



REDEVELOPMENT OPPORTUNITY

5.62 ACRES FOR SALE // 18,176 SF & 36,485 SF BUILDINGS

3823 DURHAM-CHAPEL HILL BLVD

DURHAM, NC 27707

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RALEIGH DURHAM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE

3823 DURHAM-CHAPEL HILL BLVD

Durham, NC 27707

PROPERTY HIGHLIGHTS

Redevelopment opportunity on prime corridor in Durham, close to the new University Hill mixed-use development and numerous retail and restaurant options. The site is situated at the signalized corner of US 15-501 Hwy Bus and Shannon Road with high visibility and access to major transit corridors.

- » 5.62 acres
- » 18,176 SF building and 36,485 SF building on site
- » 20,000 vehicles per day on Durham-Chapel Hill Boulevard
- » General Commercial CG (D) zoning
- » Transit Opportunity Area future land use
- » Durham County REID 121641

SALE PRICE

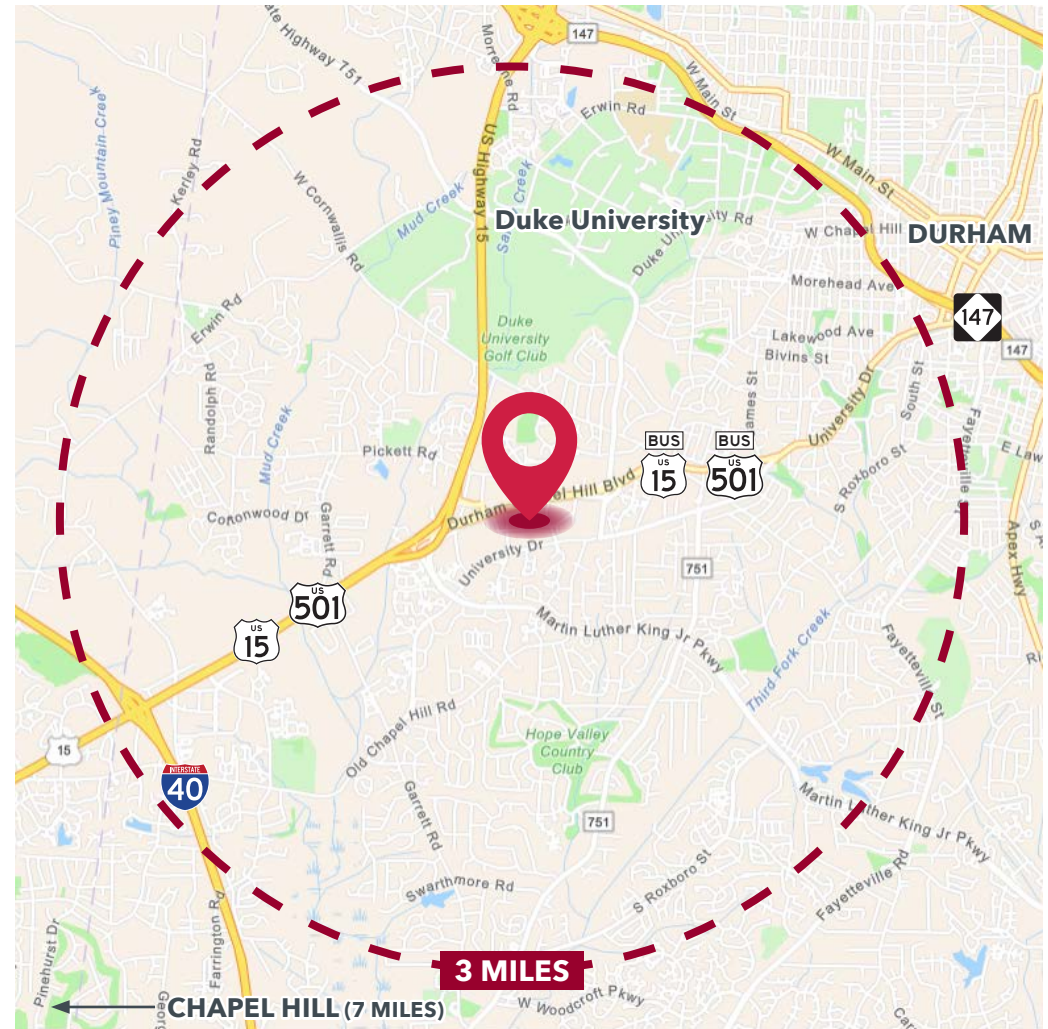
\$18,000,000

TRANSIT OPPORTUNITY AREA

Durham Comprehensive Plan

Transit Opportunity Areas are moderately-sized places with development that supports the use of transit as a primary mode of transportation. Characteristics include:

