

An aerial photograph showing a large wooded area with a road and residential development. The road is a multi-lane highway with several vehicles. The wooded area is dense with trees, some showing autumn colors. Residential houses are visible on the right side of the image.

**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

1801-1807 US 70 East, Durham, NC 27703

Development Land For Sale

39 ± ACRES

Mark Micol

mark.micol@pickettsprouse.com
(919) 287-3048

Jerry Gambill

jgambill@pickettsprouse.com
(919) 287-3047

Pickett Sprouse

info@westandwoodall.com
(919) 493-0395

PROPERTY SUMMARY

39±

Acres

1700±

Feet of Road Frontage

\$8mil

Asking Price

This attractive southeast Durham (Durham County) land tract is a 10-minute drive south to Research Triangle Park, a 15-minute drive east to Raleigh Durham International Airport, and a 10-minute drive west to downtown Durham.

The successful Brightleaf at the Park residential community is located to the north.

ACREAGE	39± - Subject to new survey
PIN	164953, 164956, 164955, 164954
ASKING PRICE	\$8,000,000
ZONING	CG Commercial along US 70 Frontage; Balance is Zoned RS 20 & RR; Suburban Tier; Future Land Use Commercial
BEST USE	Commercial Development, Mixed-Use, Multifamily Residential
ROAD FRONTAGE	1700± Feet
UTILITIES	Durham City Water Line in US 70. Durham City sewer manhole is close to the southeast corner







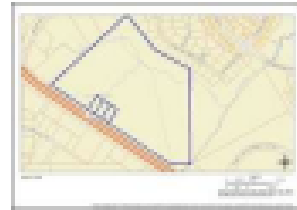
Demographic Summary Report

US 70 HWY

1801-1807 US 70 Hwy, Durham, NC 27703

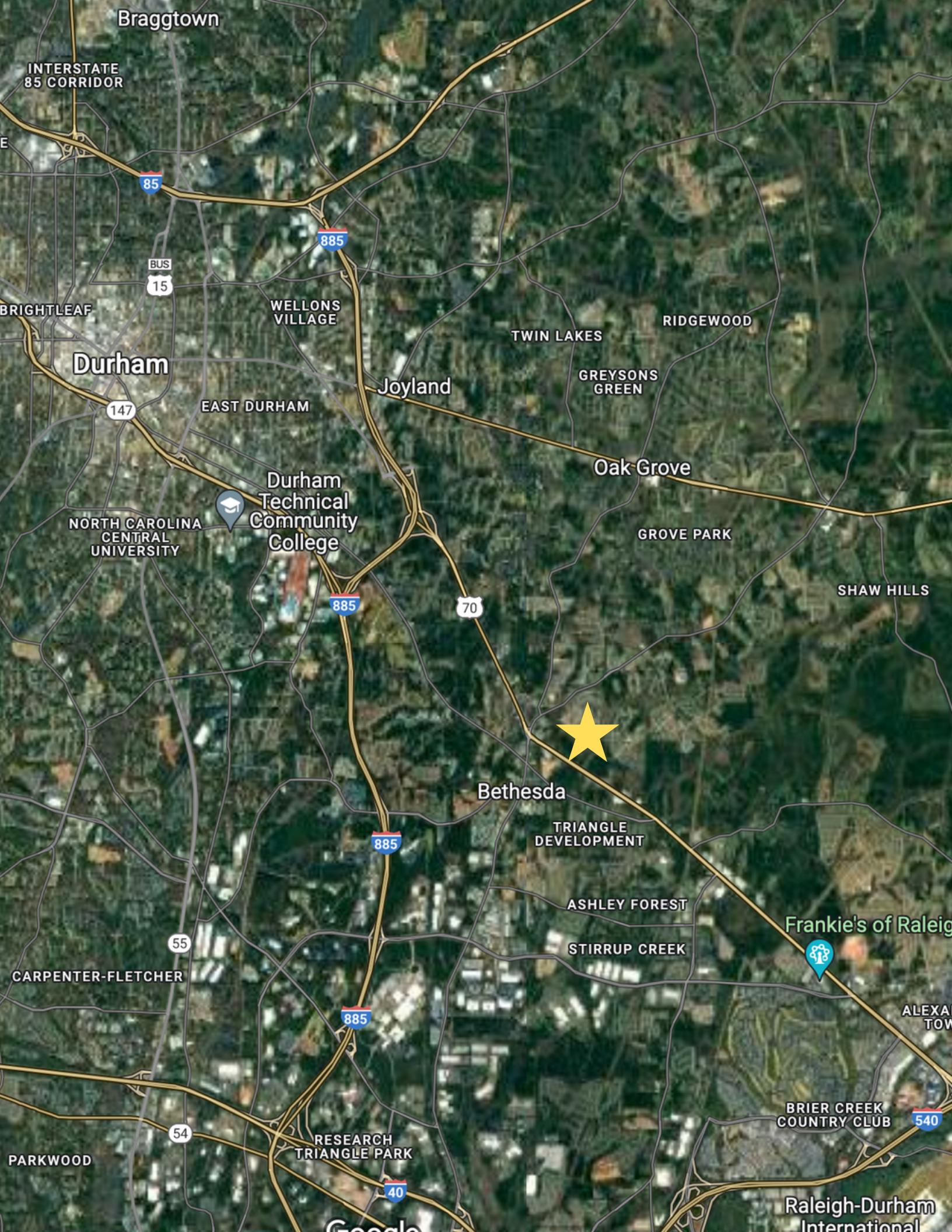
Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -

Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Yr: -



Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	5,423	137,933	482,834
2023 Estimate	5,028	132,572	468,106
2010 Census	2,414	97,054	365,587
Growth 2023 - 2028	7.86%	4.04%	3.59%
Growth 2010 - 2023	108.29%	36.80%	27.50%
2023 Population by Hispanic Origin			
2023 Population	5,028	132,572	468,106
White	3,092 61.50%	55,676 42.00%	263,332 56.50%
Black	1,535 30.53%	65,017 49.04%	136,147 29.21%
Am. Indian & Alaskan	67 1.33%	1,588 1.18%	3,815 0.82%
Asian	201 4.00%	6,570 4.96%	48,863 10.48%
Hawaiian & Pacific Island	2 0.04%	128 0.10%	514 0.11%
Other	130 2.59%	3,613 2.73%	13,435 2.88%
U.S. Armed Forces	0	132	417
Households			
2028 Projection	2,103	54,976	200,723
2023 Estimate	1,957	52,712	193,611
2010 Census	999	38,191	152,037
Growth 2023 - 2028	7.46%	4.30%	3.67%
Growth 2010 - 2023	95.90%	38.02%	27.34%
Owner Occupied	1,404 71.74%	26,100 49.51%	101,135 52.24%
Renter Occupied	553 28.26%	26,612 50.49%	92,476 47.76%
2023 Households by HH Income			
Income: <\$25,000	117 5.97%	7,889 14.97%	25,169 13.00%
Income: \$25,000 - \$50,000	272 13.88%	11,503 21.82%	37,413 19.32%
Income: \$50,000 - \$75,000	180 9.19%	8,082 15.33%	30,535 15.77%
Income: \$75,000 - \$100,000	373 19.04%	8,603 16.32%	28,342 13.61%
Income: \$100,000 - \$125,000	243 12.40%	5,143 9.76%	20,126 10.40%
Income: \$125,000 - \$150,000	417 21.29%	4,106 7.79%	14,715 7.60%
Income: \$150,000 - \$200,000	258 13.17%	3,960 7.51%	18,104 9.35%
Income: \$200,000+	99 5.05%	3,428 6.50%	21,205 10.95%
2023 Avg Household Income	\$110,713	\$88,850	\$103,025
2023 Med Household Income	\$103,858	\$70,706	\$78,499





