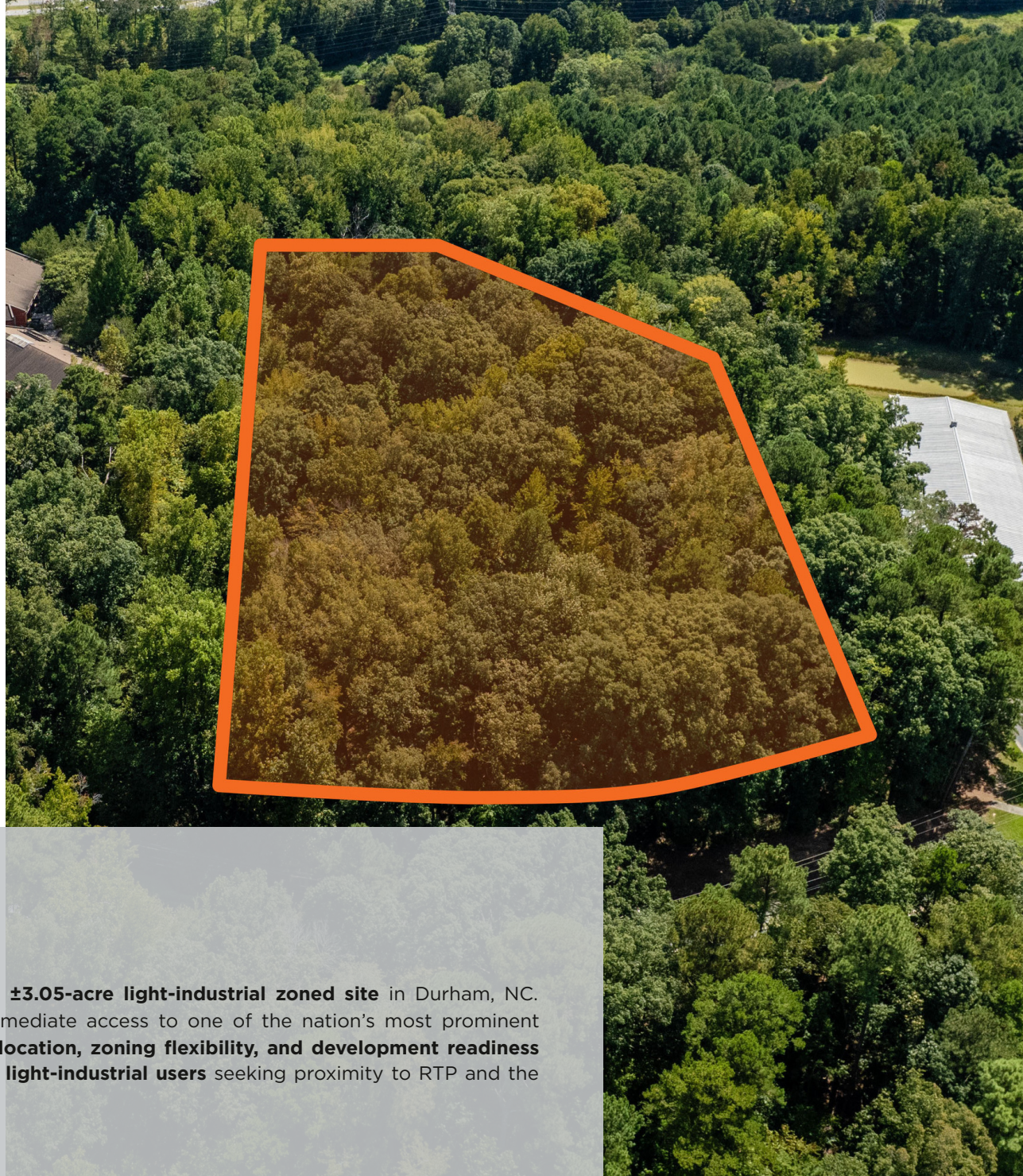
PROPERTY OVERVIEW

2322 SO-HI DRIVE

DURHAM, NC 27703

OFFERING SUMMARY

LOT SIZE:	±3.05 Acres
PARCEL ID:	216555
ZONING:	Industrial Light (IL)
FUTURE LAND USE:	General Industrial
DEVELOPMENT TIER:	Suburban
MARKET:	South Durham/RTP
TOPOGRAPHY:	Gently Sloping
TRAFFIC COUNTS:	±7,730 VPD (NCDOT '25)
PRICE/ACRE:	\$573,770
ASKING PRICE:	\$1,750,000



