



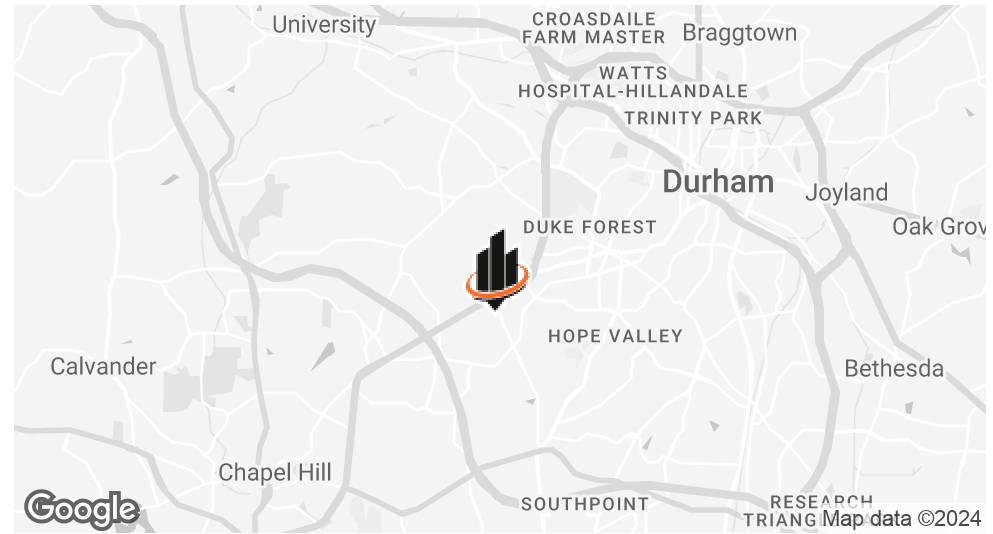
±2.82 ACRES

FOR SALE

4350 GARRETT ROAD

DURHAM, NC 27707

PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	±2.82 Acres
ZONING:	Commercial General (D)
PARCEL ID:	140087
SALE PRICE:	\$1,400,000

PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for sale this **±2.82-acre lot located at 4350 Garrett Road in south Durham**, just seconds from Durham-Chapel Hill Blvd.

PROPERTY HIGHLIGHTS

- Rare infill opportunity in **close proximity to the 15-501** corridor
- Site is **immediately adjacent to Go Dog** Day Care & Boarding facility
- Centrally located between **downtown Durham (±5 miles) and Chapel Hill (±2 miles)**
- Easy access to **I-40 (±1.5 miles) and I-85 via 15-501 (±5 miles)**

WHIT BRANNON

O: 919.287.3219

whit.brannon@svn.com

SETH JERNIGAN, CCIM

O: 919.287.2121

seth.jernigan@svn.com

SITE PHOTOS



WHIT BRANNON
O: 919.287.3219
whit.brannon@svn.com

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SITE PLAN



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SOUTH DURHAM LAND FOR SALE | 4350 Garrett Road Durham, NC 27707



