

An aerial photograph of a residential neighborhood with a large wooded area. A portion of the wooded area is highlighted with an orange border, and another portion is outlined in white. The surrounding area includes houses, trees, and a road with cars.

3.72 ACRES

1.95 ACRES

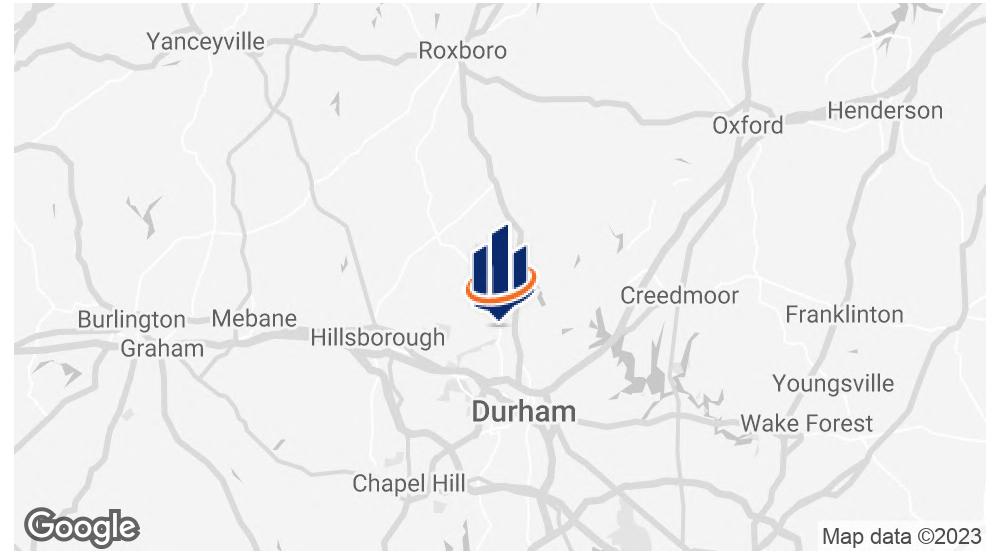
(ALSO AVAILABLE, CONTACT
BROKER FOR MORE INFO)

FOR SALE

**5010, 5014 & 5022 GUESS ROAD
DURHAM, NC 27712**



PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±3.72 Acres
ZONING:	RS-20
APN:	182691, 182690, 182689
SALE PRICE:	\$1,500,000

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for sale ±3.72 acres located at the corner of Guess Road and Latta Road in north Durham. Consisting of three parcels, this property is prime for redevelopment.

The connecting parcel, totaling ±1.95 acres, is also available for purchase. Please contact Reggie Oakley for more information.

PROPERTY HIGHLIGHTS

- Located just minutes from I-85 (4 miles), downtown Durham (7 miles), Duke University and Hospital (7 miles), and Roxboro (20 miles)

