



**FOR SALE**

# ±24 Acres on US-70 / Miami Blvd

Durham Development Opportunity

1202 S. Miami Boulevard · Durham, NC 27703

**CALL FOR PRICING**

**NEWMARK**

## PROPERTY OVERVIEW

# ±24-acre infill opportunity on a primary Durham corridor

Positioned with +/- 660 feet of frontage on US-70 (S. Miami Boulevard), this raw, ±24.02-acre tract sits in the South Durham submarket — roughly two miles north of Research Triangle Park and 3.5 miles southeast of downtown Durham.

City of Durham water and sewer are available, and the parcel's Mixed Use Neighborhood future land use designation signals meaningful upside potential for a buyer pursuing commercial, mixed-use, or single-family development.

±24 AC

Total site area (±1,046,222 SF)

660 ft

Frontage on US-70 / S. Miami Blvd

## PROPERTY FACTS

### SIZE

±24.02 AC

### ZONING

RS-20 (Residential Suburban-20)

### FUTURE LAND USE

Mixed Use Neighborhood (MUN)

### FRONTAGE

660' on US-70 (S. Miami Blvd)

### UTILITIES

City water & sewer

### PIN

0840536836

### PRICE

***Negotiable / Call for pricing***

## LOCATION

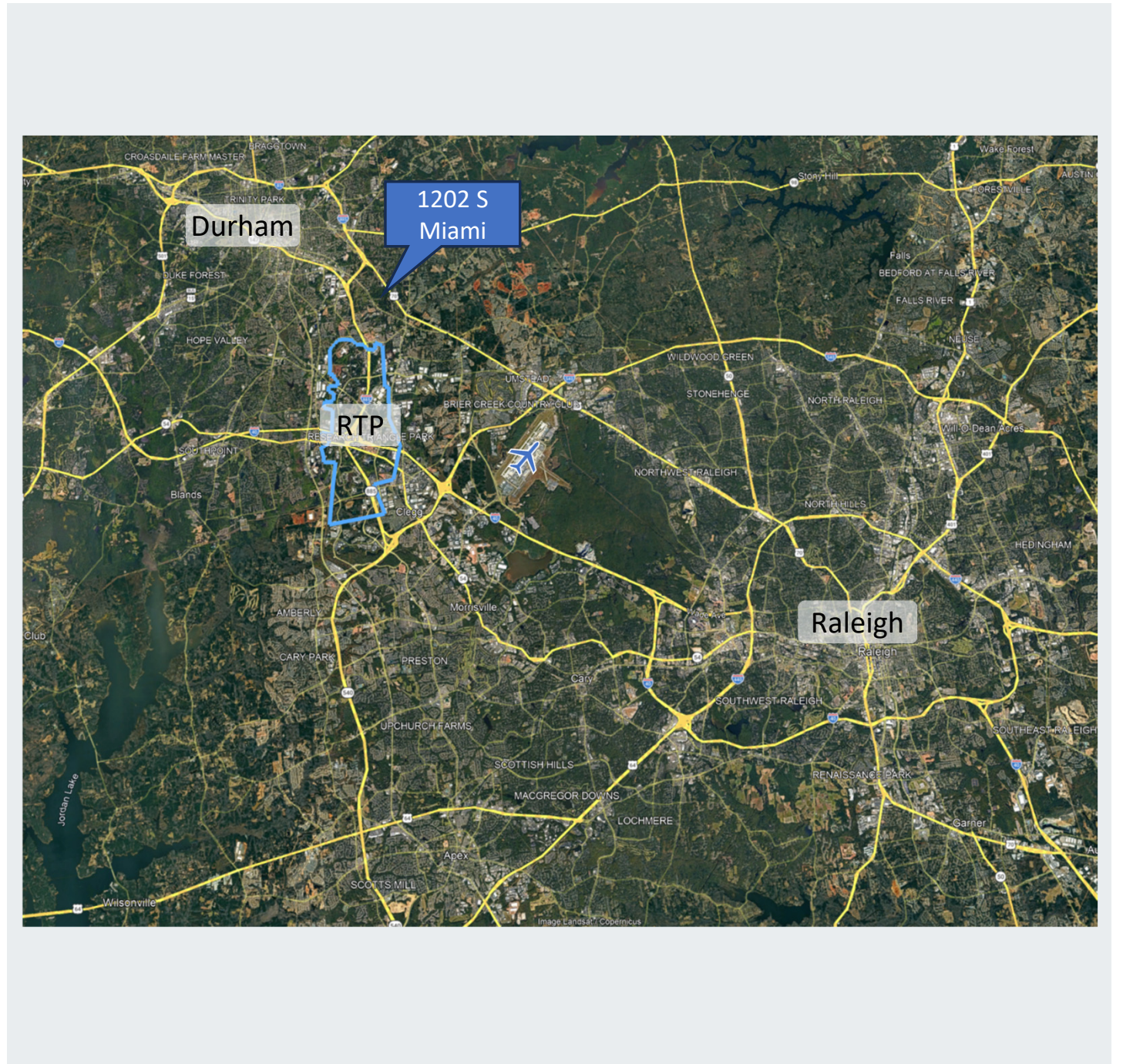
# At the center of the Research Triangle

