



5444 FAYETTEVILLE ROAD, DURHAM, NC 27713



# COMMERCIAL LAND FOR SALE

0.79± ACRES | \$975,000



# PROPERTY OVERVIEW

ACREAGE	0.79± Acres
ADDRESS	5444 Fayetteville Road, Durham, NC 27713
CURRENT ZONING	CN Zoning
PARCEL NUMBER	0729210750
BEST USE	Retail, Mixed Use, Multifamily
ROAD FRONTAGE	Fayetteville Road
PRICE	\$975,000

City water available. Sewer across the street on Hemmingwood Drive.



## EXCELLENT DEVELOPMENT SITE

Exceptional development site on Fayetteville Road located in a densely populated area of South Durham near Southpoint Mall. Quick access to I-40. Current zoning allows up to 18 units with a development plan up to 3 stories. Most recent site plan features a 7,600 sf two story building







AREA OVERVIEW



Renaissance  
Center

Southpoint  
Mall

NC-54  
VDP - 22,000

Homestead  
Market

Duke Primary Care  
South Durham

Southpoint  
Crossing

Berkley at Southpoint  
Apartments

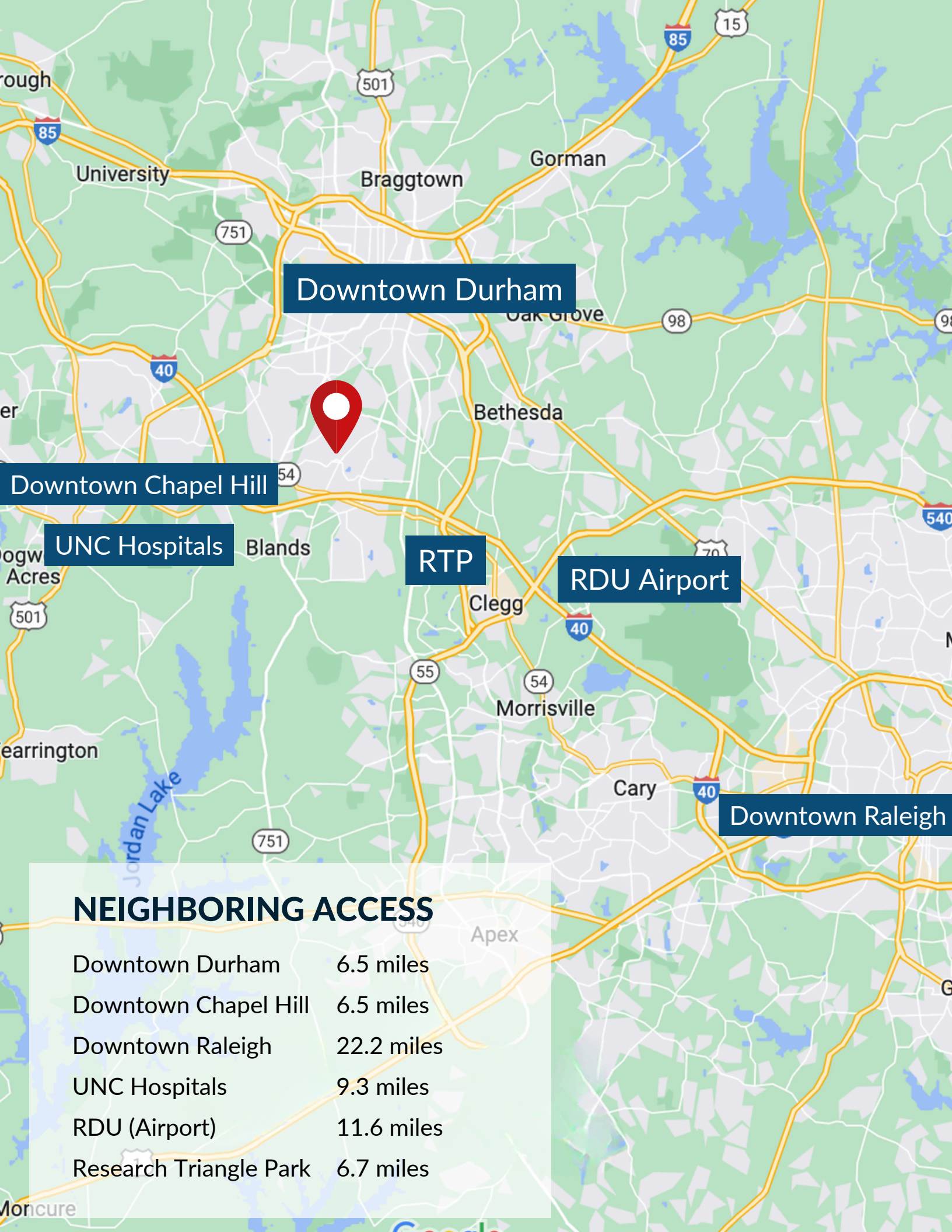
Sutton Station  
Apartments

FAYETTEVILLE RD  
VPD - 16,000

Circle K

SUBJECT

Woodcroft



Downtown Durham

Downtown Chapel Hill

UNC Hospitals

RTP

RDU Airport

Downtown Raleigh

## NEIGHBORING ACCESS

Downtown Durham	6.5 miles
Downtown Chapel Hill	6.5 miles
Downtown Raleigh	22.2 miles
UNC Hospitals	9.3 miles
RDU (Airport)	11.6 miles
Research Triangle Park	6.7 miles



# Population Overview

Population	2 mile	5 mile	10 mile
2020 Population	39,016	143,930	489,407
2024 Population	37,845	150,494	509,524
2029 Population Projection	39,122	157,233	528,781
Annual Growth 2020-2024	-0.8%	1.1%	1.0%
Annual Growth 2024-2029	0.7%	0.9%	0.8%

Household Income	2 mile	5 mile	10 mile
Avg Household Income	\$99,800	\$99,534	\$111,954
Median Household Income	\$78,427	\$72,626	\$82,812
< \$25,000	1,558	8,989	29,308
\$25,000 - 50,000	3,398	13,456	36,984
\$50,000 - 75,000	3,305	11,041	29,012
\$75,000 - 100,000	2,462	7,917	25,009
\$100,000 - 125,000	1,673	6,270	19,617
\$125,000 - 150,000	1,741	5,011	15,447
\$150,000 - 200,000	1,697	5,487	20,204
\$200,000+	1,363	6,844	30,657

**PICKETT  
SPOUSE**

COMMERCIAL  
REAL ESTATE



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**Anna Jenkins**  
(704) 224-4792  
[anna@pickettsprouse.com](mailto:anna@pickettsprouse.com)

**Pickett Sprouse Commercial Real Estate**

[PickettSprouse.com](http://PickettSprouse.com)

(919) 493-0395

1901 Hillandale Rd, Suite 100  
Durham, NC 27705