REGGIE OAKLEY

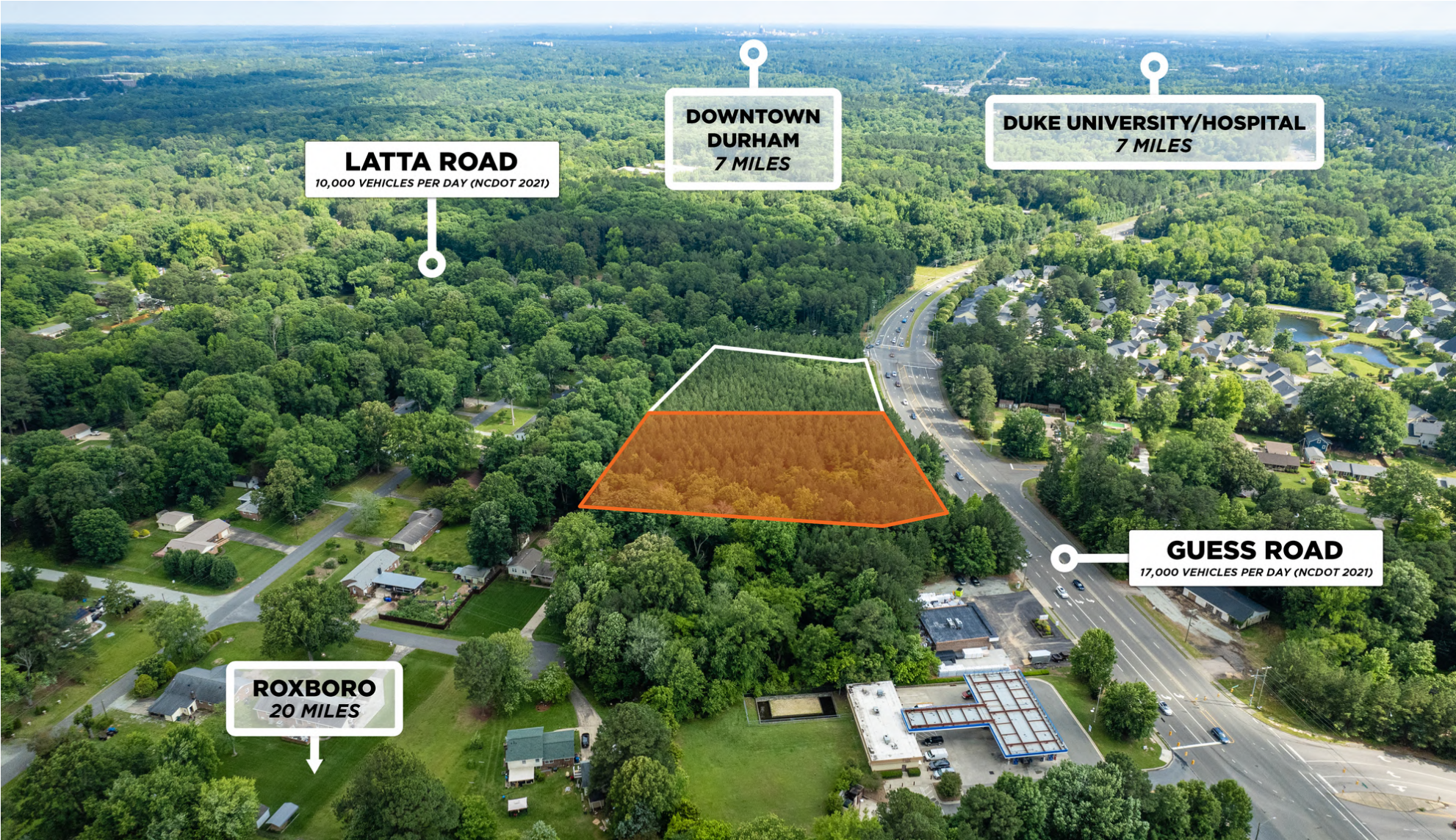
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AREA OVERVIEW



LATTA ROAD
10,000 VEHICLES PER DAY (NCDOT 2021)

DOWNTOWN DURHAM
7 MILES

DUKE UNIVERSITY/HOSPITAL
7 MILES

ROXBORO
20 MILES

GUESS ROAD
17,000 VEHICLES PER DAY (NCDOT 2021)

