



DURHAM RD - ±26,725 VEHICLES PER DAY

FOR SALE | ±1.26 ACRES
804 DURHAM ROAD
ROXBORO, NC 27573

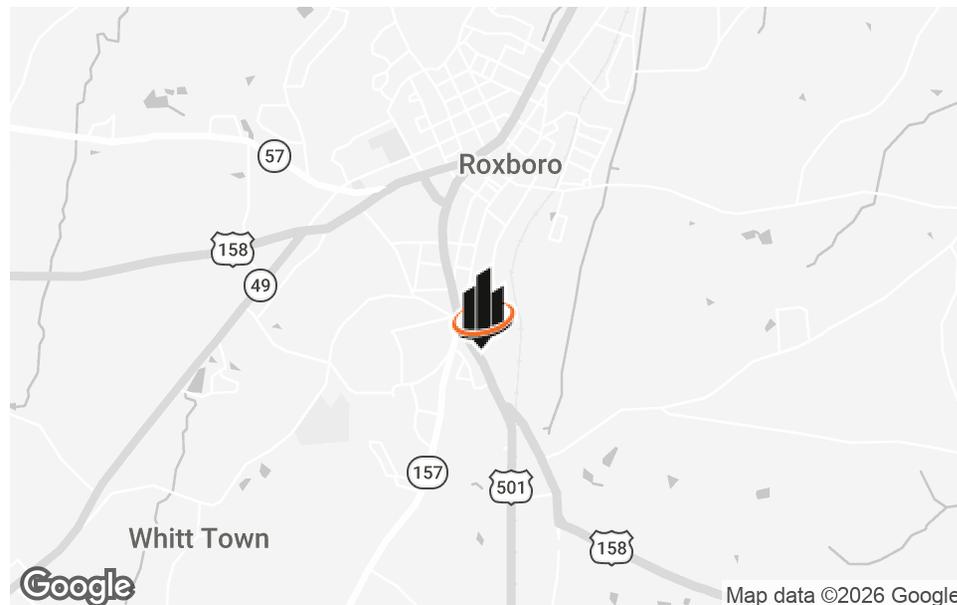
PRESENTED BY:



BRIAN FABRICATORE

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PROPERTY SUMMARY



ASKING PRICE

\$400,000

OFFERING SUMMARY

LOT SIZE: ±1.26 Acres

OF PARCELS: Two

PARCEL ID: 14175 & 14176

ZONING: B-1

COUNTY: Person

PROPERTY OVERVIEW

SVN | REA is pleased to present this **±1.26-acre redevelopment opportunity** in Roxboro, NC. This offering consists of **two contiguous parcels positioned at the highly-visible corner of Durham Road and S. Foushee Street** — an area experiencing steady growth and ongoing revitalization.

The property is a **former gas station site with B-1 zoning, allowing for a variety of commercial uses**. Fuel tanks were removed in Sept. 2005, and monitoring wells were installed Feb. 2006 (potential NFA letter coming soon). **With strong corner visibility, convenient access, and close proximity to Uptown Roxboro**, this site presents a compelling opportunity for developers, investors, or owner-users seeking to capitalize on continued growth in the Roxboro market.

PROPERTY HIGHLIGHTS

- **Prime Corner Location:** Strategically positioned on a corner along a well-traveled corridor, offering exceptional visibility + accessibility
- **Strong Traffic Counts:** ±26,000 vehicles per day travel along Durham Rd, providing outstanding exposure for retail, restaurant, or service-oriented users
- **Redevelopment Potential:** ±1.26 acres comprising two contiguous parcels with B-1 zoning, allowing for a variety of commercial uses + future development opportunities

PROPERTY PHOTOS



RETAILER MAP





BRIAN FABRICATORE, GRI

Advisor

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PROFESSIONAL BACKGROUND

Brian brings many years of experience in business brokerage and commercial real estate to SVN | REA, where he primarily focuses on the retail sector. Being a past business and commercial property owner himself with decades of hands-on experience, including restaurant ownership, retail management, and commercial real estate sales and leasing, Brian knows and understands the needs, challenges, and concerns of business and property owners. This background gives him a unique advantage to navigate through all stages of the selling process.

Selling, buying, or leasing a property is often the most important financial event in an owner's life, which is why you need an experienced broker you can trust. Brian will assist you every step of the way - from listing to closing - with exceptional integrity and professionalism and looks forward to helping you achieve your goals.

EDUCATION

- Licensed Real Estate Broker, North Carolina
- Graduate Real Estate Institute, GRI

MEMBERSHIPS

- Member, Triangle Commercial Association of REALTORS®
- Member, North Carolina Association of REALTORS®
- Member, National Association of REALTORS®
- Past Volunteer, Meals on Wheels, Durham, NC
- Past Treasurer, Italian American Business and Professional Societá, Richmond, VA



Local Expertise.
National Reach.

SVN | Real Estate Associates

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