Braggtown

INTERSTATE
85 CORRIDOR

85

BUS
15

885

BRIGHTLEAF

WELLONS
VILLAGE

TWIN LAKES

RIDGEWOOD

Durham

Joyland

GREYSONS
GREEN

EAST DURHAM

147

Durham
Technical
Community
College

Oak Grove

NORTH CAROLINA
CENTRAL
UNIVERSITY

GROVE PARK

SHAW HILLS

885

70



Bethesda

TRIANGLE
DEVELOPMENT

ASHLEY FOREST

Frankie's of Raleigh

STIRRUP CREEK

55

CARPENTER-FLETCHER

885

ALEXA
TOW

54

BRIER CREEK
COUNTRY CLUB

540

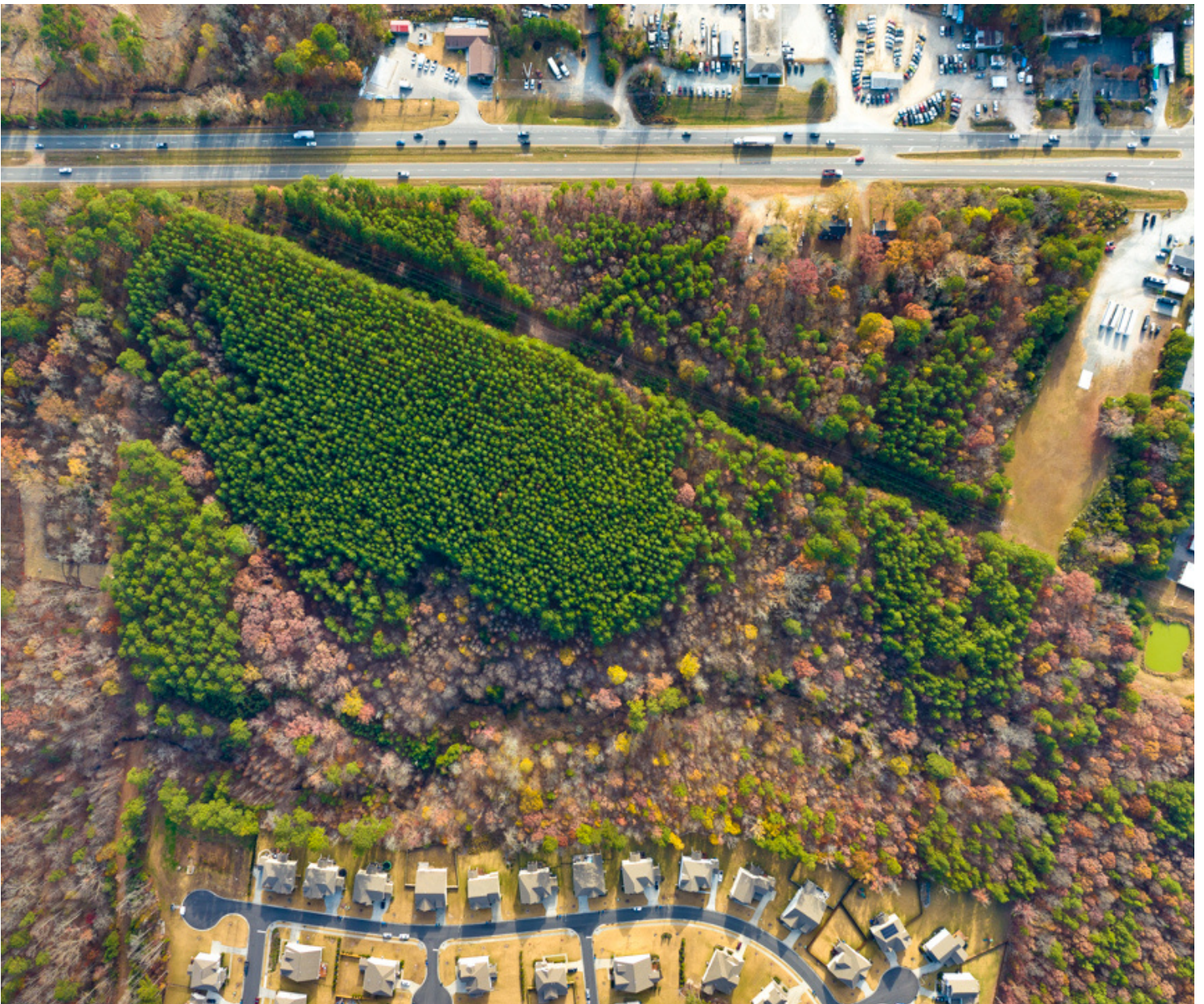
PARKWOOD

RESEARCH
TRIANGLE PARK

40

Raleigh-Durham
International

Google



Contact Us

Mark Micol

mark.micol@pickettsprouse.com
(919) 287-3048

Jerry Gambill

jgambill@pickettsprouse.com
(919) 287-3047

Pickett Sprouse

info@westandwoodall.com
(919) 493-0395

pickettsprouse.com

