



DOWNTOWN DURHAM REDEVELOPMENT SITE

514, 518, 520 N Mangum Street

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LISTED BY

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DEMOGRAPHIC SUMMARY

REDEVELOPMENT OPPORTUNITY IN THE HEART OF THE BULL CITY

The 0.95-acre site has about 250 feet of frontage on the east side of N. Mangum St., a two-lane, one-way southbound corridor that goes through the downtown center to the Durham Freeway.



STRATEGIC INVESTMENT

Positioned strategically, this property can be the next step for the city's continued development.

ADDRESS	514, 518, 520 N. Mangum St., Durham, NC 27701
LOT SIZE	0.95 Acres
DEED BOOK / PAGE	3191/701
COMBINED ASSESSED TAX VALUE	\$2,763,745
ZONING	DD S-2*
GIS PARCELS	110426, 110425, 110424
PRICE	\$5,200,000

**Permitted uses include multi-family, condo/town home, medical office, retail, restaurant, office, and some light industrial service uses.*



ATTRACTIVE DOWNTOWN LOCATION

The property is a short walk from Durham City-County governmental offices, Durham's Performing Arts Center (DPAC), Durham Central Park, Old Bulls Baseball Facility, the American Tobacco Campus, and the Durham Bulls Athletic Park.





DEVELOPING NEIGHBORHOOD

The neighborhood is developing steadily with new mid-rise apartment complexes, residential condominiums, and town home properties. New retail and restaurant businesses are also starting and growing nearby.

Mixed-use projects are being built along nearby Rigsbee Ave., Foster St., Washington St., Morgan Loop, Geer St., Corporation St., and Hunt St.

EMERGING RESIDENTIAL DEVELOPMENTS



1 The George

2 GeerHouse

3 Rigsbee

4 Rigsbee

5 120 Broadway St

6 106 Broadway St

7 YMCA Apartments



One City Center Apartments

City Hall

Durham Public Schools

N MANGUM ST

Aura 509 Apartments & Condos

SUBJECT

Mangum Flats Condos

N Mangum Street

 6,379
Avg. Cars Per Day

SUBJECT

Morgan Street

 3,663
Avg. Cars Per Day

E Chapel Hill Street

 1,916
Avg. Cars Per Day

ABOUT DURHAM, NC

Durham, situated in the heart of the Triangle of North Carolina, is a city rich in history and cultural diversity. Renowned for its vibrant community and unique blend of old-world charm and modern innovation, Durham has evolved into a thriving hub.

The city is not only home to prominent universities like Duke and North Carolina Central University but also has a flourishing arts scene, with numerous galleries, theaters, and music venues.

