



FOR SALE | ±0.86 ACRES
1426 E. NC-54 HWY
DURHAM, NC 27713

PRESENTED BY:



JOHNNY WEHMANN

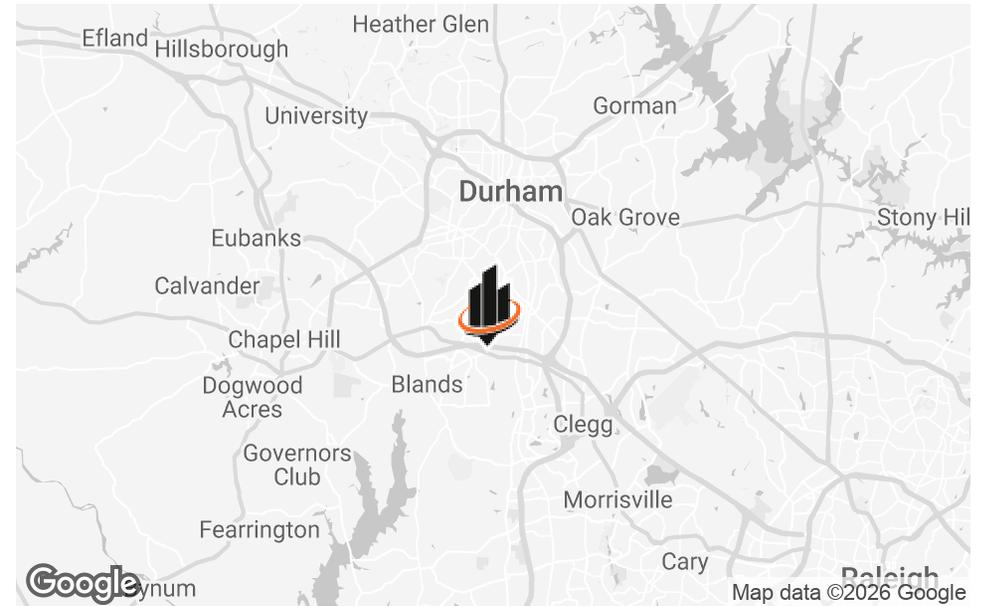
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WHIT BRANNON

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PROPERTY SUMMARY



ASKING PRICE

\$989,000

OFFERING SUMMARY

LOT SIZE: ±0.86 Acres

PARCEL ID: 153034

MARKET: South Durham

CURRENT ZONING: OI (Office Institutional)

PROPOSED NEW ZONING: Commercial Mixed Use 3 (CX-3)

TRAFFIC COUNTS: ±19,513 VPD (2025)

PROPERTY OVERVIEW

The property currently **operates as an income-producing office with straightforward redevelopment potential**. In-place income provides a **solid placeholder while future redevelopment plans are evaluated**.

LOCATION INFORMATION

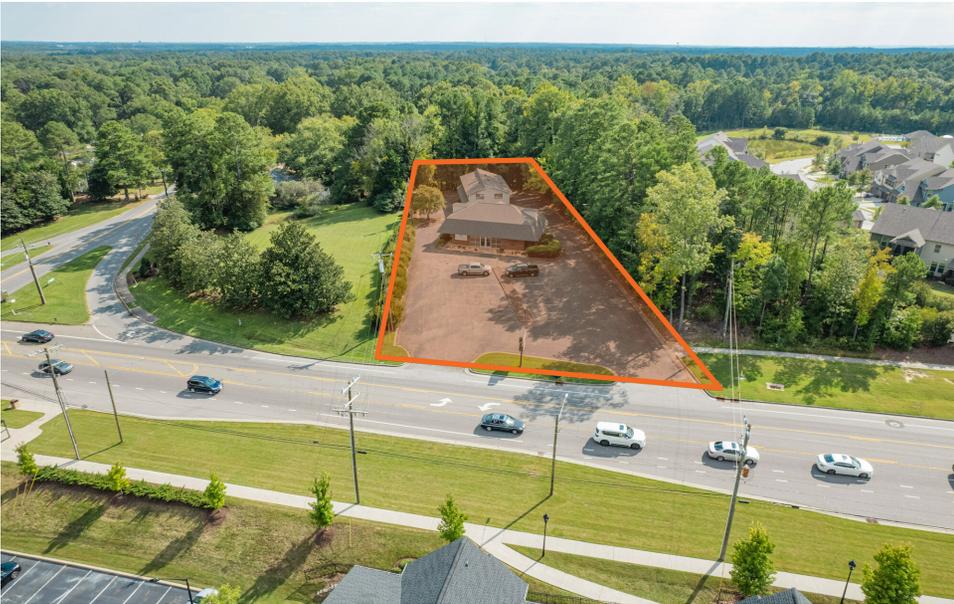
Located in the **highly-trafficked The Streets at Southpoint area on NC-54**, parallel to I-40 between Fayetteville Rd and Hwy 55. **The property is surrounded by residential communities** and sits across from a preschool and a new multifamily development.

