



COMMERCIAL LAND FOR SALE IN DURHAM, NC

*2624 Apex Hwy
(NC Hwy 55)*

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LOCAL CORPORATIONS

VERSATILE INVESTMENT OPPORTUNITY

This prime property in Durham, NC is a great fit for retail, restaurants, medical offices, automotive services, multi unit residential, and more, making it an ideal investment opportunity for a diverse range of businesses.





Commercial Land **FOR SALE**

2624 Apex Hwy (NC Hwy 55), Durham, NC



Location: This land tract in South Durham, North Carolina is an easy 10 minute drive to Downtown Durham, Research Triangle Park, RDU International Airport, and Streets of Southpoint Mall. (see map on reverse side)

Best Use: Retail, multi unit residential, and mixed use.

Remarks: Durham proposes to rezone the proposed to RX3 multi unit residential in 2026.

For more information, please contact:

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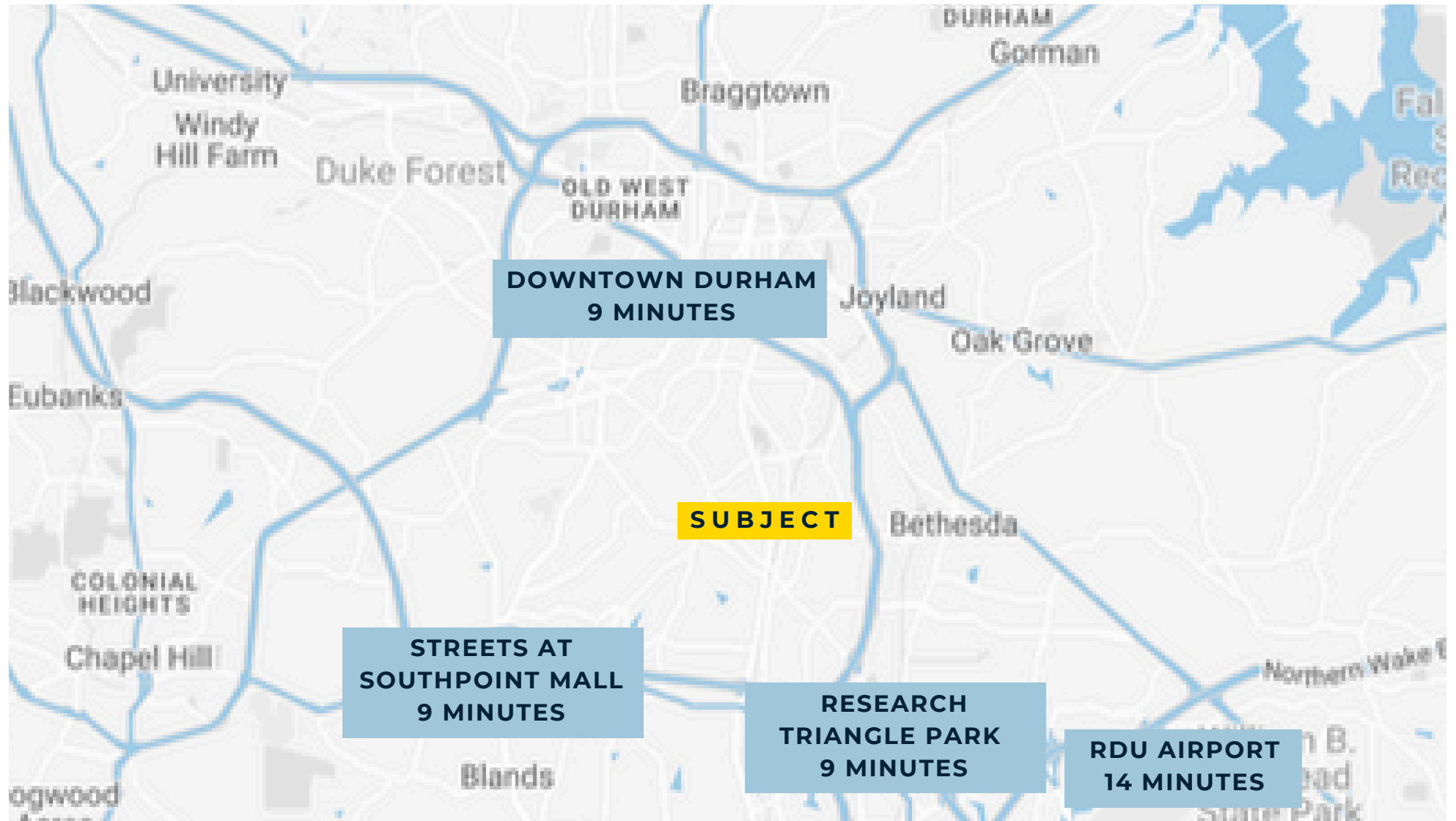
Visit us at PickettSprouse.com