PROPERTY SUMMARY

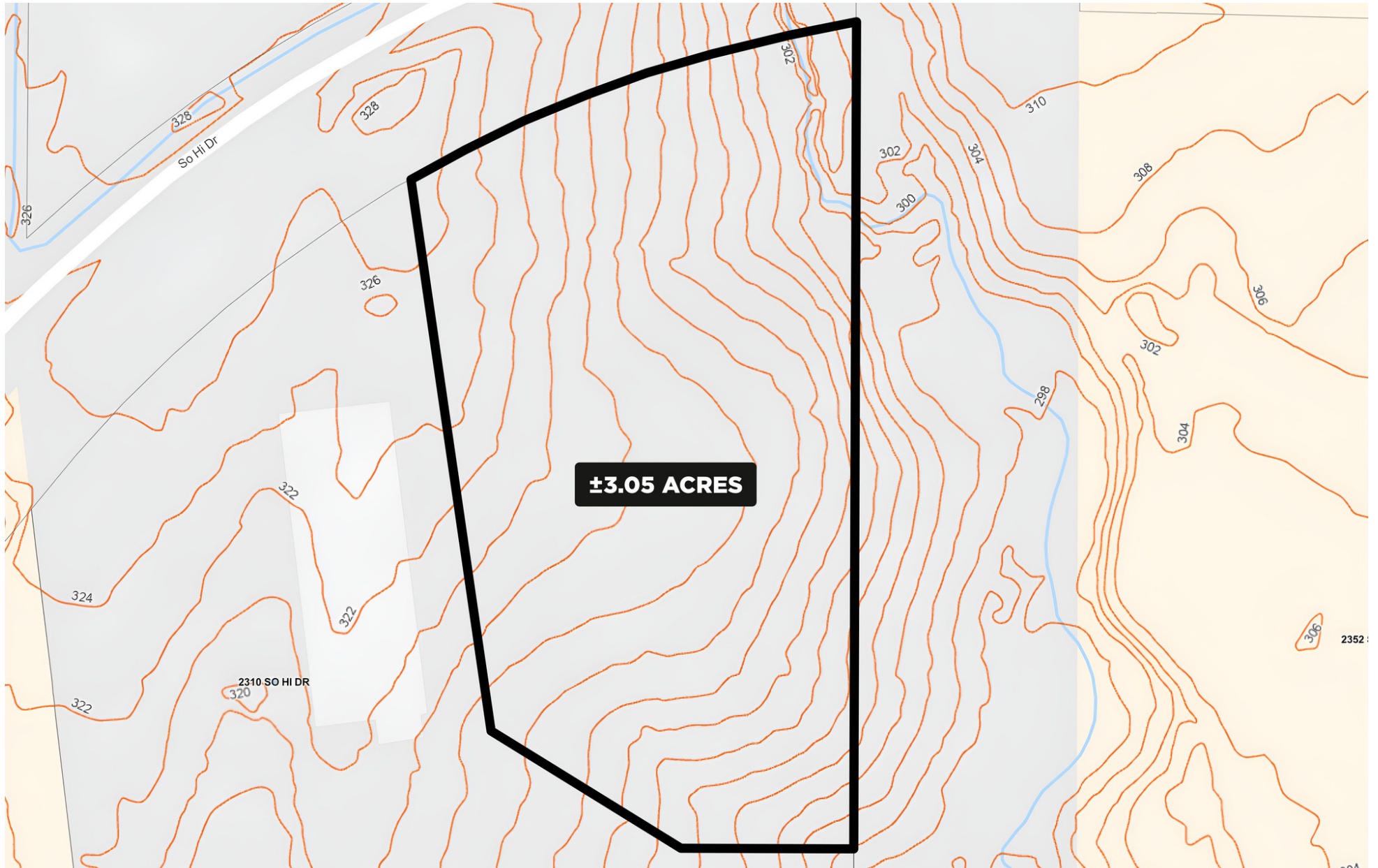
2322 So-Hi Drive offers a **premier opportunity to acquire a ±3.05-acre light-industrial zoned site** in Durham, NC. **Located directly adjacent to RTP**, the property provides immediate access to one of the nation's most prominent centers of innovation and employment. **The combination of location, zoning flexibility, and development readiness makes the site ideally suited for a range of commercial and light-industrial users** seeking proximity to RTP and the greater Triangle region.

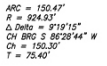
PROPERTY HIGHLIGHTS

- **Prime Location:** Directly adjacent to Research Triangle Park (RTP), one of the Southeast's largest employment centers.
- **Easily Accessible:** Quick connections to NC-147, I-885, I-40, and I-85 offer strong regional access
- **Fully-Studied Site:** A previously approved site plan (now expired) supports a $\pm 14,400$ SF building ($\pm 9,368$ SF footprint) with 58 parking spaces.
- **Utility Access:** Public waterline available via adjacent tract; other utilities nearby.
- **Flexible Zoning:** *Industrial Light* zoning in Durham's Suburban Development Tier allows a wide range of commercial + industrial uses
- **Viable Site:** Minimal stream buffers and clean Phase 1 environmental report.
- **Diverse Use Potential:** Suitable for office, medical, educational, retail, indoor recreation, storage, light industrial, and more
- **Ideal Opportunity:** Great fit for owner-users or developers seeking a strategically located infill site near RTP.



