

Kennedy Property
2310 E. Club Blvd.
Durham, NC 27704

Property

1. Size: 1.46 acres located at the corner of E. Club Blvd. and Waycross Street containing 4 parcels of land. Parcel ID 160556 is the vacant corner lot having 195' of frontage on E. Club Blvd. and 137' facing Waycross Street for .59 of an acre. Parcel ID 160555 having approximately 67' of frontage on Waycross Street and 200' deep is .31 of an acre. Parcel ID 160554 having approximately 60' of frontage on Waycross Street and 202' deep is .28 of an acre. Known as 2818 Waycross this lot is improved with a 1,365 SF single family home in need of repair. Parcel ID 160553 having approximately 60' of frontage on Waycross Street and 203' deep is .28 of an acre.

2. Topographical: The property is gently sloping towards the middle from Waycross Street in a Westerly direction dropping approximately 8' to 10' towards the back property line. The property is not in a FEMA Flood Zone. Durham County lists the site in the Falls Lake Watershed. The site is in the Falls of the Neuse/Jordan Lake Watershed Protection Overlay District.

3. Zoning: The property is zoned I-L, a Light Industrial zone. Future Land Use is Commercial, Suburban. Development Tier is Suburban.

4. Utilities:

The property is not in the City of Durham although municipal water and sewer service are approximately 240' away on E. Club Blvd. The existing single family residence is apparently served by a well and onsite sewer treatment system. To connect to municipal water/sewer service gravity flow will require annexation into the City of Durham including along with payment of Capital Improvement fees. The cost to extend services along Club Blvd. is estimated to be 240' at \$450.00 per lineal foot or \$108,000.

5. Street: Club Blvd. and Waycross Street are maintained by the State of North Carolina.

6. Easements: None noted except normal onsite utility connections.

7. Neighborhood: The neighborhood is mostly industrial along Club Blvd. from I-85 to Dearborn Drive with two single family residential dwellings in this corridor. There are some remaining single family residential units located on Waycross and Dublin Street. The current tenant at 2818 Waycross Street is operating some type of automobile business that is disrupting the area and a public nuisance.

8. Usages: The property is suitable for a small contractors office or industrial uses including warehouses.