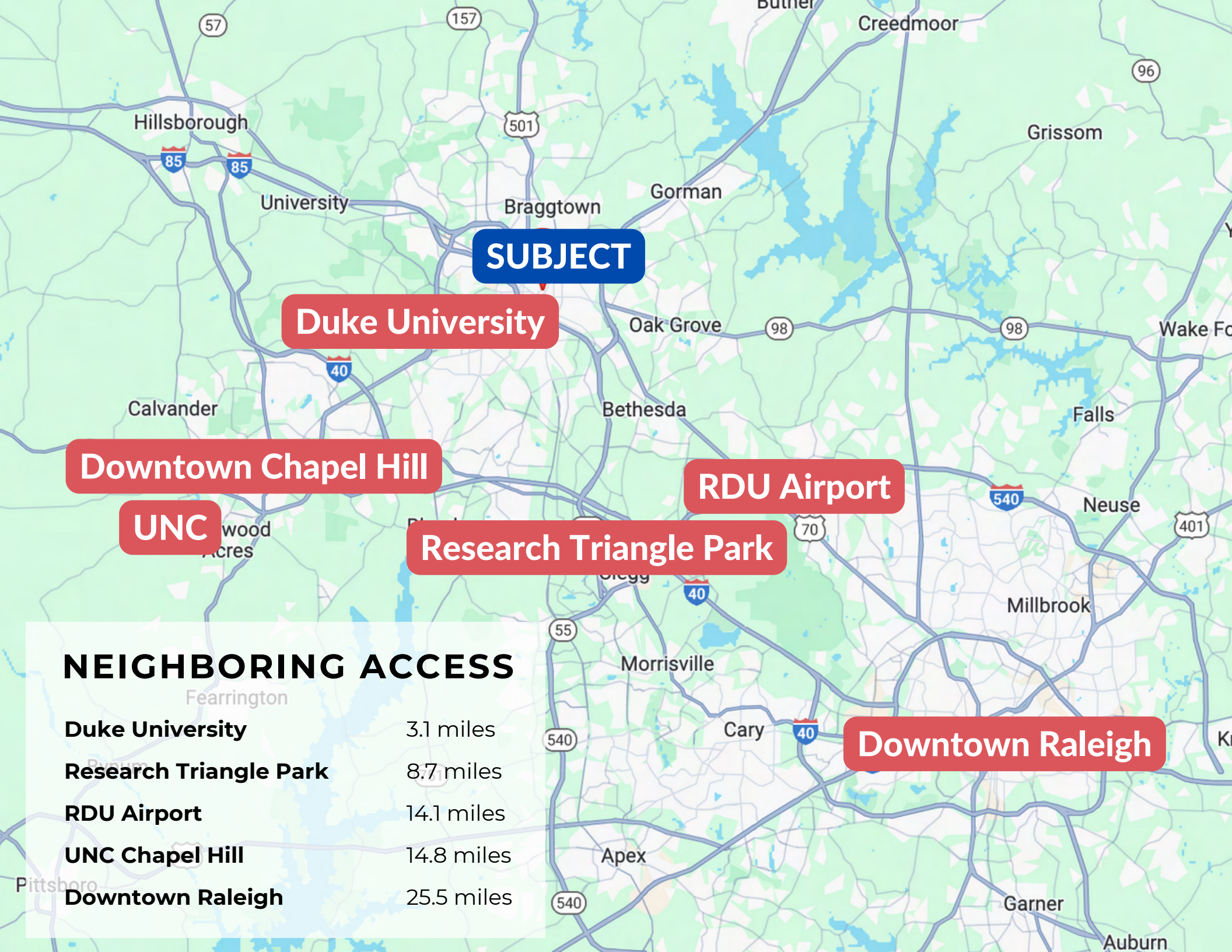
Durham is also celebrated for its culinary offerings, with an array of top-notch restaurants showcasing diverse cuisines.

The city has a diverse demographic characterized by a mix of students, professionals, and residents, contributing to a vibrant community



LOCATION SUMMARY





SUBJECT

Duke University

Downtown Chapel Hill

UNC

RDU Airport

Research Triangle Park

Downtown Raleigh

NEIGHBORING ACCESS	
Duke University	3.1 miles
Research Triangle Park	8.7 miles
RDU Airport	14.1 miles
UNC Chapel Hill	14.8 miles
Downtown Raleigh	25.5 miles



NEHEMIAH CHRISTIAN CENTER CHURCH OF GOD IN CHRIST

This 12,000 SF single-story building has served as the home of Nehemiah Christian Center Church of God in Christ since 2001.

Constructed circa the 1960's, the one-story masonry building is divided into worship areas, classrooms, church offices, and restrooms.