TOPOGRAPHY MAP





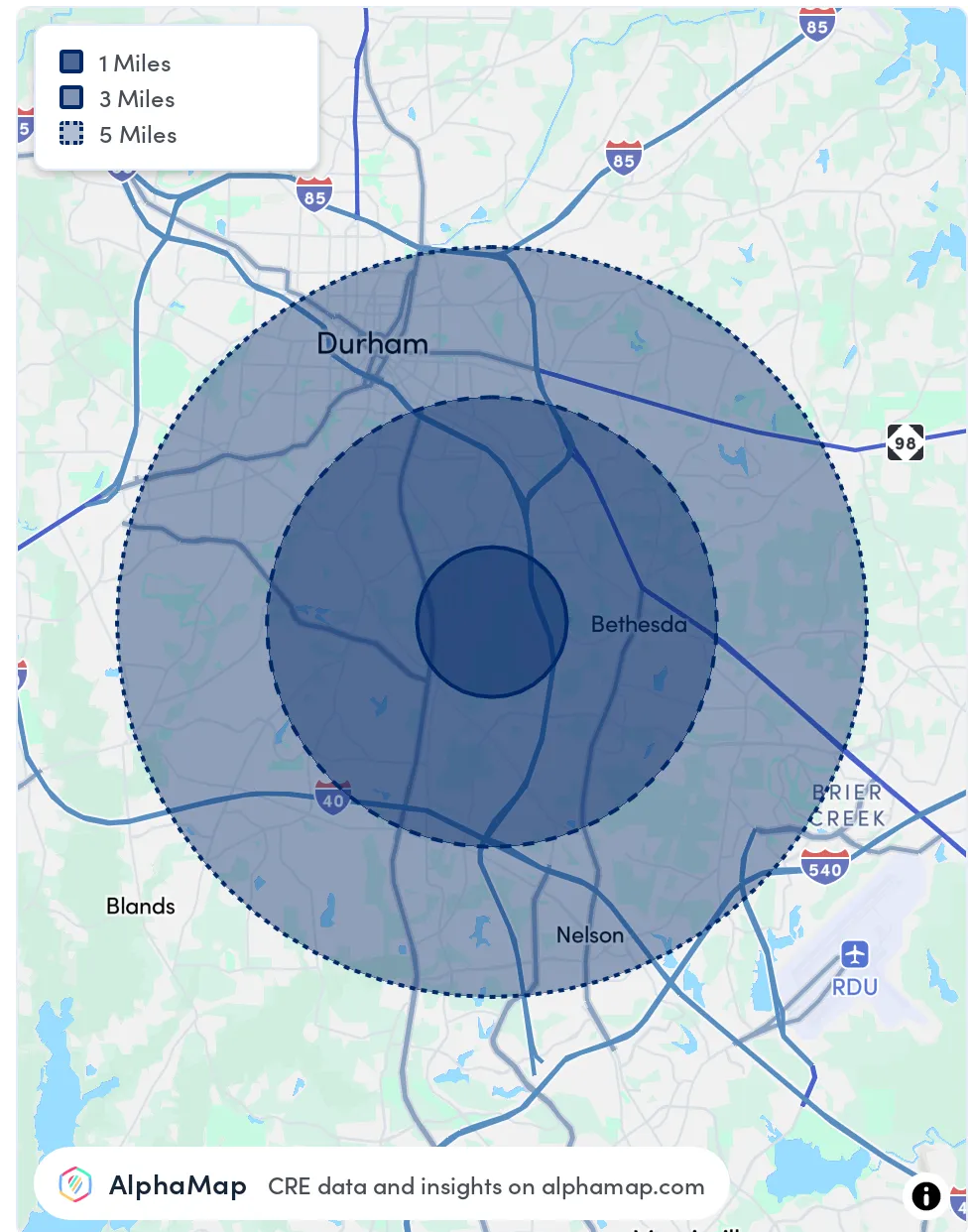
RETAILER MAP



AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,767	57,791	192,777
AVERAGE AGE	35	36	38
AVERAGE AGE (MALE)	35	35	37
AVERAGE AGE (FEMALE)	36	37	39
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,631	22,816	81,474
PERSONS PER HH	2.2	2.5	2.4
AVERAGE HH INCOME	\$102,961	\$92,069	\$111,243
AVERAGE HOUSE VALUE	\$372,833	\$335,569	\$424,444
PER CAPITA INCOME	\$46,800	\$36,827	\$46,351

Map and demographics data derived from AlphaMap





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National Reach.

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