- » Vertical-mixed used is preferable to accommodate density
- » Compactly designed well served by transit
- » Good street connectivity with multiple access points
- » Pedestrian-oriented with wide sidewalks & amenities



https://www.engagedurham.com/DocumentCenter/View/599/Durham-Comprehensive-Plan_Adopted_October2023

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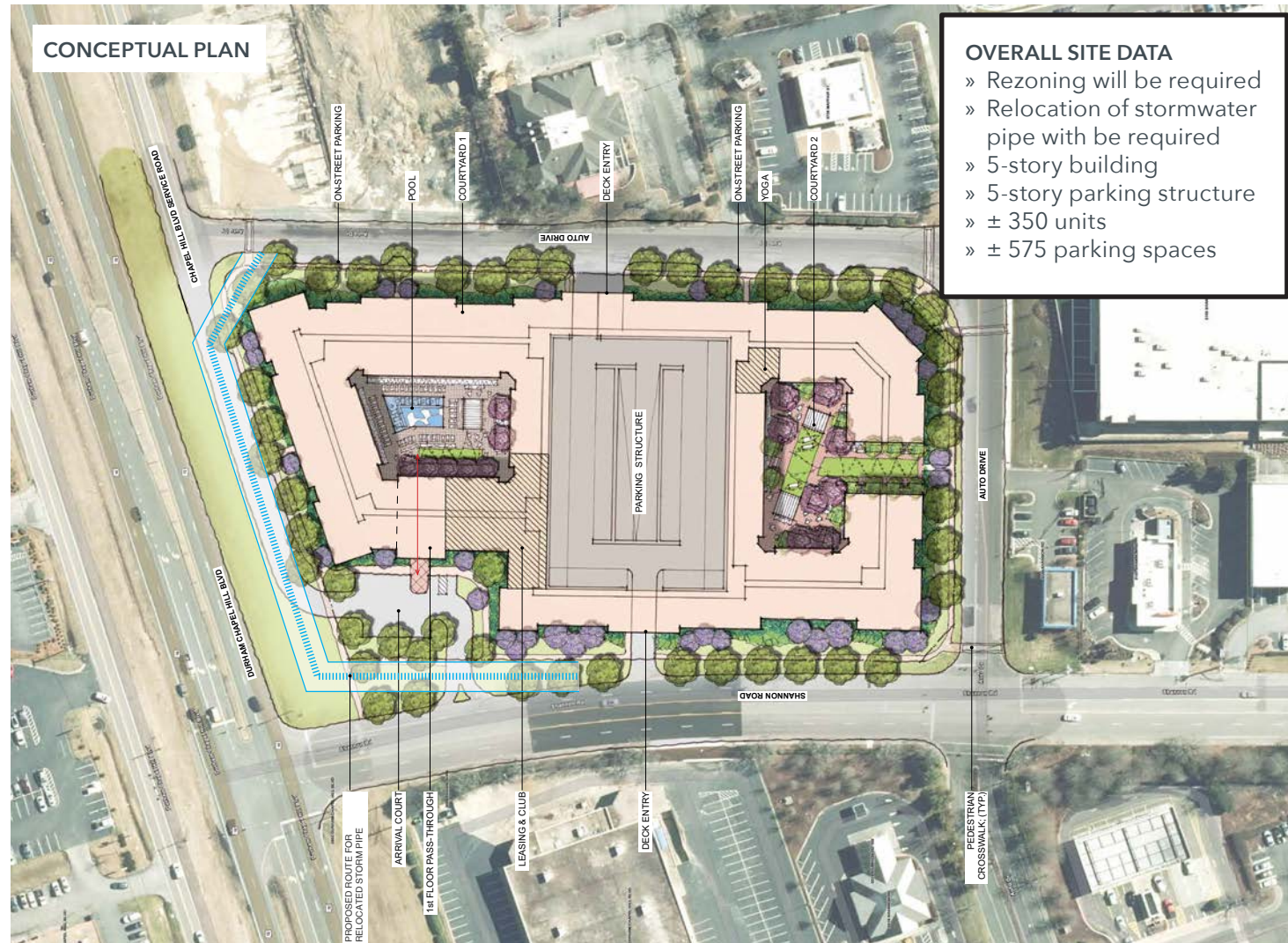