[View Property](#)
[Video](#)

PROPERTY OVERVIEW

| | |
|------------------------|---|
| ACREAGE | 14± |
| ADDRESS | 2624 Apex Hwy (NC Hwy 55), Durham, NC 27713 |
| CURRENT ZONING | CC Commercial |
| BEST USE | Retail, Restaurants, Shopping Center, Medical Office, Automotive, Convenience Store, and Multi Unit Residential. All uses require a development plan. |
| ROAD FRONTAGE | ±1,100 feet on west side of NC 55, a four-lane boulevard. |
| PARCEL | 226529 |
| UTILITIES AND SERVICES | Electricity, telephone, Durham City services, water in NC 55 and sewer nearby. |
| PRICE | \$3,700,000 |

CONVENIENT LOCATION



HIGHLIGHTS

On-Site Sewer

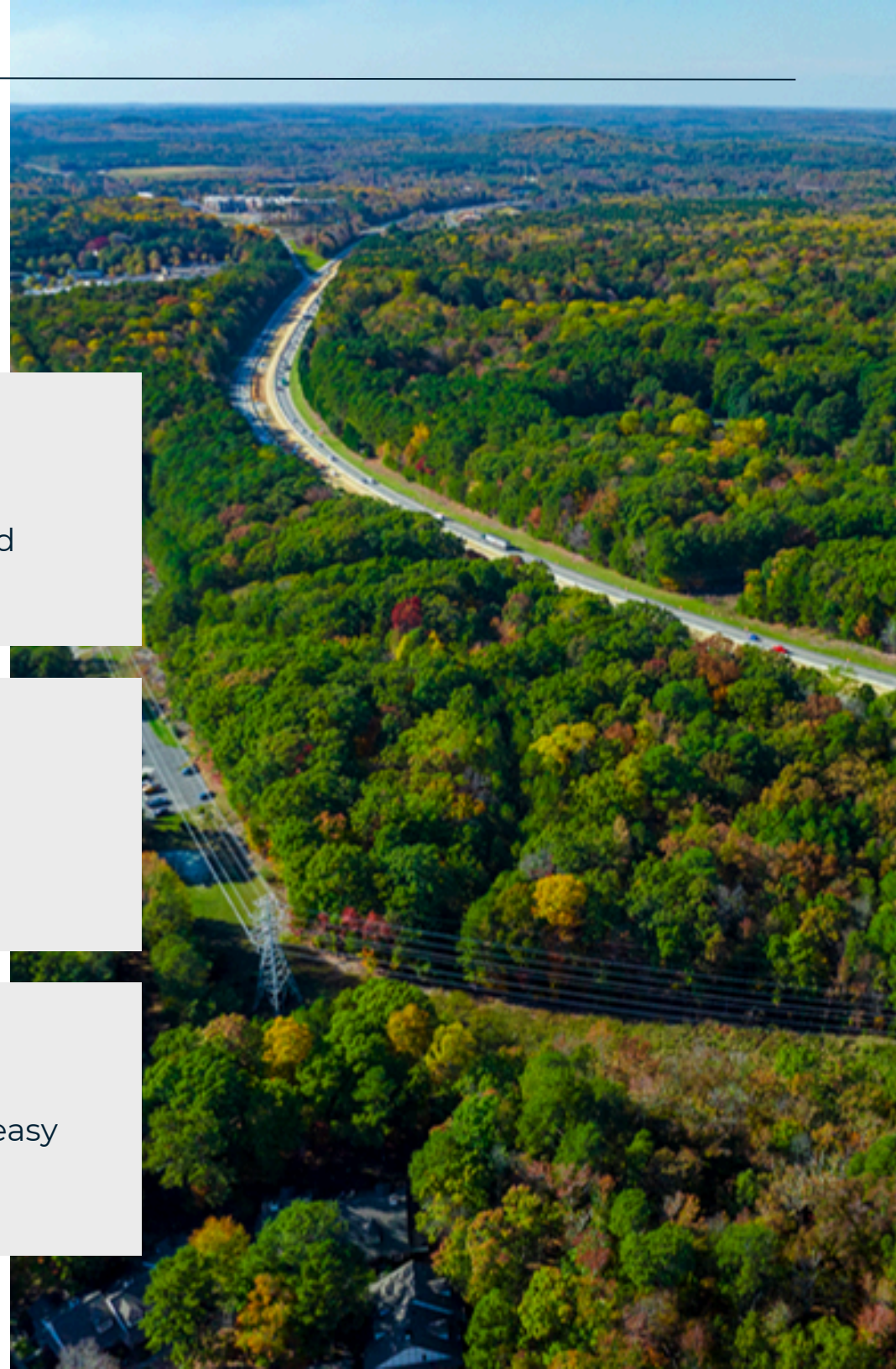
Streamline development with on-site sewer facilities, providing a hassle-free solution and reducing project complexities.