RETAILER & TRAFFIC COUNTS MAP



WHIT BRANNON
 O: 919.287.3219
 whit.brannon@svn.com

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DEMOGRAPHICS MAP & REPORT

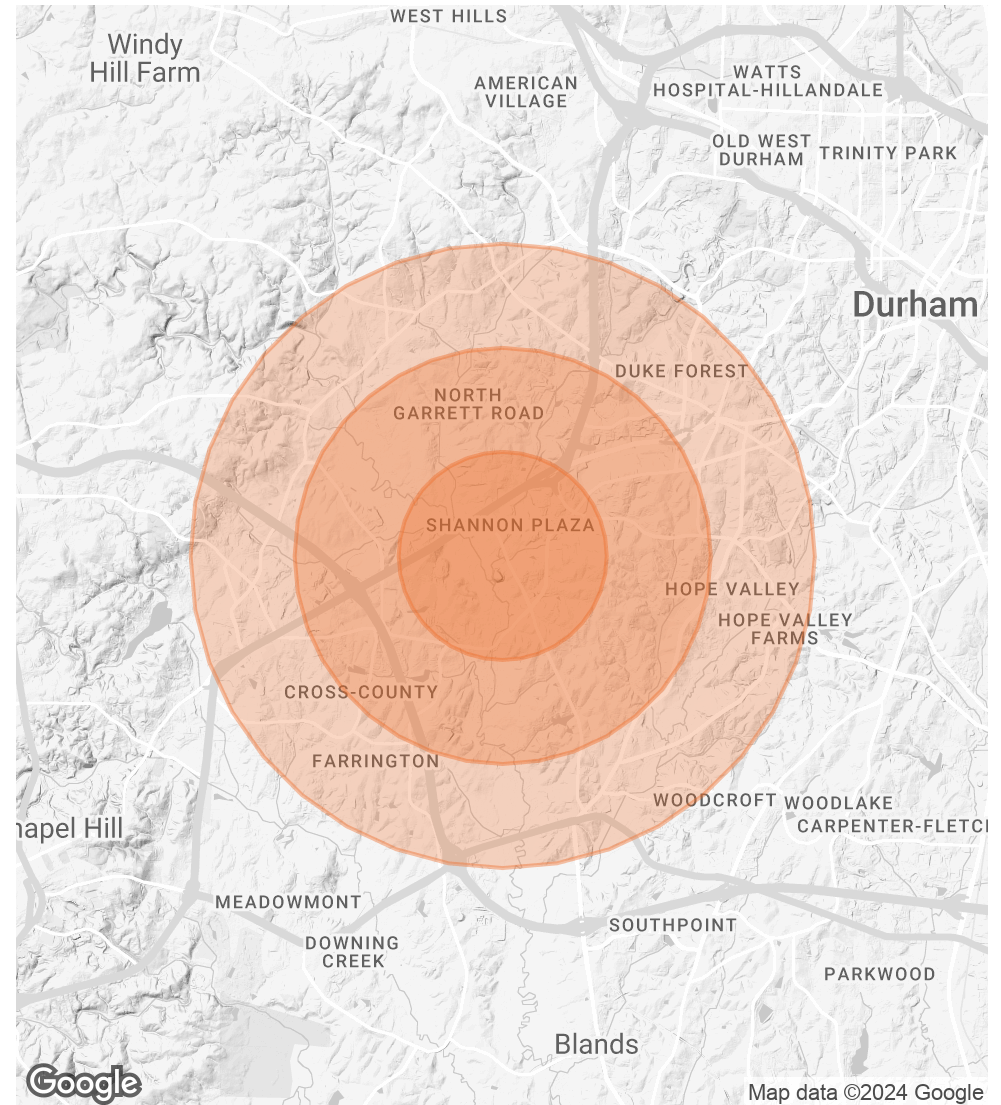
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,158	24,722	51,631
AVERAGE AGE	32.6	37.8	38.5
AVERAGE AGE (MALE)	34.0	36.2	35.6
AVERAGE AGE (FEMALE)	32.7	39.1	41.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,978	11,687	23,984
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$70,202	\$97,595	\$99,795
AVERAGE HOUSE VALUE	\$190,421	\$268,671	\$278,799

2020 American Community Survey (ACS)



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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

WHIT BRANNON

O: 919.287.3219

whit.brannon@svn.com

SETH JERNIGAN, CCIM

O: 919.287.2121

seth.jernigan@svn.com

ADVISOR BIO



WHIT BRANNON

Advisor

whit.brannon@svn.com

Direct: **919.287.3219** | Cell: **919.667.6226**

PROFESSIONAL BACKGROUND

Whit started his real estate career at Morris Commercial in 2016. Having grown up in Chapel Hill and residing in Durham, Whit brings local knowledge to SVN | REA, where his primary focus is on retail infill opportunities and industrial. He loves spending time with his wife and dogs and, together, they enjoy running and competing in local races, such as The Tar Heel 10 Miler, Running of the Bulls 8K, and The Bull City Half Marathon.

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of Realtors®
- Member, National Association of Realtors®

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O: 919.287.3219

whit.brannon@svn.com

SETH JERNIGAN, CCIM

O: 919.287.2121

seth.jernigan@svn.com

ADVISOR BIO



SETH JERNIGAN, CCIM

President

seth.jernigan@svn.com

Direct: **919.287.2121** | Cell: **919.475.7080**

PROFESSIONAL BACKGROUND

Seth has a life-long affiliation with SVN | REA. As the second generation of leadership, his exposure to the real estate industry started at a young age. Seth's professional career began at Accenture, a global management consulting firm in Charlotte, NC, where he learned to apply a disciplined project management approach to complex business environments. Seth brought his consulting skills to SVN | REA in the early 2000s, focusing on the commercial brokerage division and business development. He now oversees all company operations and remains active in commercial brokerage, alongside a team of 9 experienced brokers, closing nearly 200 transactions annually.

EDUCATION

- Bachelor of Science degree in Business and Finance, North Carolina State University

MEMBERSHIPS

- Member and Past President of Durham's largest civic club, The Rotary Club of Durham
- Past Chair, Durham Convention and Visitor's Bureau Board (n.k.a. Discover Durham)
- Past Board Member, Caring House
- Board Member, The Emily Krzyzewski Center Board of Directors
- Member, Truist Durham Advisory Board
- Past Board Member and Vice Chairman, The Forest at Duke
- Past Deacon, Trinity Avenue Presbyterian Church
- Past Trustee and Past President, Durham Academy Alumni Board
- Licensed Real Estate Broker, North Carolina
- Member, Certified Commercial Investment Member
- Member, Durham Regional Association of REALTORS®
- Member, Triangle Commercial Association of REALTORS®
- Member, North Carolina Association of REALTORS®

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