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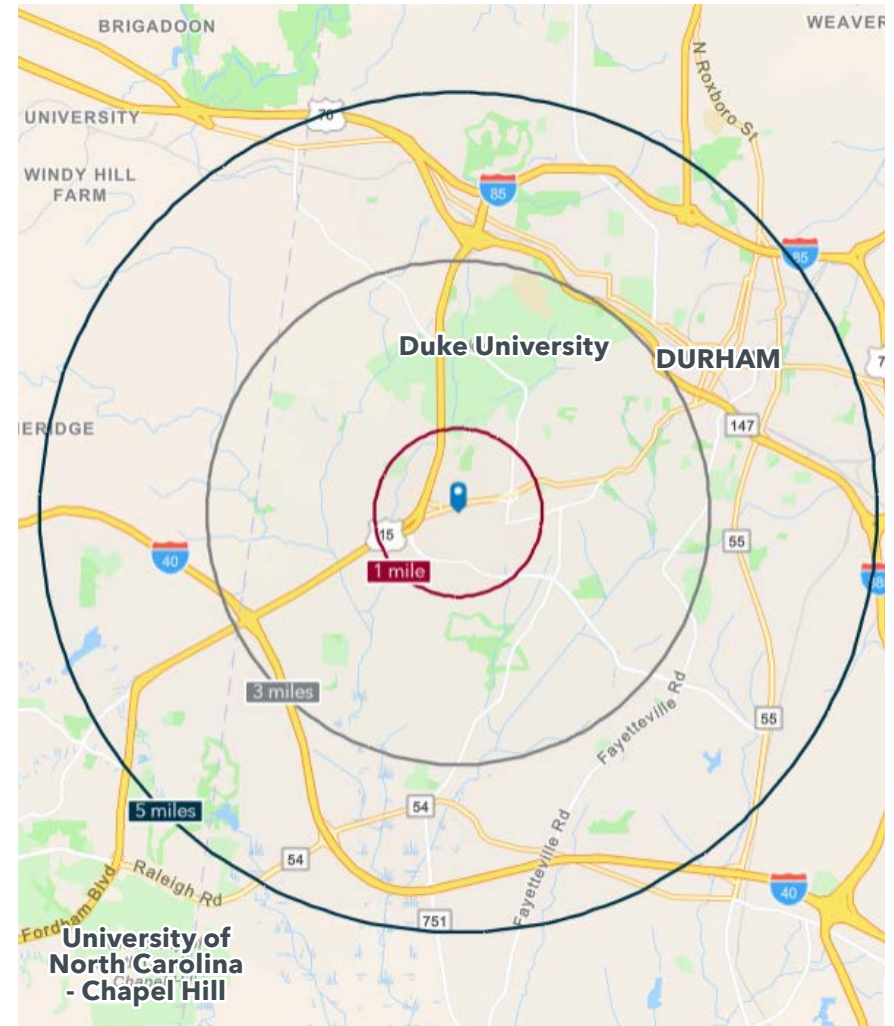
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	1 MILE	3 MILES	5 MILES
Population (2024)	10,708	71,517	192,508
Daytime Population	15,354	91,127	234,038
Median Age	34.0	32.9	33.9
Average Household Income	\$106,518	\$109,682	\$112,815
Average Home Value	\$518,331	\$505,103	\$483,198
Bachelor's Degree or Higher	58.4%	61.8%	62.0%



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