



5444 FAYETTEVILLE ROAD, DURHAM, NC 27713



# COMMERCIAL LAND FOR SALE

0.79± ACRES | \$975,000

# PROPERTY OVERVIEW

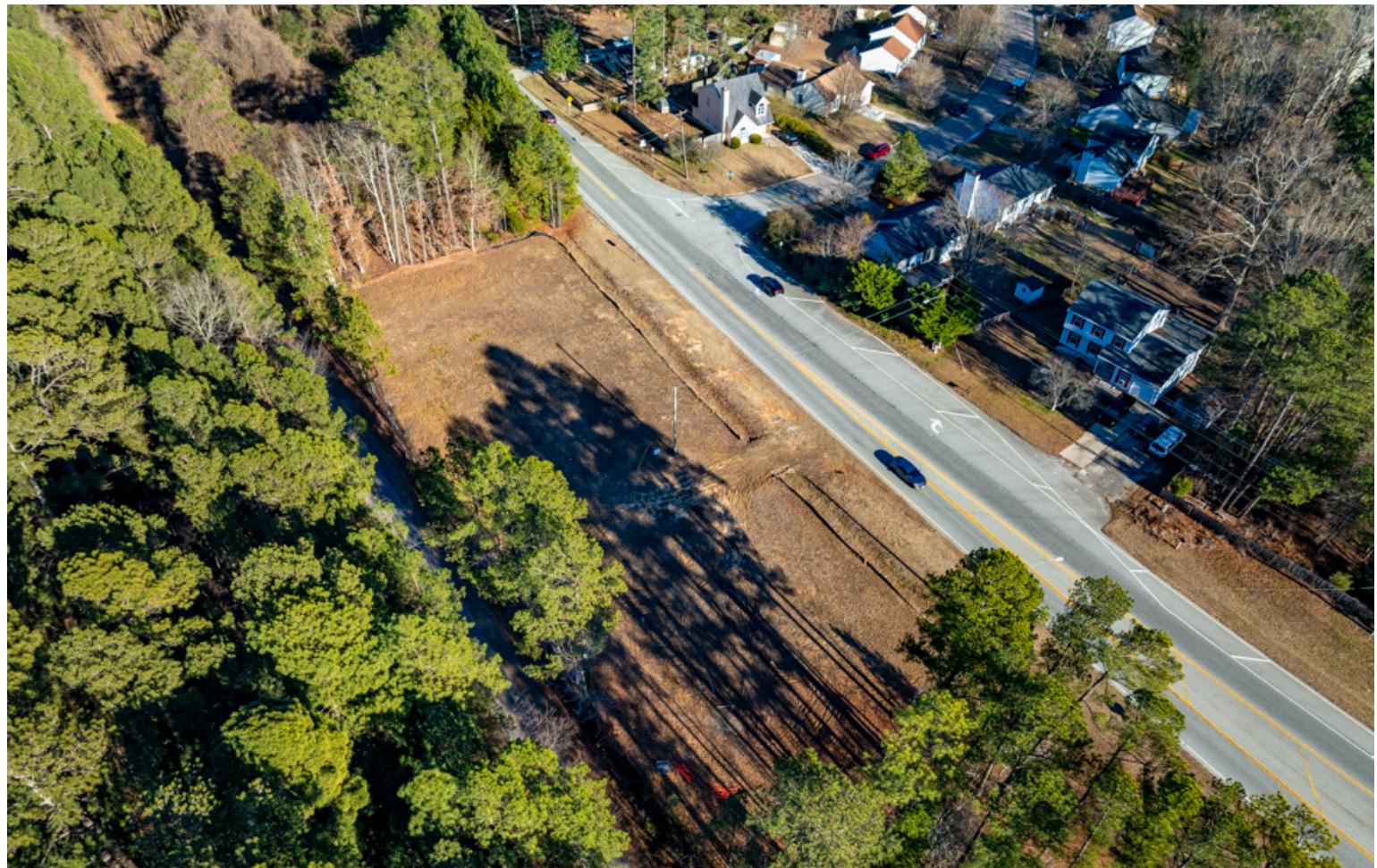
ACREAGE	0.79± Acres
ADDRESS	5444 Fayetteville Road, Durham, NC 27713
CURRENT ZONING	CN Zoning
PARCEL NUMBER	0729210750
BEST USE	Retail, Mixed Use, Multifamily
ROAD FRONTAGE	Fayetteville Road
PRICE	\$975,000