A signalized intersection one block east of the property **serves as the main entrance to Parkwood, a classic Durham planned community with 3,500+ residents**.

PROPERTY HIGHLIGHTS

- Covered land play with in-place income and high visibility on NC-54
- Two office buildings on site, totaling ±4,706 SF
- Drive-thru potential for select users (contact broker for more details)

PROPERTY PHOTOS



SITE PLAN



RETAILER MAP

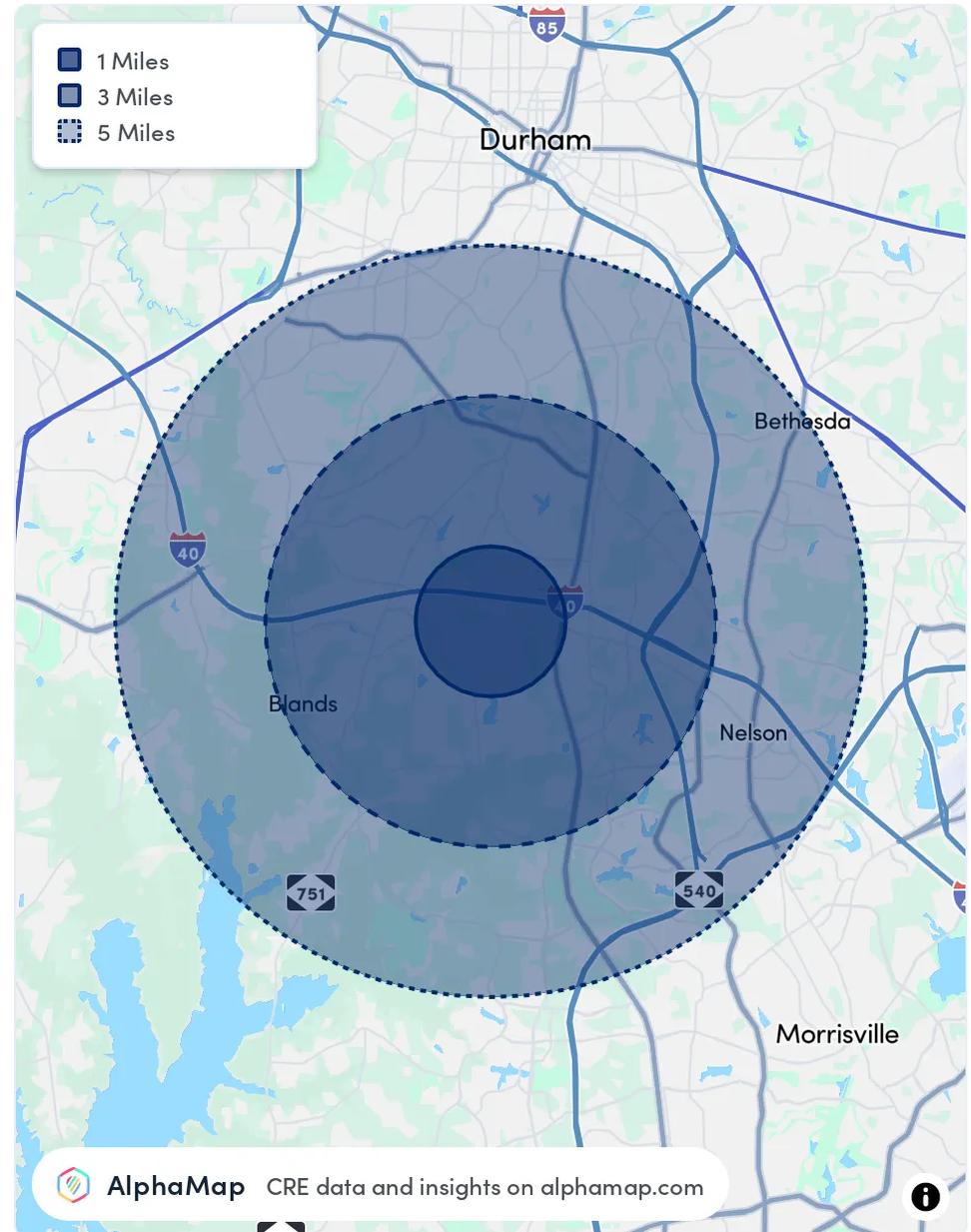


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,010	54,795	129,451
AVERAGE AGE	37	38	38
AVERAGE AGE (MALE)	36	37	36
AVERAGE AGE (FEMALE)	38	39	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,669	24,503	54,693
PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$109,718	\$126,961	\$128,358
AVERAGE HOUSE VALUE	\$353,978	\$399,510	\$454,216
PER CAPITA INCOME	\$52,246	\$57,709	\$53,482

Map and demographics data derived from AlphaMap





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