Water Available

Ensure seamless operations with water availability on-site, a crucial advantage for a project of this magnitude.

Convenient Location

Capitalize on the strategic placement with easy access to major roadways and prominent neighboring establishments.







TOWARDS
DOWNTOWN
CHAPEL HILL

CARAWAY
VILLAGE



Harris Teeter
Neighborhood Food & Pharmacy

TIMBERLYNE VILLAGE SHOPPING CENTER

CAROL WOODS

SHOPPING CENTERS

DURHAM

CHAPEL HILL
NORTH

SUBJECT

NEW HOPE
COMMONS

PATTERSON
PLACE

TIMBERLYNE
VILLAGE

UNIVERSITY
PLACE

HOPE VALLEY
COMMONS

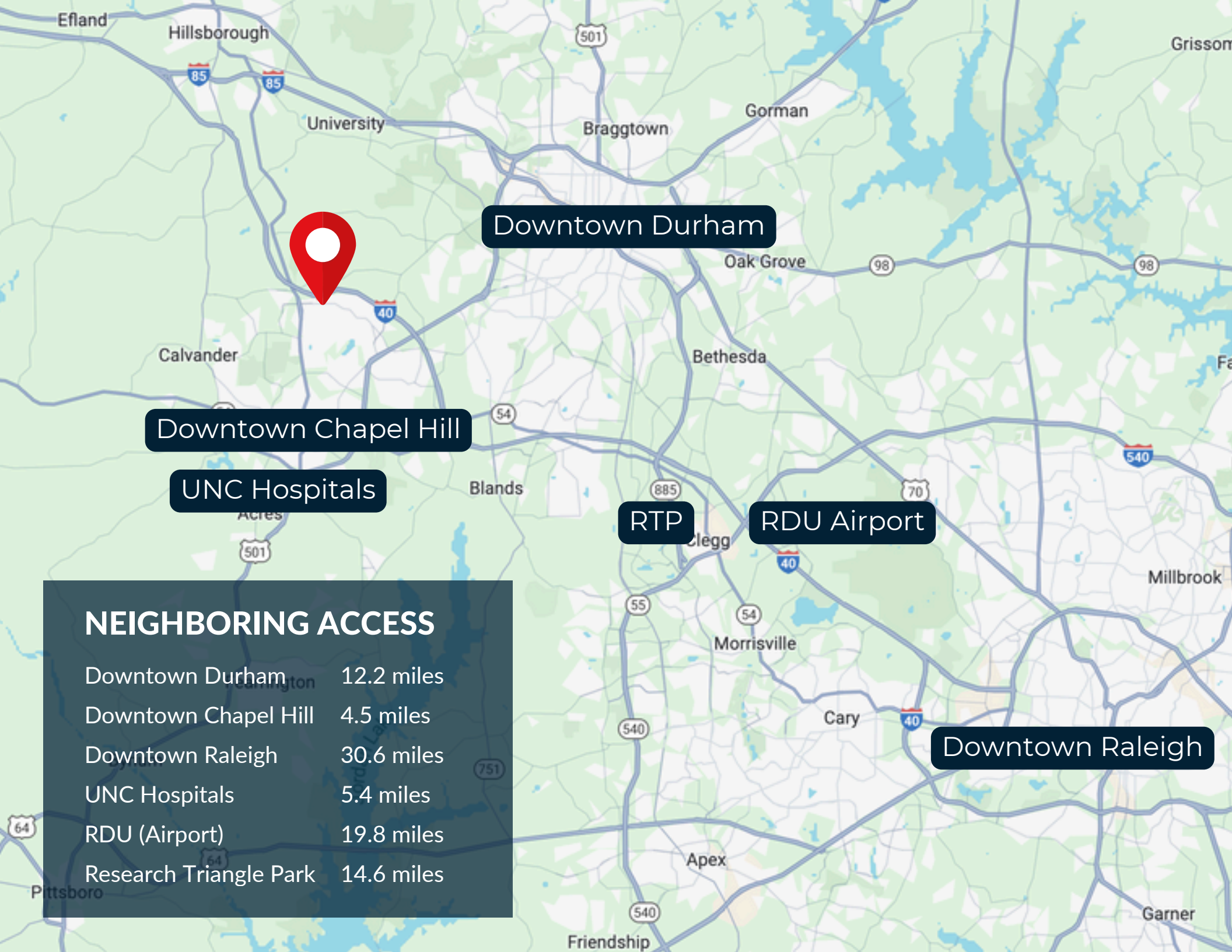
RENAISSANCE
CENTER

CARRBORO
PLAZA

GLENWOOD
SQUARE

STREETS AT
SOUTHPOINT

CHAPEL HILL



Downtown Durham

Downtown Chapel Hill

UNC Hospitals

RTP

RDU Airport

Downtown Raleigh

NEIGHBORING ACCESS

| | |
|------------------------|------------|
| Downtown Durham | 12.2 miles |
| Downtown Chapel Hill | 4.5 miles |
| Downtown Raleigh | 30.6 miles |
| UNC Hospitals | 5.4 miles |
| RDU (Airport) | 19.8 miles |
| Research Triangle Park | 14.6 miles |

POPULATION

| | 2 mile | 5 mile | 10 mile |
|-----------------------------|--------|---------|---------|
| 2010 Population | 47,927 | 162,441 | 314,623 |
| 2023 Population | 62,957 | 197,378 | 386,668 |
| 2028 Population Projection | 64,958 | 201,962 | 396,644 |
| Annual Growth 2010-2023 | 2.4% | 1.7% | 1.8% |
| Annual Growth 2023-2028 | 0.6% | 0.5% | 0.5% |
| Median Age | 34.8 | 35.9 | 37.3 |
| Bachelor's Degree or Higher | 36% | 39% | 48% |
| U.S. Armed Forces | 75 | 164 | 280 |