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

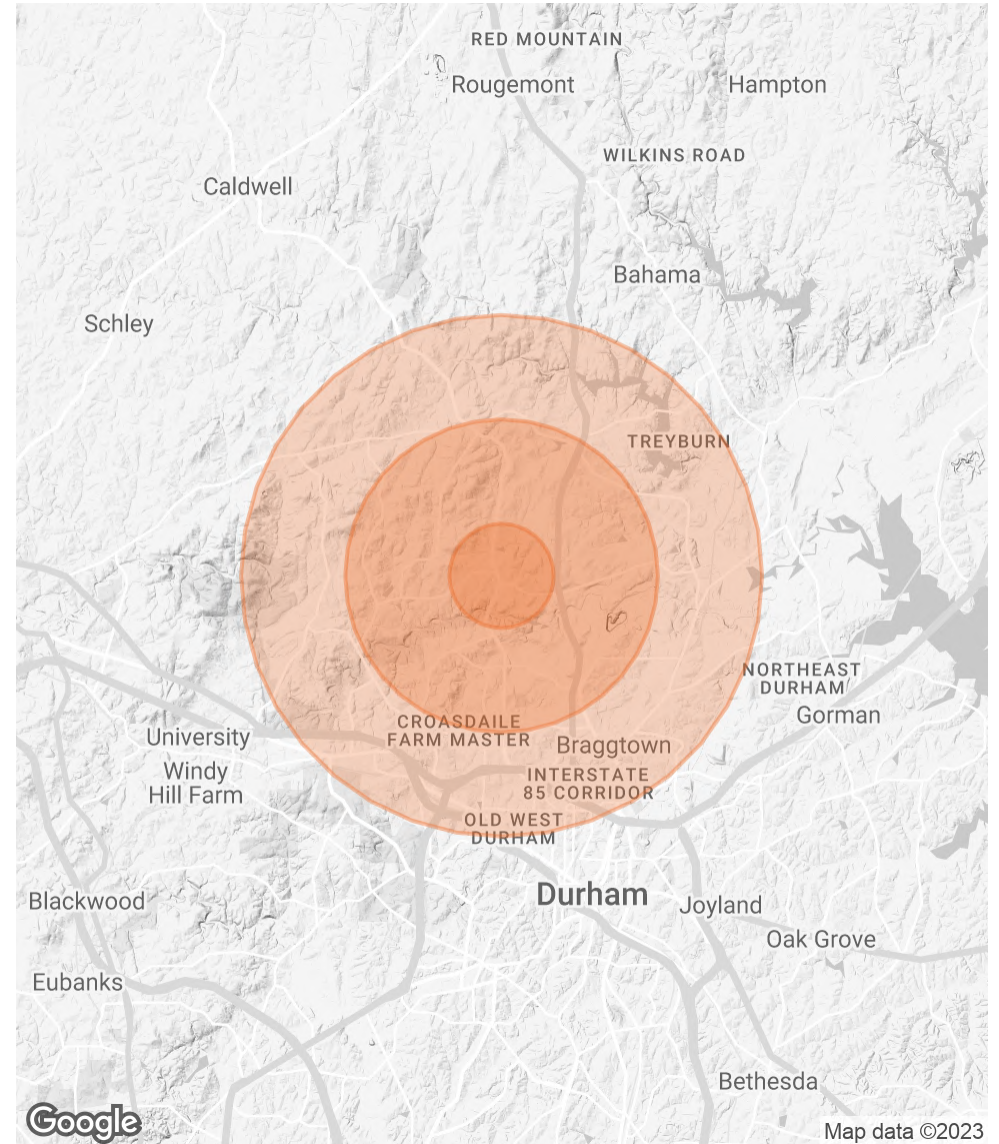
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,790	20,628	54,934
AVERAGE AGE	47.8	41.7	41.6
AVERAGE AGE (MALE)	44.9	39.7	39.4
AVERAGE AGE (FEMALE)	48.5	43.8	43.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	745	8,437	23,229
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$93,837	\$83,012	\$79,774
AVERAGE HOUSE VALUE	\$189,248	\$220,366	\$208,681

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



REGGIE OAKLEY

Senior Advisor

reggie.oakley@svn.com

Direct: **919.287.3213** | Cell: **917.771.7783**

PROFESSIONAL BACKGROUND

Reggie joined REA in 2018. He previously served as an Executive Director at a fast-growing local non-profit where he was responsible for the strategic, financial, and operational leadership of a portfolio of owned and leased properties totaling 270,000+ square feet. Reggie's commercial real estate experience includes hands-on leadership in site identification, land acquisition, local entitlements, site and building design, construction management, and project financing. His 20+ years of experience in finance and accounting includes working in and for large national and international companies in the technology and consumer products sectors.

EDUCATION

- Bachelors of Science in Business Administration, Appalachian State University

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Durham Regional Association of REALTORS®
- Member, Triangle Commercial Association of REALTORS® Member, Voyager Academy School Improvement Team
- Member, The Summit Church
- Past Board Member, Bridgehaven Counseling Associates
- Treasurer and Board Member of Durham's largest civic club, The Rotary Club of Durham

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