### One of the nation's strongest growth metros.

The Raleigh-Durham / Research Triangle anchors a deep base of technology, life-science, and university employment, drawing sustained population and job growth. This growth is expected to continue as the market's vibrant base continues to attract significant year over year investment and population movement.

### Connected and accessible.

The site fronts US-70, a primary commuter corridor, with quick reach to Research Triangle Park, downtown Durham, Raleigh-Durham International Airport, and the I-40 / I-85 / I-540 highway network.



## FUTURE LAND USE

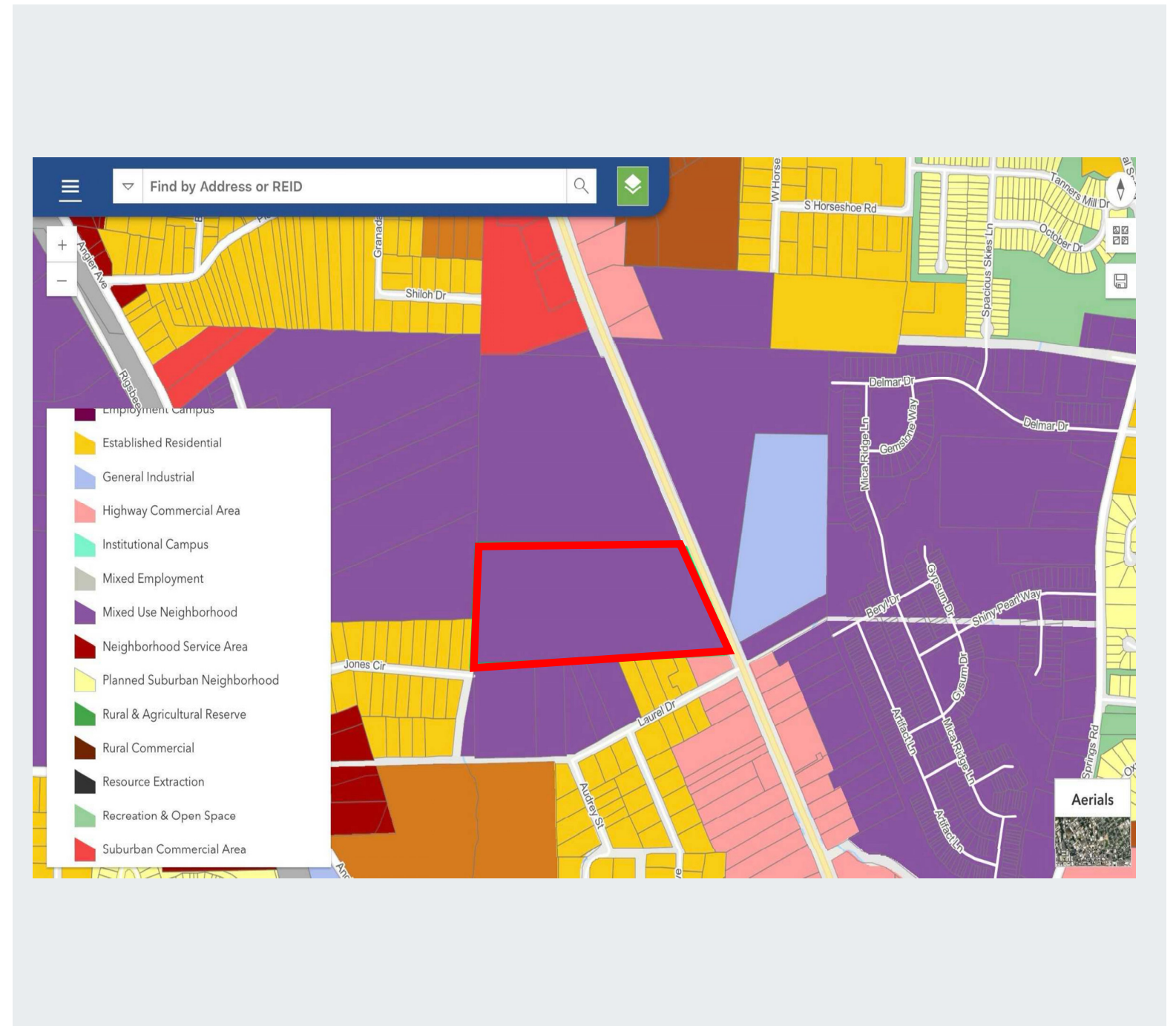
# Mixed Use Neighborhood upside

The site (outlined in green) falls within a Mixed Use Neighborhood (MUN) place type under the Durham Comprehensive Plan, adopted October 2023.

MUN areas support a mix of residential and non-residential uses — shops, restaurants, offices, schools, and civic uses — with non-residential uses within a 15-minute walk of homes.

The plan envisions a variety of housing types at higher density and a range of price points, with integrated green space — signaling strong upside for a mixed-use development consistent with the City's plan.

Link: [Durham Comprehensive Plan](#)