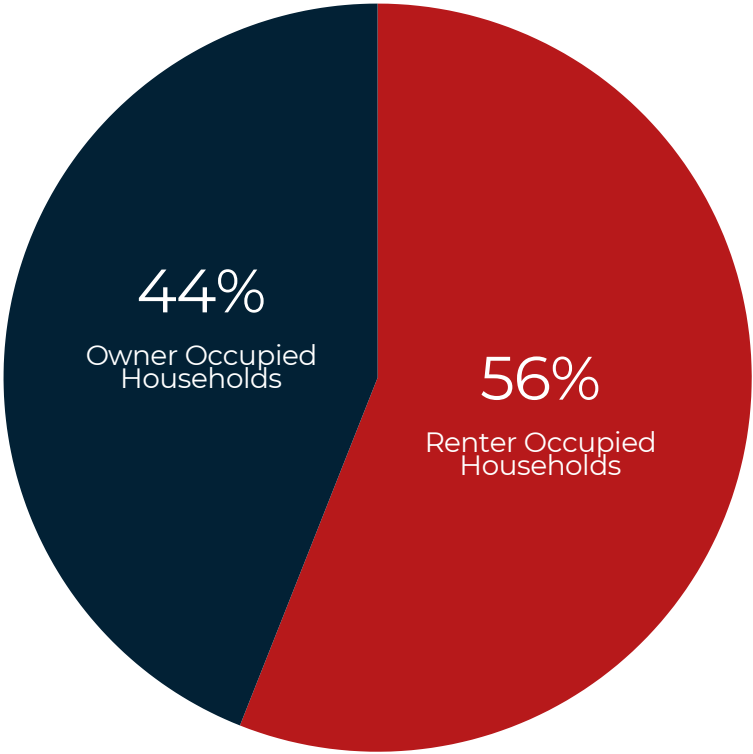
HOUSEHOLDS

| | 2 mile | 5 mile | 10 mile |
|--|----------|--------|---------|
| 2010 Households | 17,949 | 64,405 | 130,310 |
| 2023 Households | 24,068 | 78,615 | 160,783 |
| 2028 Household Projection | 24,964 | 80,621 | 165,206 |
| Annual Growth 2010-2023 | 2.7% | 1.9% | 2.1% |
| Annual Growth 2023-2028 | 0.7% | 0.5% | 0.6% |
| Owner Occupied Households | 7,252 | 35,421 | 85,156 |
| Renter Occupied Households | 17,712 | 45,200 | 80,051 |
| Avg Household Size | 2.3 | 2.4 | 2.3 |
| Avg Household Vehicles | 1 | 2 | 2 |
| Total Specified Consumer Spending (\$) | \$590.7M | \$2.1B | \$5B |

INCOME

| | 2 mile | 5 mile | 10 mile |
|-------------------------|----------|----------|----------|
| Avg Household Income | \$70,751 | \$77,628 | \$95,665 |
| Median Household Income | \$46,894 | \$54,418 | \$71,479 |
| < \$25,000 | 6,767 | 16,778 | 24,139 |
| \$25,000 - 50,000 | 6,035 | 19,753 | 34,081 |
| \$50,000 - 75,000 | 3,476 | 12,962 | 25,392 |
| \$75,000 - 100,000 | 2,560 | 9,901 | 21,943 |
| \$100,000 - 125,000 | 1,567 | 5,977 | 15,377 |
| \$125,000 - 150,000 | 1,063 | 3,979 | 11,470 |
| \$150,000 - 200,000 | 1,223 | 4,426 | 13,327 |
| \$200,000+ | 1,375 | 4,842 | 15,054 |

HOUSING OCCUPANCY



MAJOR PLAYERS COMING TO THE TRIANGLE

Corporate giants are reshaping the Triangle, creating jobs and driving demand for housing, signaling an era of rapid growth in the area. Here are some recent corporate announcements bringing growth to Chapel Hill and beyond.



VINFAST
7,500 Jobs



1,801 Jobs



201 Jobs



3,000 Jobs



725 Jobs



725 Jobs



374 Jobs



355 Jobs



322 Jobs



275 Jobs



878 Jobs



462 Jobs



500 Jobs



250 Jobs



1,165 Jobs



592 Jobs

TOP State For
Business

CNBC



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