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



## EXCELLENT DEVELOPMENT SITE

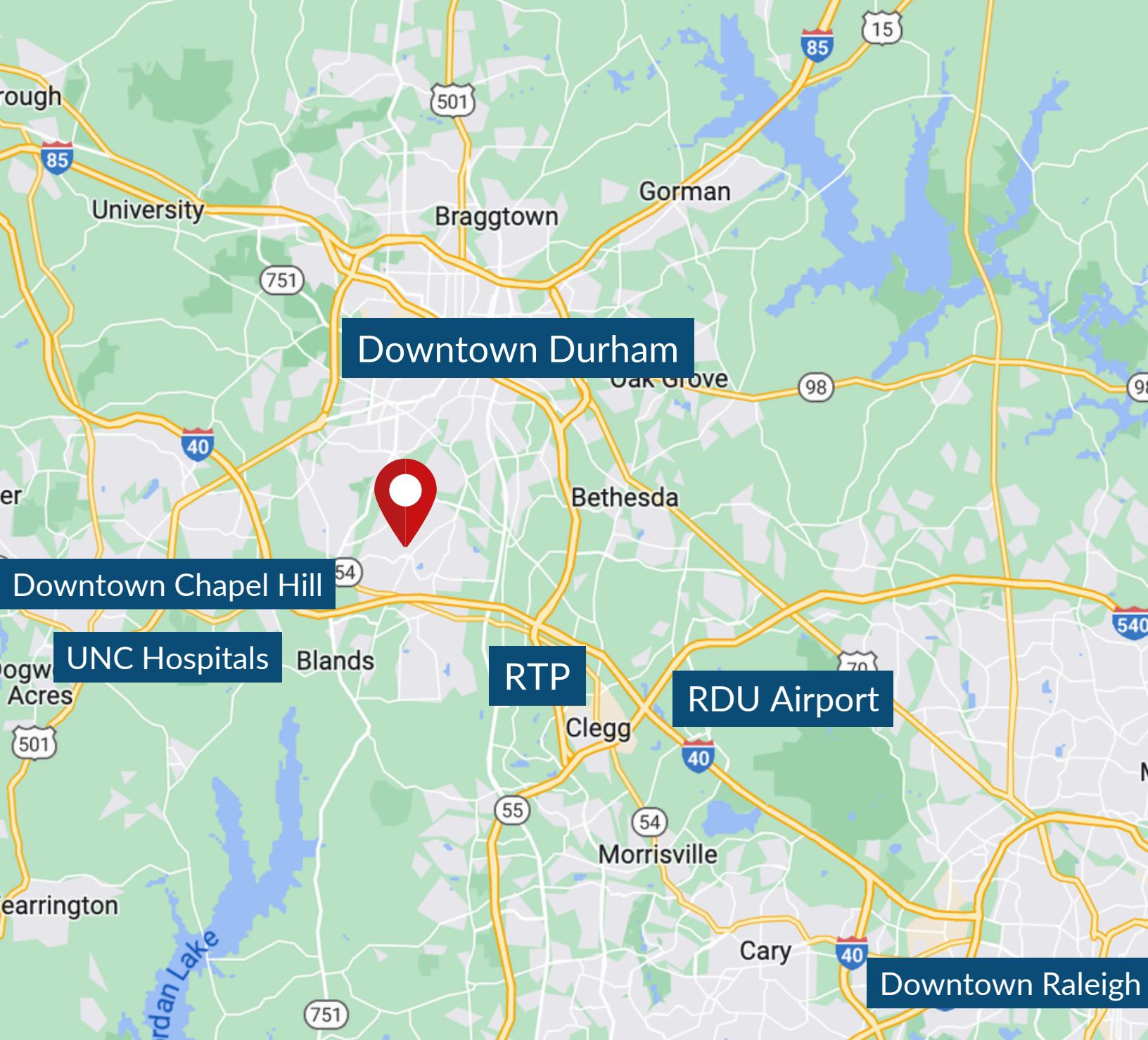
Exceptional development site on Fayetteville Road located in a densely populated area of South Durham near Southpoint Mall. Quick access to I-40. Current zoning allows up to 18 units with a development plan up to 3 stories. Most recent site plan features a 7,600 sf two story building



## AREA OVERVIEW

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## 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

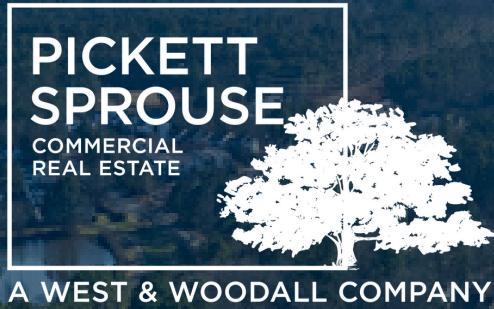
# Population Overview

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

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



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