## ZONING

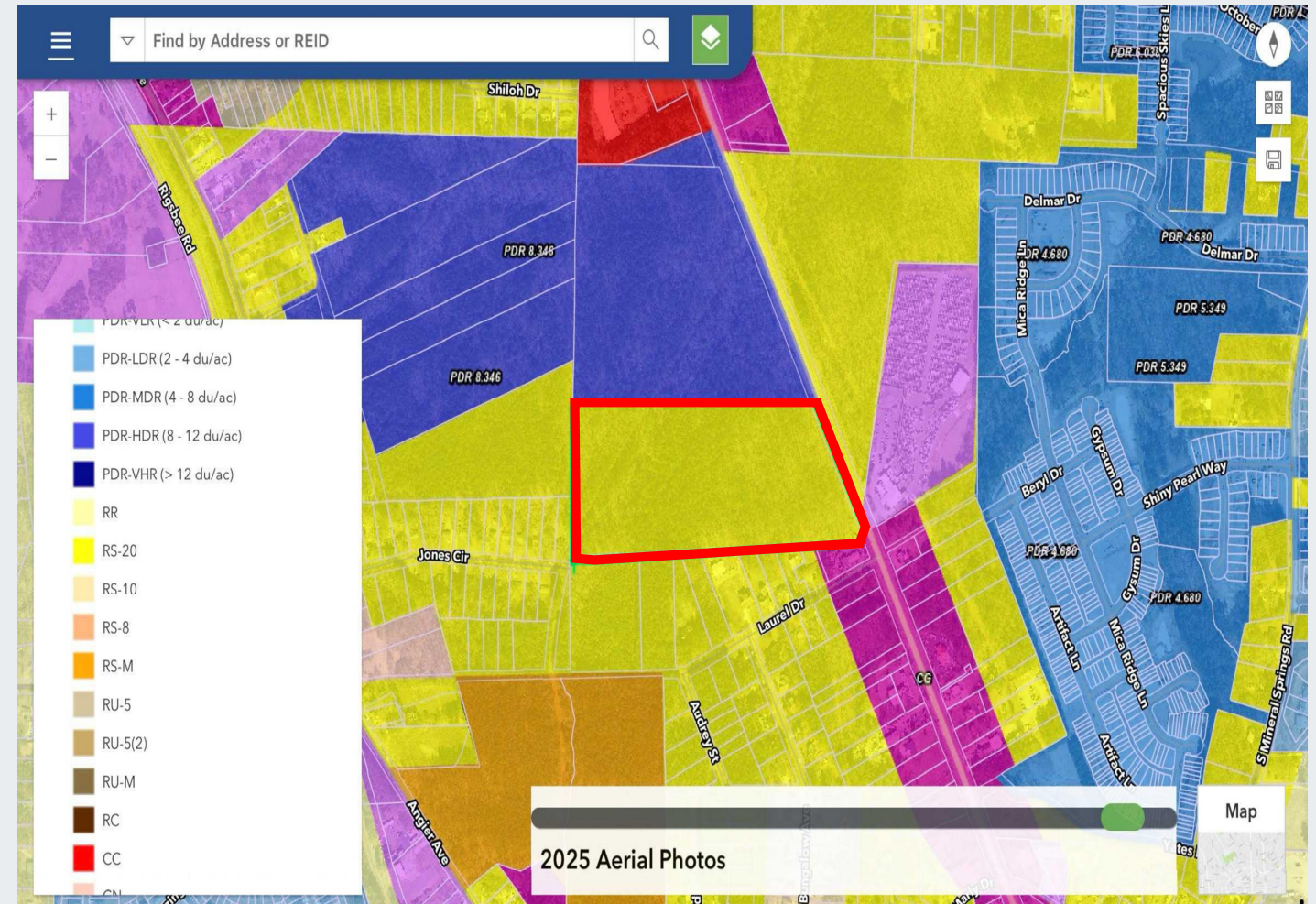
# Currently RS-20

The parcel is presently zoned RS-20 (Residential Suburban-20), shown in the surrounding yellow zoning district with the site outlined in green.

Its Mixed Use Neighborhood future land use designation supports rezoning to a mixed-use or higher-density plan consistent with the City of Durham's Comprehensive Plan.

Buyers should confirm entitlement pathways and timing with the City of Durham as part of due diligence.

Link: [Durham UDO](#)

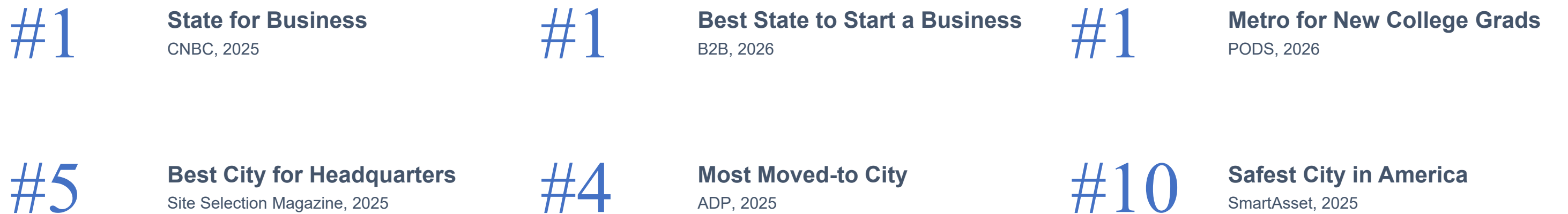




## MARKET OVERVIEW

# A top-tier business climate

The Raleigh-Durham metro is one of the nation's fastest-growing markets and ranks #1 State for Business. A low cost of doing business and a tax-friendly climate continue to draw companies and talent to the region.



*Lowest cost of living among major tech hubs; cost of doing business ~6.5% below the national average.*

## GROWTH & TALENT

# Sustained growth and a deep talent base

From 2020 to 2025 the Raleigh metro added roughly 171,148 residents (11.9% growth) — about 94 new residents per day. Durham-Chapel Hill is the #1 source of in-migration to Raleigh, and growth is forecast to continue through 2030.

### BY 2030

Forecast to add ~32,036 more people and ~63,206 jobs (2.3% avg annual population growth; 1.5% avg annual employment growth).

# 1.6M

Total metro population

# 1.7%

Annual population growth

# \$103,828

Average household income

# 770,200

Total nonfarm employment

# 53.7%

Adults with a bachelor's degree+  
(#6 Most Educated City, WalletHub 2025)

# 3.4%

Unemployment rate

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## 3 Fortune 500 headquarters

Major employers include SAS, Duke University & Health System, Pfizer, IBM, Cisco, Lenovo, Fidelity, and Lowe's.

FOR SALE

# 1202 S. Miami Boulevard

Durham, NC 27703 · ±24.01 acres · US-70 frontage

Engineered to *Excel*

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CONTACT

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