POPULATION

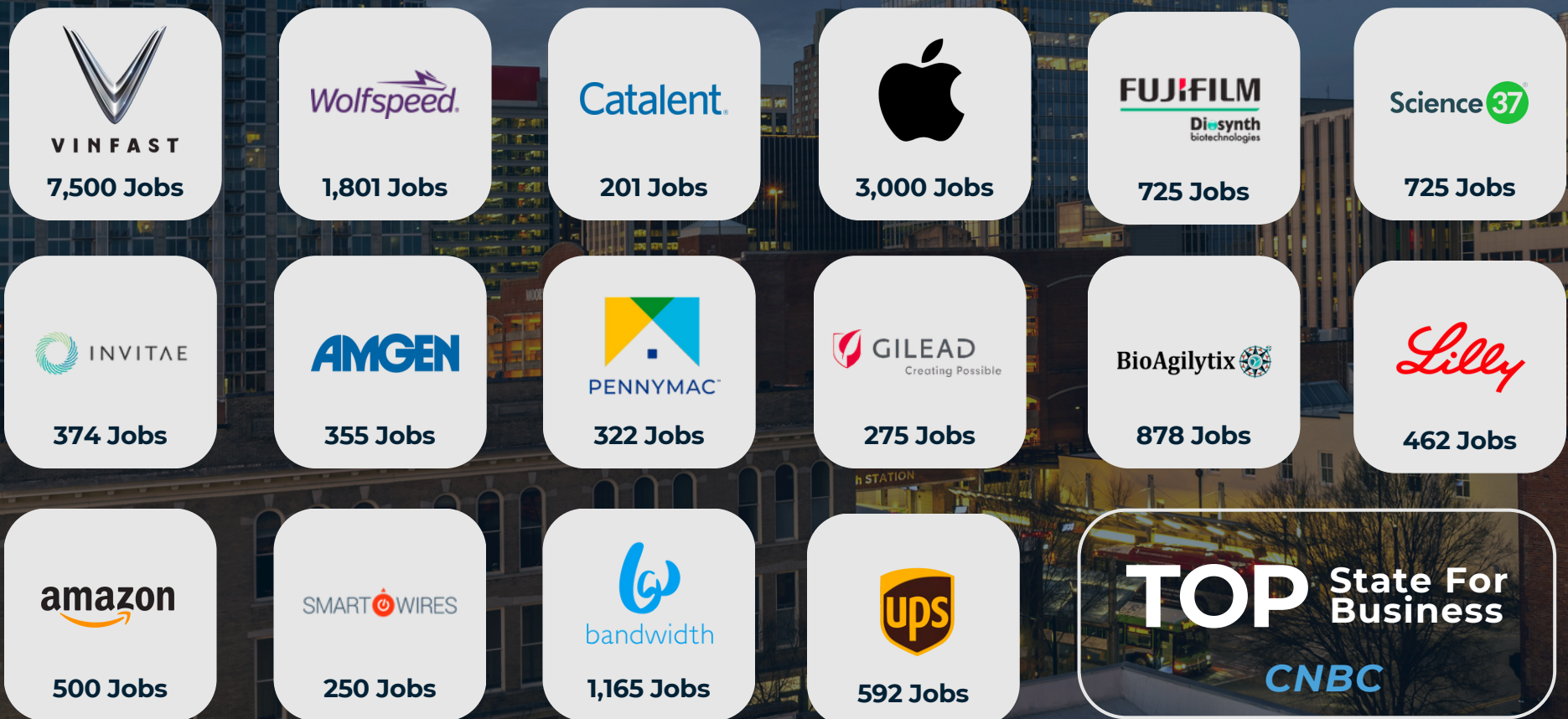
	2 mile	5 mile	10 mile
2010 Population	47,927	162,441	314,623
2023 Population	62,957	197,378	386,668
2028 Population Projection	64,958	201,962	396,644
Annual Growth 2010-2023	2.4%	1.7%	1.8%
Annual Growth 2023-2028	0.6%	0.5%	0.5%
Median Age	34.8	35.9	37.3
Bachelor's Degree or Higher	36%	39%	48%
U.S. Armed Forces	75	164	280

INCOME

	2 mile	5 mile	10 mile
Avg Household Income	\$70,751	\$77,628	\$95,665
Median Household Income	\$46,894	\$54,418	\$71,479
< \$25,000	6,767	16,778	24,139
\$25,000 - 50,000	6,035	19,753	34,081
\$50,000 - 75,000	3,476	12,962	25,392
\$75,000 - 100,000	2,560	9,901	21,943
\$100,000 - 125,000	1,567	5,977	15,377
\$125,000 - 150,000	1,063	3,979	11,470
\$150,000 - 200,000	1,223	4,426	13,327
\$200,000+	1,375	4,842	15,054

MAJOR PLAYERS COMING TO THE TRIANGLE

Corporate giants are reshaping the Triangle, creating jobs and driving demand for housing, signaling an era of rapid growth in the area. Here are some recent corporate announcements bringing growth to Chapel Hill and beyond.





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